



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, DECEMBER 29, 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 **Excused**  
John Getter, Chair **Present**  
Darby Johnson, Jr. **Present**  
Angie Heath Younce **Excused**  
Mike Shannon, Town Liaison (702) 455-8338 **Excused**  
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 3-0**
  - D. Approval of Minutes of December 8, 2015 **Approved 3-0**
- 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 **None**
  - B. Update on Community Planning Work Group **John Getter requested the County mail hard copies of the documents to the Town Board members.**
  - C. Project update from the Water Reclamation District on the Paradise Whitney Interceptor (pipeline) project. **Marty Flynn and Kim Roger presented an update on the pipeline project.**
- VII. PLANNING & ZONING

**01/19/16 PC**

1. **NZC-0732-15 – BURBANK LLC, ET AL:**  
**ZONE CHANGE** to reclassify 14.4 acres from C-2 (General Commercial) Zone to R-4 (Multiple Family Residential - High Density) Zone in the MUD-4 Overlay District.  
**WAIVER OF DEVELOPMENT STANDARD** to increase building height.  
**DESIGN REVIEW** for a multiple family residential development. Generally located on the southeast corner of Hualapai Way and Flamingo Road within Spring Valley (description on file). SB/rk/ml (For possible action) **PC 1/19/16**  
**Approved subject to staff conditions. Vote 2-1 J. Catlett voted against motion.**
  
2. **UC-0824-15 – DESERT KITCHENS, LLC:**  
**USE PERMIT** for a proposed banquet facility in conjunction with an existing office complex on 2.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Post Road, 300 feet east of Buffalo Drive within Spring Valley. SS/mk/ml (For possible action) **PC 1/19/16**  
**Approved subject to staff conditions. Vote 3-0**

**01/20/16 BCC**

3. **UC-0688-14 (ET-0169-15) – GREYSTONE NEVADA, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** to commence modified residential development standards in conjunction with a single family subdivision.  
**WAIVERS** for the following: **1)** allow modified street improvements to Clark County Standard Drawings; and **2)** allow early final grading.  
**DESIGN REVIEW** for a single family residential subdivision on 19.7 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side of Ford Avenue and the west side of Chieftain Street within Enterprise and Spring Valley. SB/rk/ml (For possible action) **PC 1/20/16**  
**Approved subject to staff conditions and additional condition of a one year extension of time. Vote 3-0**
  
4. **WS-0794-15 – RYLAND HOMES NEVADA, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce street intersection off-set.  
**DESIGN REVIEW** for an increased finished grade in conjunction with an approved single family residential development on 5.0 acres in an R-1 (Single Family Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Mesa Vista Avenue and Torrey Pines Drive within Spring Valley. SS/mk/ml (For possible action) **PC 1/20/16**  
**Approved subject to staff conditions. Vote 3-0**

**Held over from December 8, 2015 Town Board meeting:**

5. **VS-0759-15 – POST ROAD LAND, LLC:**  
**VACATE AND ABANDON** right-of-way easements of interest to Clark County located between Sobb Avenue and Teco Avenue, and between Mohawk Street (alignment) and Decatur Boulevard within Spring Valley (description on file). SS/co/ml (For possible action) **PC 1/5/16**  
**Approved subject to staff conditions. Vote 3-0**
  
6. **VS-0768-15 – TOLL SOUTH LV, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Hualapai Way and Grand Canyon Drive and between Maule Avenue and Sunset Road within Spring Valley (description on file). SB/jvm/ml (For possible action) **PC 1/5/16**

**Denied. Vote 3-0 Applicant no show for second time. Request Planning Commission send application back to Town Board.**

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, January 12, 2016 – 6:30 PM**

X. Adjournment – **7:25 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