



Spring Valley Town Advisory Board

August 8, 2017

MINUTES

Board Members: John Getter – **PRESENT** Darby Johnson, Jr. – **EXCUSED**
 Dee Gatliff – Vice Chair – **PRESENT** Angie Heath Younce – Chair – **PRESENT**
 Mike Hessling – **PRESENT**

Secretary: Kitty Hearst (702)255-5440 ladyengineer@embarqmail.com **PRESENT**

County Liaison: Mike Shannon, 702 455-8338, mds@clarkcountynv.gov **PRESENT**

I. Call to Order, Pledge of Allegiance and Roll Call

Angie Heath Younce called the meeting to order at 6:35pm

II. Public Comment

Concern was expressed that traffic, dust and noise would increase if ZC-0584-17 was approved for a proposed elementary school on the north side of Tompkins Avenue, 630 feet west of Grand Canyon Drive.

A handout was given to Board members related to UC-0546-17 refuting claims made by an applicant during a previous Spring Valley Town Advisory Board meeting.

Clarification was made regarding the process for discussion of NZC-0594-17.

An individual invited anyone in attendance that has had bullets hit their home from people shooting in a drainage ditch near Russell and Durango to meet in the hallway.

III. Approval of July 25, 2017 Minutes

Moved by: John
Action: Approved
Vote: 4/0 Unanimous

IV. Approval of Agenda for August 8, 2017

Moved by: Dee
Action: Approved after noting items 2 and 3 would be held per request of the applicant.
Vote: 4/0 Unanimous

Items held per applicant request:

Item # 2 **TM-0111-17 – KB HOME LV BELLAZO, LLC:**
TENTATIVE MAP consisting of 70 single family residential lots and common lots on 8.9 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue, 330 feet east of Tenaya Way within Spring Valley. SS/al/ml (For possible action) **08/16/17 BCC**

Held till August 29, 2017 meeting per request of the applicant

Item #3 **ZC-0555-17 – KB HOME LV BELLAZO, LLC:**
ZONE CHANGE to reclassify 8.9 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a proposed single family residential development in the CMA Design Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** increase wall heights; **3)** alternative landscaping; **4)** modified residential curb and gutter; and **5)** modified gate geometrics.
DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and increase the finished grade for lots within a proposed single family residential subdivision. Generally located on the south side of Hacienda Avenue, 330 feet east of Tenaya Way within Spring Valley (description on file). SS/al/ml (For possible action) **08/16/17 BCC**

Hold till August 29, 2017 meeting per request of the applicant

V. Informational Items

None

VI Planning & Zoning

- 1.** **NZC-0533-17 – NABI HABIB:**
ZONE CHANGE to reclassify 4.7 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D(Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.
WAIVER OF DEVELOPMENT STANDARDS to allow access on a local residential street (Teco Avenue).
DESIGN REVIEW for a proposed distribution/warehouse building. Generally located on the eastside of Jones Boulevard and the south side of Teco Avenue within Spring Valley (description on file).SS/rk/ma (For possible action) **08/15/17 PC**

Moved by: John
Action: Denied
Vote: 4/0 Unanimous

2. **TM-0111-17 – KB HOME LV BELLAZO, LLC:**
TENTATIVE MAP consisting of 70 single family residential lots and common lots on 8.9 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue, 330 feet east of Tenaya Way within Spring Valley. SS/al/ml (For possible action) **08/16/17 BCC**

Hold per applicant request until August 29, 2017

3. **ZC-0555-17 – KB HOME LV BELLAZO, LLC:**
ZONE CHANGE to reclassify 8.9 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a proposed single family residential development in the CMA Design Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** increase wall heights; **3)** alternative landscaping; **4)** modified residential curb and gutter; and **5)** modified gate geometrics.
DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and increase the finished grade for lots within a proposed single family residential subdivision. Generally located on the south side of Hacienda Avenue, 330 feet east of Tenaya Way within Spring Valley (description on file). SS/al/ml (For possible action) **08/16/17 BCC**

Hold per applicant request until August 29, 2017

4. **UC-0518-17 – COUNSELORS, LLC:**
USE PERMITS for the following: **1)** a proposed recreational facility (climbing gym); and **2)** a proposed health club/gym.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** reduced parking.
DESIGN REVIEW for a recreational facility, health club, and training facility on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road, 950 feet west of Fort Apache Road within Spring Valley. SB/pb/ml (For possible action) Way, 275 feet east of Jones Boulevard within Spring Valley. SS/rk/ml (For possible action) **08/16/17 BCC**

Trail until end of meeting per Angie

Moved by: John

Action: Hold no date specific

Vote: 4/0 Unanimous

5. **NZC-0594-17 – M K A T CAPITAL GROUP, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to C-P (Office & Professional) (AE-60) Zone in the CMA Design Overlay District.
USE PERMIT for a proposed major training facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall height; and **2)** modified driveway design standards.
DESIGN REVIEW for a major training facility and office facility. Generally located on the east side of Santa Margarita Street, 300 feet south of Patrick Lane within Spring Valley (description on file). SS/pb/ml (For possible action) **8/15/17 PC**

Moved by: John
Action: Denied inappropriate location
Vote: 4/0 Unanimous

6. **VS-0565-17 – MAVERIK, INC.:**
VACATE AND ABANDON a portion of a right-of-way being Russell Road located between El Camino Road and Jones Boulevard within Spring Valley (description on file). SS/co/ml (For possible action) **09/05/17 PC**

Moved by: Angie
Action: Approved per staff recommendations
Vote: 4/0 Unanimous

7. **VS-0569-17 – IIP DURANGO 3, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Buffalo Drive, and between Hacienda Avenue and Russell Road within Spring Valley (description on file). SS/co/ml (For possible action) **09/06/17 PC**

Moved by: Angie
Action: Hold till August 29, 2017 end of agenda
Vote: 4/0 Unanimous

8. **WS-0577-17 – METZGER BRIDGET E. & DANIEL J.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced roof pitch; and **2)** allow non-compatible roofing material for an existing addition to an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Oakey Boulevard and the east side of Duneville Street within the Spring Valley. SB/lm/ml (For possible action) **09/06/17 PC**

Moved by: John
Action: Approved per staff recommendations
Vote: 4/0 Unanimous

9. **TM-0107-17 – PARDEE HOMES OF NEVADA:**
TENTATIVE MAP consisting of 74 single family lots and common lots 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/rk/xx (For possible action) **09/06/17 BCC**

Moved by: Angie
Action: Hold till August 29, 2017 meeting
Vote: 4/0 Unanimous

10. **UC-0527-17 – PARDEE HOMES OF NEVADA:**
USE PERMIT for an attached (townhouse) planned unit development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** increase the number of dwelling units accessing a street; **3)** reduce street intersection off-set; **4)** reduce throat dept for a security gate; and **5)** allow non-standard street improvements.
WAIVER OF CONDITIONS of a zone change (NZC-0005-14) requiring the following **1)** provide revised Plans conforming to R-2 zoning requirements; **2)** provide a 15 foot wide landscape area with a detached sidewalk per Figure 30.64-18 along Patrick Lane; **3)** provide landscaping per Figure 30.64-11

along the west property line; and 4) provide a minimum of 75 feet of queuing distance from the gate call box to the edge of gutter on Patrick Lane.

DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; And 2) increased finished grade 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/rk/xx (For possible action) **09/06/17 BCC**

Moved by: Angie

Action: Hold till August 29, 2017 meeting

Vote: 4/0 Unanimous

11. WS-0520-17 – STORYBOOK RESIDENTIAL, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an animated sign where not permitted; 2) allow an animated projecting sign where not permitted; 3) increase the area of an animated sign; 4) Reduce the setback to an animated sign; 5) reduce the setback from a street to an animated sign; 6) reduce the separation for a proposed animated sign from a residential development; and 7) increase the area of a projecting sign.

DESIGN REVIEW for a comprehensive sign package in conjunction with a mixed use development on 4.3 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-3 Overlay District. Generally located on The northwest corner of Tropicana Avenue and Grand Canyon Drive within Spring Valley. SB/dg/ma (For possible action) **09/06/17 BCC**

Moved by: Dee

Action: Denied expressing concern sign was very distracting

Vote: 4/0 Unanimous

12. ZC-0584-17 – USA:

ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.

DESIGN REVIEW for a proposed elementary school. Generally located on the north side of Tompkins Avenue, 630 feet west of Grand Canyon Drive within Spring Valley (description on file). SB/pb/ml (For possible action) **09/06/17 BCC**

Moved by: Dee

Action: Approved per staff recommendations

Vote: 4/0 Unanimous

VII General Business

Mike Shannon updated Board members on the status of the 2016-2017 Spring Valley budget requests.

VIII Public Comment

Several Board members expressed concern U-Haul was, once again, in violation of County code at multiple locations within Spring Valley and asked the Public Response Office to follow-up.

IX. Next Meeting Date

The next regular meeting will be August 29, 2017, at 6:30pm

X Adjournment

Moved by: Angie

Action: Adjourn

Vote: 4/0 Unanimous

The meeting was adjourned at 8:55 p.m.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Desert Breeze Community Center, 8275 W. Spring Mountain Rd.

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

<https://notice.nv.gov/>