



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, NOVEMBER 24, 2015– 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. **Excused**  
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 4-0**
  - D. Approval of Minutes of November 10, 2015 **Approved 4-0**
- 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 **John Getter announced there is a new Planning Commissioner representing District A.**
- VI. GENERAL BUSINESS
  - A. Liaison/County Staff Business **None**

VII. PLANNING & ZONING

**Held Over from November 10, 2015 Meeting:**

- 1A. **DR-0705-15 – TENAYA LOFTS, LLC:**  
**DESIGN REVIEW** for a proposed office/warehouse building on a portion of 19.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Pioneer Way, 350 feet north of Sunset Road within Spring Valley. SS/gc/ls (For possible action) **PC 12/1/15**  
**Approved subject to staff conditions. Vote 4-0**
- 1B. **VC-0713-15 – BIELMAN, ANALYN, ET AL:**  
**VARIANCE** to reduce the rear yard setback for a proposed addition to an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side of Stonegate Meadow Avenue, 90 feet west of Royal Amethyst Way within Spring Valley. SB/dg/ec (For possible action) **PC 12/1/15**  
**Denied based on staff recommendation. Vote 4-0**

**12/15/15 PC**

1. **TM-0193-15 – CENTURY COMMUNITIES OF NEVADA, LLC:**  
**TENTATIVE MAP** consisting of 10 single family residential lots and common lots on approximately 2.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the east side of Dapple Gray Road and the north side of Locust Valley Avenue within Spring Valley and Enterprise. SB/rk/ml (For possible action) **PC 12/15/15**  
**Approved subject to staff conditions. Vote 4-0**
2. **UC-0716-15 – LLV SPRING MOUNTAIN, LLC:**  
**USE PERMIT** to allow on-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant within an existing commercial complex on a portion of 7.2 acres in a C-1 (Local Business) Zone. Generally located on the west side of Duneville Street and the north side of Spring Mountain Road within Spring Valley. SB/dg/ml (For possible action) **PC 12/15/15**  
**Approved subject to staff conditions. Vote 4-0**
3. **UC-0719-15 – CML-NV LONGFORD, LLC:**  
**USE PERMIT** to reduce the separation from a proposed outside dining/drinking area (patio) to a residential use.  
**DESIGN REVIEW** for a proposed outside dining area (patio) in conjunction with an existing restaurant with service bar within a retail shopping center on a portion of 3.9 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Fort Apache Road and Sunset Road within Spring Valley. SB/rk/ml (For possible action) **PC 12/15/15**  
**Approved subject to staff conditions. Vote 4-0**
4. **VS-0740-15 – CENTURY COMMUNITIES OF NEVADA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Dapple Gray Road and Macoby Run Street, and between Locust Valley Avenue and Wertz Avenue and a portion of right-of-way being Dapple Gray Road located between Locust Valley Avenue and Wertz Avenue within Spring Valley and Enterprise (description on file). SB/rk/ml (For possible action) **PC 12/15/15**  
**Approved subject to staff conditions. Vote 4-0**

5. **VS-0743-15 – GREYSTONE NEVADA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Patrick Lane and Post Road, and between Brent Thurman Way and Riley Street within Spring Valley (description on file). SB/co/xx (For possible action) **PC 12/15/15**  
**Approved subject to staff conditions. Vote 4-0**
  
6. **WS-0750-15 – CAROL H. GARSIDE LIVING TRUST:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the side setback for a proposed building addition (RV garage).  
**DESIGN REVIEW** for a building addition (RV garage) in conjunction with an existing single family residence on 0.2 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the east side of Bristlecone Street, 230 feet south of Desert Inn Road within Spring Valley. SB/mk/ml (For possible action) **PC 12/15/15**  
**Approved subject to staff conditions. Vote 4-0**
  
7. **ZC-0739-15 – CENTURY COMMUNITIES NEVADA, LLC:**  
**ZONE CHANGE** to reclassify 1.3 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone for a single family residential development.  
**USE PERMIT** to modify residential development standards.  
**WAIVERS** for the following: **1)** allow modified street improvements to Clark County Standard Drawings; and **2)** allow early final grading.  
**DESIGN REVIEW** for a proposed 2.1 acre single family residential development in the Rhodes Ranch Master Planned Community. Generally located on the east side of Dapple Gray Road and the north side of Locust Valley Avenue within Spring Valley and Enterprise (description on file). SB/rk/xx (For possible action) **PC 12/15/15**  
**Approved subject to staff conditions and additional condition that if application is approved, the developer provide upgraded architectural enhancements around all the windows. Vote 4-0**  
**12/16/15 BCC**
  
8. **TM-0195-15 – JULIA & VICTOR KWONG TRUST:**  
**TENTATIVE MAP** consisting of 19 single family residential lots and common lots on 5.0 acres in an R-1 (Single Family Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Riley Street and the north side of Post Road within Spring Valley. SB/dg/ml (For possible action) **BCC 12/16/15**  
**Approved subject to staff conditions. Vote 4-0**
  
9. **VS-0757-15 – JULIA & VICTOR KWONG TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Riley Street and Seeliger Street and between Post Road and Patrick Lane within Spring Valley (description on file). SB/dg/ml (For possible action) **BCC 12/16/15**  
**Approved subject to staff conditions. Vote 4-0**
  
10. **WS-0730-15 – I-215 JONES, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; and **2)** reduced the separation from a driveway to an intersection.  
**WAIVER OF CONDITIONS** of a zone change (ZC-0362-00) requiring a redesign of the building to maintain a residential character.  
**DESIGN REVIEWS** for the following: **1)** a proposed convenience store with gasoline pumps; **2)** a proposed vehicle wash; and **3)** a proposed drive-thru restaurant on 1.8 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Sunset Road and Jones Boulevard within Spring Valley. SS/jt/xx (For possible action)

**BCC 12/16/15**

**Approved as presented the waivers of development standards #1 and #2, approved waivers of conditions, approved design review subject to staff conditions and additional condition of detached sidewalk on northwest corner. Vote 3-1 J. Catlett voted against motion.**

11. **ZC-0749-15 – COUNTY OF CLARK (PUBLIC WORKS):**  
**ZONE CHANGE** to reclassify 6.7 acres from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone in the CMA Design Overlay District.  
**USE PERMITS** for the following: **1)** proposed public/quasi-public buildings and facility with accessory commercial uses; **2)** proposed major training facility; and **3)** proposed dormitory in conjunction with an existing employment resource center and public facility.  
**DESIGN REVIEWS** for the following: **1)** public/quasi-public facility (Opportunity Village Campus) including a major training facility and dormitory in conjunction with an existing employment resource center and public facility; and **2)** water features. Generally located on the southeast corner of Buffalo Drive and Oquendo Road within Spring Valley (description on file). SS/jt/ml (For possible action)  
**BCC 12/16/15**  
**Approved subject to staff conditions. Vote 4-0**
12. **ZC-0756-15 –JULIA & VICTOR KWONG TRUST:**  
**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone in the CMA Design and MUD-3 Overlay Districts.  
**DESIGN REVIEWS** for the following: **1)** proposed single family residential development; and **2)** increased finished grade. Generally located on the west side of Riley Street and the north side of Post Road within Spring Valley (description on file). SB/dg/ml (For possible action) **BCC 12/16/15**  
**Approved subject to staff conditions. Vote 4-0**

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.

IX. Set next meeting date – **Tuesday, December 8, 2015 – 6:30 PM**

X. Adjournment - **8:10 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