



Spring Valley Town Advisory Board

December 13, 2016

MINUTES

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

Secretary: Diana Morton 702 254-8413, ddmort@aol.com **PRESENT**

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

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

The meeting was called to order at 6:30 p.m.

II. Public Comment

None

III. Approval of November 29, 2016 Minutes

Moved by: D. Gatliff

Action: Approved subject minutes

Vote: 4-0/ Unanimous

Approval of Agenda for November 29, 2016

Moved by: D. Gatliff

Action: Approved agenda

Vote: 4-0/Unanimous

IV. Informational Items

1. Announcement of upcoming neighborhood meetings and County or community meetings and events. (For discussion) **None**

V. Planning & Zoning
12/20/16 PC

1. **TM-0162-16 – 318 FLAMINGO VENTURE, LLC:**

TENTATIVE MAP for a commercial subdivision on 7.4 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of Flamingo Road and Grand Canyon Drive (alignment) within Spring Valley. SB/pb/ml (For possible action) **PC 12/20/16**

Action: Approved subject to staff conditions

Moved by: D. Gatliff

Vote: 4-0/Unanimous

01/03/17 PC

2. **NZC-0810-16 – DALACAS FAMILY LP, ET AL:**

ZONE CHANGE to reclassify 2.7 acres from R-E (Rural Estates Residential) Zone and (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.

DESIGN REVIEW for a single family residential development. Generally located on the south side of Laredo Street and the east side of Duneville Street within Spring Valley (description on file). SB/al/mcb (For possible action) **PC 1/3/17**

Action: Denied

Moved by: J. Getter

Vote: 4-0/Unanimous

3. **UC-0783-16 – FLAMINGO/TENAYA, LLC:**

USE PERMIT for a proposed school.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing office complex on 1.8 acres in a C-P (Office & Professional) Zone. Generally located on the northwest corner of Flamingo Road and Tenaya Way within Spring Valley. SB/gc/mcb (For possible action) **PC 1/3/17**

Action: Approved subject to a two year parking and traffic review

Moved by: J. Catlett

Vote: 4-0/Unanimous

4. **VS-0781-16 – THE HOWARD HUGHES COMPANY, LLC:**

VACATE AND ABANDON easements of interest to Clark County located on the southwest corner of Hualapai Way and Maule Avenue within Summerlin South and Spring Valley Planning Area (description on file). SB/co/mcb (For possible action) **PC 1/3/17**

Action: Approved subject to staff conditions

Moved by: D. Gatliff

Vote: 4-0/Unanimous

5. **WS-0755-16 – CECCONI FAMILY TRUST:**

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a proposed building addition (guest quarters) in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the southeast corner of Agua Drive and Tangerine Court within Spring Valley. SB/mk/ml (For possible action) **PC 1/3/17**

Action: Approved subject to staff conditions

Moved by: J. Catlett
Vote: 4-0/Unanimous

01/04/17 BCC

6. **NZC-0625-13 (ET-0167-16) – LH VENTURES, LLC, ET AL:**

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 10.3 acres from R-E (Rural Estates Residential) Zone, C-P (Office & Professional) Zone, C-P (Office & Professional) (AE-60) Zone to R-2 (Medium Density) Zone and R-2 (Medium Density) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts.

DESIGN REVIEW for a single family residential development. Generally located between Arby Avenue and Warm Springs Road, and on the east side of Myers Street within Spring Valley (description on file). SS/co/ml (For possible action) **BCC 1/4/17**

Action: Approved subject to a one year extension

Moved by: D. Gatliff

Vote: 4-0/Unanimous

7. **VS-0794-16 – TPG/CORE (DURANGO & BADURA) ACQUISITION, LLC, ET AL:**

VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Butler Street (alignment), and between Badura Avenue and Roy Horn Way and a portion of a right-of-way being Butler Street located between Badura Avenue and Roy Horn Way within Spring Valley (description on file). SS/pb/mcb (For possible action) **BCC 1/4/17**

Action: Denied

Moved by: A. Heath-Younce

Vote: 4-0/Unanimous

8. **WS-0793-16 – TPG/CORE (DURANGO & BADURA) ACQUISITION, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) alternative landscaping.

WAIVER OF CONDITIONS of a zone change (ZC-0146-12) requiring detached sidewalks and enhanced landscaping per Figure 30.64-17 adjacent to Durango Drive and Badura Avenue to meet MUD-2 standards for a pedestrian realm.

DESIGN REVIEWS for the following: 1) a multi-family residential development; and 2) increased finished grade on 10.5 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the east side of Durango Drive and the north side of Badura Avenue within Spring Valley. SS/pb/mcb (For possible action) **BCC 1/4/17**

Action: Approved waivers of development standards 1) and 2); approved waiver of conditions; denied design review 1) and approved design review 2)

Moved by: A. Heath-Younce

Vote: 4-0/Unanimous

HELD OVER FROM NOVEMBER 29, 2016 TOWN BOARD MEETING

9. **VS-0726-16 – COUNTY OF CLARK (PUBLIC WORKS):**

VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Patrick Lane, and between Buffalo Drive and Bellerive Street, and portion of a right-of-way being Buffalo Drive located between Oquendo Road and Patrick Lane, and portion of a right-of-way being Oquendo Road located between Buffalo Drive and Bellerive Street within Spring Valley (description on file). SS/co/mcb (For possible action) **PC 12/6/16**

Action: Approved subject to staff conditions

Moved by: D. Gatliff
Vote: 4-0/Unanimous

- VI. General Business
None

- VII. Public Comment
None
- VIII. Next Meeting Date

The next regular meeting will be December 27, 2016

- IX. Adjournment

The meeting was adjourned at 8:30 p.m.