



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, MAY 31, 2016– 6:30 PM  
DESERT BREEZE COMMUNITY CENTER  
8275 SPRING MOUNTAIN ROAD  
LAS VEGAS, NV 89117

Desert Breeze Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

If you need to contact a Board member, please call 455-8338.

#### BOARD MEMBERS

John Catlett **Present**  
Dee Gatliff, Vice Chair **Present**  
John Getter, Chair **Present**  
Darby Johnson, Jr. **Present**  
Angie Heath Younce **Present**  
Mike Shannon, Town Liaison (702) 455-8338 **Present**  
Diana Morton, Secretary (702) 254-8413 **Present**

#### POSTING LOCATIONS

Desert Breeze Community Center-8275 W. Spring Mtn.  
Helen Meyer Community Center-4525 New Forest Dr.  
Spring Valley Library – 4280 S. Jones  
West Flamingo Senior Center -6255 W. Flamingo

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. PROCEDURES/CONDUCT
  - A. Conformance with the Nevada Open Meeting Law
  - B. Meeting Guidelines
  - C. Approval of Agenda Posted, Including Any Deletions or Corrections **Approved 5-0**
  - D. Approval of Minutes of May 10, 2016 **Approved 5-0**
- IV. COMMENTS BY THE GENERAL PUBLIC –Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **None**
- V. TOWN BOARD INPUT **None**
- VI. GENERAL BUSINESS
  - A. Liaison/County Staff Business **Informed Board members and meeting attendees that the June 14, 2016 meeting location would be moved to rooms 5 and 6 due to the Election. Announced the last free concert of the 2016 Jazz in the Park series is scheduled for June 4, 2016 at the Clark County Government Center.**

VII. PLANNING & ZONING

**HELD OVER FROM MAY 10, 2016 MEETING:**

- 1A. **TM-0056-16 – PARDEE HOMES NEVADA INC:**  
**TENTATIVE MAP** consisting of 48 single family residential lots and common lots on 7.8 acres in a in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Patrick Lane, 660 feet east of Fort Apache Road within Spring Valley. SB/mk/ml (For possible action) **BCC 6/8/16**  
**Approved as presented. Vote 5-0**
- 1B. **VS-0264-16 – PARDEE HOMES NEVADA INC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Patrick Lane and Sobb Avenue (alignment), and between Fort Apache Road and Jerry Tarkanian Way; and a portion of a right-of-way being Patrick Lane located between Fort Apache Road and Jerry Tarkanian Way within Spring Valley (description on file). SB/mk/ml (For possible action) **BCC 6/8/16**  
**Approved as presented. Vote 5-0**
- 1C. **WS-0262-16 – PARDEE HOMES NEVADA INC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased wall height; **2)** reduced rear setback; **3)** allow modifications to standard drawing for 30-inch roll curb; and **4)** allow modifications to standard drawing for cross gutter design for “L” curb.  
**DESIGN REVIEWS** for the following: **1)** single family residential subdivision; and **2)** increase the finish grade.  
**WAIVER OF CONDITION** of a zone change (NZC-0005-14) requiring development per revised plans dated February 19, 2014 on 7.8 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Patrick Lane, 660 feet east of Fort Apache Road within Spring Valley. SB/mk/ml (For possible action) **BCC 6/8/16**  
**Approved as presented. Vote 5-0**

**06/21/16 PC**

1. **DR-0306-16 – CIMARRON COURTYARD 1, LLC:**  
**DESIGN REVIEW** for an office complex in conjunction with 2 existing office buildings on 6.9 acres in a C-2 (General Commercial) Zone in the CMA Design MUD-3 Overlay Districts. Generally located on the east side of Cimarron Road and the north side of Badura Avenue within Spring Valley. SS/rk/ml (For possible action) **PC 6/21/16**  
**Approved subject to staff conditions. Vote 5-0**
2. **UC-0297-16 – SERIES 1 OF THE NORA’S DUNEVILLE, LLC:**  
**USE PERMIT** to reduce the separation for an outside dining/drinking area (patio) from a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** recording of a perpetual cross access, ingress/egress and shared parking easements; and **2)** reduced parking for an approved restaurant with on-premises consumption of alcohol (service bar) on 0.9 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Flamingo Road and Duneville Street within Spring Valley. SB/pb/mcb (For possible action) **PC 6/21/16**  
**Held by applicant until June 14, 2016 Town Board meeting.**

3. **UC-0308-16 – ISAACMAN REVOCABLE TRUST:**  
**USE PERMIT** to reduce the setback for a vehicle (automobile) wash facility from a residential use.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow alternative landscaping.  
**DESIGN REVIEW** for a proposed vehicle (automobile) wash facility on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard, 200 feet south of Flamingo Road within Spring Valley. SS/pb/ml (For possible action) **PC 6/21/16**  
**Approved as presented with landscaped screen wall. Vote 5-0**
4. **UC-0313-16 – COUNTY OF CLARK (AVIATION):**  
**USE PERMITS** for the following: **1)** replace the existing communication tower; and **2)** increase the height of a communication tower.  
**DESIGN REVIEW** for a proposed communication tower in conjunction with an existing pump station maintenance facility and reservoir on a portion of 18.3 acres in a P-F (Public Facility) Zone. Generally located on the north side of Warm Springs Road and the west side of Montessouri Street within Spring Valley. SS/mk/mcb (For possible action) **PC 6/21/16**  
**Approved subject to staff conditions. Vote 5-0**
5. **UC-0320-16 – HOLIDAY TRAVEL PARK, LLC:**  
**USE PERMIT** to allow on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within an existing shopping center on a portion of 4.1 acres in a C-1 (Local Business) Zone. Generally located on the west side of Fort Apache Road and the south side of Reno Avenue within Spring Valley. SB/mk/mcb (For possible action) **PC 6/21/16**  
**Approved subject to staff conditions. Vote 5-0**
6. **VS-0272-16 – TROPICANA SR DEVELOPMENT COMPANY, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Tropicana Avenue and Shadowgate Court, and between Conquistador Street and Grand Canyon Drive within Spring Valley (description on file). SB/co/ml (For possible action) **PC 6/21/16**  
**Approved subject to staff conditions. Vote 5-0**
7. **VS-0301-16 – MACONAMA INVESTMENTS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Oquendo Road and Ponderosa Way, and between Jones Boulevard and Red Rock Street and a portion of a right-of-way being Jones Boulevard located between Oquendo Road and Ponderosa Way within Spring Valley (description on file). SS/co/ml (For possible action) **PC 6/21/16**  
**Approved subject to staff conditions. Vote 5-0**
8. **WS-0282-16 – FRANZ, ROBERT K.:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for an existing balcony addition to a single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Morning Canyon Street, 50 feet south of Twain Avenue within Spring Valley. SB/al/raj (For possible action) **PC 6/21/16**  
**Held by applicant until June 14, 2016 Town Board to get letters from neighbors.**

06/22/16 BCC

9. **DR-0318-16 – NEVADA AUTO REAL ESTATE INVESTMENTS, LLC:**  
**DESIGN REVIEW** for a proposed vehicle sales lot in conjunction with an existing automobile dealership on a portion of 14.1 acres in a C-2 (General Commercial) Zone and an M-D (Designed Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Sunset Road, 315 feet west of Warbonnet Way within Spring Valley. SS/jt/raj (For possible action) **BCC 6/22/16**  
**Approved subject to staff conditions. Vote 5-0**
  
10. **VS-0173-14 (ET-0064-16) – M R E C W R G VISTAVIEW, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Oquendo Road and Feather Duster Court and between Fly Fisher Street and Tomsik Street within Spring Valley. SS/tk/ml (For possible action) **BCC 6/22/16**  
**Approved subject to staff conditions. Vote 5-0**
  
11. **TM-0181-15 – ROBINDALE CIMARRON, LLC:**  
**AMENDED HOLDOVER TENTATIVE MAP** consisting of 18 (previously notified as 12) single family residential lots on 2.5 acres in an R-2 (Medium Density Residential) Zone (previously notified as R-1 (Single Family Residential) Zone) in the CMA Design Overlay District. Generally located on the west side of Cimarron Road, 300 feet south of Robindale Road within Spring Valley. SS/gc/lis (For possible action) **BCC 6/22/16**  
**Denied. Vote 5-0**
  
12. **TM-0063-16 – FORT APACHE PLAZA, LLC:**  
**TENTATIVE MAP** for a 1 lot commercial subdivision on 9.2 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northeast corner of Fort Apache Road and Russell Road within Spring Valley. SB/jt/ml (For possible action) **BCC 6/22/16**  
**Approved subject to staff conditions. Vote 5-0**
  
13. **UC-0321-16 – PALMER NINE INVESTMENTS LLC:**  
**USE PERMITS** for the following: **1)** a proposed assisted/independent living facility; and **2)** a proposed congregate care facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following; **1)** permit alternative landscaping adjacent to collector and arterial streets; **2)** waive landscaping adjacent to a less intense use; **3)** reduce trash enclosure setback; and **4)** increase building height.  
**WAIVERS OF CONDITIONS** of a zone change (ZC-1186-04) requiring the following: **1)** providing a 15 foot wide landscape buffer along Sunset Road and Grand Canyon Drive with medium trees, 24 inch in size, with shrubs to cover 50% of the landscape area; and **2)** landscaping per Figure 30.64-11 along the east and north property lines.  
**DESIGN REVIEW** for a proposed combination assisted living and congregate care facility with accessory commercial uses on 5.0 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Sunset Road and Grand Canyon Drive within Spring Valley. SB/al/raj (For possible action) **BCC 6/22/16**  
**Approved as presented with the condition of landscaping along the north and east boundaries using Evergreen trees and Italian Cypress planted 20 feet on center. Vote 5-0**

14. **VS-0669-15 – ROBINDALE CIMARRON, LLC:**  
**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Robindale Road and Mesa Verde Lane (alignment) and between Gagnier Boulevard (alignment) and Cimarron Road (alignment) within Spring Valley (description on file). SS/gc/lc (For possible action)  
**BCC 6/22/16**  
**Denied. Vote 5-0**
  
15. **VS-0284-16 – FORT APACHE PLAZA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Diablo Drive and Russell Road and between Fort Apache Road and Rocky Hill Street (alignment), a portion of a right-of-way being Russell Road located between Fort Apache Road and Rocky Hill Street (alignment), and a portion of right-of-way being a flood channel located between Fort Apache Road and Rocky Hill Street (alignment) within Spring Valley (description on file). SB/jt/ml (For possible action)**BCC 6/22/16**  
**Approved subject to staff conditions. Vote 5-0**
  
16. **WS-0304-16 – BABB INVESTMENTS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a proposed wall sign for a private school where not permitted.  
**DESIGN REVIEW** for a comprehensive sign plan for a private school under construction on 4.0 acres in an R-E (Rural Estates Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southeast corner of Cimarron Road and Badura Avenue within Spring Valley. SS/al/ml (For possible action) **BCC 6/22/16**  
**Approved subject to staff conditions. Vote 5-0**
  
17. **ZC-0668-15 – ROBINDALE CIMARRON, LLC:**  
**AMENDED HOLDOVER ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone (previously notified as R-1 (Single Family Residential) Zone) in the CMA Design Overlay District.  
**DESIGN REVIEW** for a single family residential development. Generally located on the west side of Cimarron Road, 300 feet south of Robindale Road within Spring Valley (description on file). SS/gc/lc (For possible action) **BCC 6/22/16**  
**Denied. Vote 5-0**

18. **ZC-0283-16 – FORT APACHE PLAZA, LLC:**  
**ZONE CHANGE** to reclassify 4.6 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.  
**USE PERMIT** for a proposed congregate care facility.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a roofline (gasoline canopy) longer than 100 feet not broken up by articulations in the façade, change in height of roof proportions, or other elements.  
**DESIGN REVIEWS** for the following: **1)** congregate care facility; and **2)** convenience store with gasoline sales and vehicle wash in conjunction with a proposed shopping center on 9.2 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northeast corner of Fort Apache Road and Russell Road within Spring Valley (description on file). SB/jt/mcb (For possible action) **BCC 6/22/16**  
**Approved with if approved conditions the zone change, use permit and design review and denied the waiver of development standards. Vote 5-0**

19. **ZC-0289-16 – SCUBBIE, LLC, ET AL:**  
**ZONE CHANGE** to reclassify 2.2 acres from a C-P (Office & Professional) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.  
**DESIGN REVIEW** for a proposed expansion to an existing office/warehouse and distribution development on 8.7 acres in the CMA Design Overlay District. Generally located on the north side of Teco Avenue and the west side of Pioneer Way within Spring Valley (description on file). SS/rk/mcb (For possible action) **BCC 6/22/16**  
**Approved subject to staff conditions. Vote 5-0**

VIII. COMMENTS BY THE GENERAL PUBLIC – Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **None**

IX. Set next meeting date – **Tuesday, June 14, 2016 – 6:30 PM**

X. Adjournment – **9:15 PM**

**COMMISSIONERS**

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice Chair  
SUSAN BRAGER – MARILYN KIRKPATRICK – LAWRENCE WEEKLY - CHRIS GIUNCHIGLIANI - MARY BETH SCOW  
DON BURNETTE, County Manager

Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road