



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

SPRING VALLEY TOWN ADVISORY BOARD

TUESDAY, JANUARY 14, 2014– 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

Dee Gatliff **Present**

John Getter **Present**

George Kuck, Vice- Chair **Present**

Duane Laible, Chair **Present**

Angie Heath Younce **Present**

Diana Morton, Secretary **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 **Item 6 will be heard first. Items 10, 11 & 14 heard together. Approved 5-0**

D. Approval of Minutes of December 10, 2013 **Approved 5-0**

E. Liaison/County Staff Business

F. **ACTION:** Approve 2014 Spring Valley Town Advisory Board Meeting Schedule **The 2014 Spring Valley meeting schedule was approved noting there will be no meeting scheduled on December 30, 2014 and the November 11, 2014 meeting will be moved to November 12, 2014 due to the holiday. 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

Dee Gatliff indicated that illegal furniture sales were continuing on Duneville and Desert Inn.

Duane Liabile indicated the intention to formally recognize the good work of Metro Officers that were recently reviewed by the Use of Force Board and in his opinion handled a tense situation in a text book manner.

VI. PLANNING & ZONING

01/21/14 PC

1. UC-0784-13 – SUNSET MARKS PLAZA, LLC:

USE PERMIT to allow vehicle (automobile) sales in conjunction with an existing retail building on 1.4 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue, 600 feet west of Rainbow Boulevard within Spring Valley. SB/mk/ml (For possible action)

Approved subject to staff conditions. Vote 5-0

01/22/14 BCC

2. UC-0650-09 (ET-0121-13) – SCHOOL BOARD OF TRUSTEES:

USE PERMIT THIRD EXTENSION OF TIME to review a medical office/health clinic (Positively Kids') as a primary use in a P-F zoning district.

DESIGN REVIEW for a medical office/health clinic in conjunction with an elementary school (Elaine Wynn Elementary) on a portion of 8.8 acres in a P-F (Public Facility) Zone. Generally located on the north side of Coley Avenue and the east side of Westwind Road (alignment) within Spring Valley. SB/co/ml (For possible action)

Approved subject to staff conditions. Vote 5-0

3. UC-0782-13 – VREO XVIII, LLC:

USE PERMIT to allow alternative landscaping along perimeter streets.

WAIVERS OF CONDITIONS of a zone change (ZC-0450-05) requiring the following: **1)** revised site plans submitted at the Board of County Commissioners' meeting; **2)** pedestrian realm and landscape scheme adjacent to the east property line to incorporate a sensible and appropriate transition between the streetscape approved for the industrial development, in order to ensure streetscape consistency and unification; **3)** providing shade structures (including trellis structures, additional landscaping, and/or additional building overhangs) within the various pedestrian zones as depicted on the landscape plans; and **4)** enhanced pedestrian connectivity along the southern end of the project site, through the use of enhanced paving, to provide for a clear and safe connection between the residential use and the pedestrian realm, as revised on site and landscape plans.

DESIGN REVIEW for a mixed use development on 9.3 acres in a U-V (Urban Village - Mixed Use) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northeast corner of Brent Thurman Way and Russell Road within Spring Valley. SB/al/ml (For possible action)

Approved the use permit, waivers of conditions and design review subject to staff conditions but noted, for the record, an objection to the location of entrance. Vote 4-1 A. Heath Younce voted against motion.

4. UC-0795-13 – TOCK 5 IRREVOCABLE BUSINESS TRUST, ET AL:

USE PERMIT for modified residential development standards in conjunction with a single family subdivision.

WAIVERS for the following: **1)** modified street improvements in accordance with Clark County Uniform Standard Drawings; and **2)** allow early finished grading.

DESIGN REVIEW for a single family residential subdivision on 21.0 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side Wigwam Avenue and the east side of Grand Canyon Drive within Spring Valley and Enterprise. SB/rk/ml (For possible action)

Approved the use permit, waivers subject to staff conditions and held the design review for lack of renderings at the meeting. Vote 3-2 D. Gatliff, A. Heath Younce voted against motion.

02/04/14 PC

5. **UC-0804-13 – TENAYA LOFTS, LLC:**

USE PERMIT to allow offices as a principal use in conjunction with an existing office warehouse building on 0.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located 540 feet west of Tenaya Way and 570 feet north of Sunset Road within Spring Valley. SS/pb/ml (For possible action)

Approved subject to staff conditions. Vote 5-0

6. **UC-0836-13 – CRYSTAL MONICA KIM HAN REV LIVING TRUST:**

USE PERMITS for the following: 1) allow potbellied pigs not registered with a local registry for potbellied pigs; and 2) increase the number of household pets (potbellied pigs).

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between accessory structures in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northeast corner of Redwood Street and Darby Avenue within Spring Valley. SB/jt/ml (For possible action)

Approved the use permits and waiver of development standards subject to if approved conditions and the additional conditions plants/trees are not required where they interfere with power lines. Vote 3-2 D. Gatliff, A. Heath Younce voted against motion.

7. **VS-0814-13 – RONALD M. LEVI TRUST:**

VACATE AND ABANDON a portion of right-of-way being a drainage channel located between Duneville Street and Red Rock Street (alignment), south of Sobb Avenue within Spring Valley (description on file). SS/bk/ml (For possible action)

Held until January 28, 2013. Applicant no show. Vote 5-0

8. **VS-0824-13 – IOVINO, FRANK, MARY, & CARMEN:**

VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Sobb Avenue (alignment), and between Jones Boulevard and Red Rock Street within Spring Valley (description on file). SS/co/ml (For possible action)

Approved subject to staff conditions. Vote 5-0

9. **WS-0828-13 – RHODES RANCH, GP:**

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback in conjunction with an approved single family residential development on 9.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Sunset Road and Grand Canyon Drive within Spring Valley. SB/gc/ml (For possible action)

Denied per staff recommendation. Vote 4-1 D.Laible voted against motion.

02/05/14 BCC

10. **TM-0243-13 – CC RETAIL PARTNERS, LLC:**

TENTATIVE MAP for a commercial subdivision on 4.4 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the west side of Riley Street and the north side of Sunset Road within Spring Valley. CG/pb/ml (For possible action)

Approved subject to staff conditions. Vote 5-0

11. **VS-0849-13 – CC RETAIL PARTNERS, LLC:**
VACATE AND ABANDON a portion of right-of-way being Sunset Road located between Riley Street and Brent Thurman Way within Spring Valley (description on file). CG/pb/ml (For possible action)
Approved subject to staff conditions. Vote 5-0
12. **WS-0439-13 & TM-0115-13 (WC-0129-13) - PN II, INC:**
WAIVER OF CONDITIONS of a waiver of development standards and a tentative map requiring the developer to provide 150 feet of queuing storage between the right-of-way and call box at the proposed gates on Fort Apache Road on 46.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Fort Apache Road and Warm Springs Road (alignment) within Spring Valley. SB/co/ml (For possible action)
Denied. As the Board felt the request would impact safety along Fort Apache. Vote 5-0
13. **WS-0827-13 – OQUENDO LAND HOLDINGS LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) open space requirement; 2) reduced street intersection off-sets; and 3) non-standard off-site improvements.
DESIGN REVIEW for a single family residential development on 10.5 acres in an R-3 (Multiple Family Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southwest corner of Oquendo Road and Jerry Tarkanian Way within Spring Valley. SB/mk/ml (For possible action)
Approved the waivers of development standards #1, #2 and the design review subject to staff conditions and the condition that if there is an increase in density to come back for Public Hearing Design Review. Denied waiver of development standards #3 because of a concern with safety.. Vote 5-0
14. **ZC-0848-13 – CC RETAIL PARTNERS, LLC:**
ZONE CHANGE to reclassify 4.4 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts.
DESIGN REVIEW for an office complex. Generally located on the west side of Riley Street and the north side of Sunset Road within Spring Valley (description on file). CG/pb/ml (For possible action)
Approved subject to staff conditions. Vote 5-0
- VII. 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**
- VIII. Set next meeting date – **Tuesday, January 28, 2014 – 6:30 PM**
- IX. Adjournment – **9:25 PM**