



# Spring Valley Town Advisory Board NOTICE OF PUBLIC MEETING



**MINUTES**  
**SPRING VALLEY TOWN ADVISORY BOARD**  
**TUESDAY, JANUARY 28, 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 **Approved 5-0**
  - D. Approval of Minutes of January 14, 2014 **Approved 5-0**
  - E. Liaison/County Staff Business **None**
- 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.
- V. TOWN BOARD INPUT **None**



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## NOTICE OF PUBLIC MEETING

### VI. PLANNING & ZONING

01/22/14 BCC

#### 1A **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 held design review subject to staff conditions. Vote 5-0**

02/18/14 PC

#### 1 **NZC-0864-13 – WELLS TENAYA PROPERTIES, LLC:**

**ZONE CHANGE** to reclassify 7.7 acres from C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** for increased wall height.

**DESIGN REVIEW** for a single family residential development. Generally located on the east side of Tenaya Way, 400 feet south of Spring Mountain Road within Spring Valley (description on file). SB/dg/ml (For possible action)

**Approved subject to staff conditions. Vote 5-0**

#### 2 **NZC-0857-13 – H.A.N.D. PROPERTY HOLDING COMPANY:**

**ZONE CHANGE** to reclassify 5.1 acres from R-E (Rural Estates Residential) Zone (under resolution of intent to R-3 (Multiple Family Residential) Zone and C-1 (Local Commercial) Zone) to R-4 (Multiple Family Residential) Zone.

**USE PERMIT** for a senior housing facility.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased building height; 2) eliminate or reduce screening and landscape buffer requirements; 3) reduced parking; and 4) reduced required open space requirements.

**DESIGN REVIEW** for a senior housing facility. Generally located on the north side of Flamingo Road, 660 feet west of Durango Drive within Spring Valley (description on file). SB/dg/ml (For possible action)

**Approved the zone change subject to a reduction to R-3 zoning, the use permit for senior housing development at a maximum density of 22 units per acre and subject to staff conditions. Denied the waivers of development standards and the design review. Vote 5-0**

#### BOARD OF COUNTY COMMISSIONERS

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair  
SUSAN BRAGER – TOM COLLINS – CHRIS GIUNCHIGLIANI – MARY BETH SCOW – LAWRENCE WEEKLY  
DON BURNETTE, County Manager

Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road



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- 3. **NZC-0008-14 – VREO XXIV, LLC:**  
**ZONE CHANGE** to reclassify 1.1 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone for a multiple family residential development in the CMA Design and MUD-3 Overlay Districts.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase building height.  
**DESIGN REVIEW** for a multi-family residential development on 9.4 acres. Generally located on the north side of Spanish Ridge Avenue and the west side of Durango Drive within Spring Valley (description on file). SB/al/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**
  
- 4. **NZC-0005-14 – RUSSELL BELTWAY, LLC, ET AL:**  
**ZONE CHANGE** to reclassify 23.3 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone in the CMA Design and MUD-3 Overlay Districts.  
**DESIGN REVIEW** for a single family residential development. Generally located on the south side of Patrick Lane, 660 feet east of Fort Apache Road within Spring Valley (description on file). SB/pb/ml (For possible action)  
**Approved subject to staff conditions and a reduction to R-2 zoning. Vote 5-0**
  
- 5. **NZC-0004-14 – PATRICK & RILEY, LLC, ET AL:**  
**ZONE CHANGE** to reclassify 21.0 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 REVIEW** for a single family residential development. Generally located on the north and south sides of Patrick Lane and the west side of Riley Street within Spring Valley (description on file). SB/pb/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**
  
- 6. **NZC-0001-14 – GRAGSON CACTUS II INVEST, ET AL:**  
**ZONE CHANGE** to reclassify 5.3 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone in the CMA Design Overlay District.  
**DESIGN REVIEW** for a single family residential development. Generally located on the northwest corner of Buffalo Drive and Patrick Lane within Spring Valley (description on file). SS/al/ml (For possible action)  
**Approved subject to staff conditions and R-2 zoning and an additional condition of no more than five units per acre. Vote 5-0**
  
- 7. **NZC-0003-14 – GKT 4 LLC, ET AL:**  
**ZONE CHANGE** to reclassify 26.5 acres from R-E (Rural Estates Residential) Zone and M-D (Designed Manufacturing) Zone to R-2 (Medium Density Residential) Zone for a single family residential development in the CMA Design Overlay District.  
**DESIGN REVIEW** for a single family residential development. Generally located on the southeast corner of Cimarron Road and Patrick Lane within Spring Valley (description on file). SS/al/ml (For possible action)  
**Approved subject to staff conditions and an additional condition of no more than 5.6 units per acre. Vote 5-0**



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8. **NZC-0002-14 – GRAGSON LONE MESA II, LLC, ET AL:**  
**ZONE CHANGE** to reclassify 5.2 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone in the CMA Design Overlay District.  
**DESIGN REVIEW** for a single family residential development. Generally located on the northeast corner of Buffalo Drive and Oquendo Road within Spring Valley (description on file). SS/al/ml (For possible action)  
**Approved subject to staff conditions and a reduction to R-2 zoning. Denied the design review per staff. Vote 5-0**
9. **NZC-0855-13 – TENAYA LOFTS, LLC:**  
**ZONE CHANGE** to reclassify a 13.3 acre portion of a 31.7 acre parcel from M-D (Designed Manufacturing) (AE-60) Zone to R-1 (Single Family Residential) (AE-60) Zone in the CMA Design Overlay District.  
**USE PERMIT** for a residential planned unit development.  
**DESIGN REVIEW** for a single family residential planned unit development. Generally located on the west side of Tenaya Way, 900 feet north of Sunset Road within Spring Valley (description on file). SS/rk/ml (For possible action)  
**Denied per staff. Project inappropriate. Vote 3-2 D.Laible, D. Gatliff voted against motion.**
10. **NZC-0866-13 – CRYSTAL INVESTMENTS, LLC:**  
**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone in the CMA Design and MUD-2 Overlay Districts.  
**DESIGN REVIEW** for a single family residential development. Generally located on the south side of Badura Avenue, 300 feet east of Durango Drive within Spring Valley (description on file). SS/pb/ml (For possible action)  
**Denied per staff. Spot zoning and premature. Vote 4-1 D.Gatliff voted against motion.**
11. **NZC-0850-13 – RHODES RANCH, G.P.:**  
**ZONE CHANGE** to reclassify 6.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone in the CMA Design, MUD-2, and MUD-3 Overlay Districts.  
**DESIGN REVIEW** for a single family residential development. Generally located on the north side of Martin Avenue, 1,000 feet east of Quarterhorse Lane within Spring Valley (description on file). SB/rk/ml (For possible action)  
**Approved subject to staff conditions and an additional condition that a design review is required if the density increases above 5.7 per acre.**
12. **TM-0246-13 - WELLS TENAYA PROPERTIES, LLC:**  
**TENTATIVE MAP** consisting of 42 single family residential lots and common lots on 7.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Tenaya Way, 400 feet south of Spring Mountain Road within Spring Valley. SB/dg/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**
13. **UC-0863-13 – BOLV RE HOLDINGS I, LLC:**  
**USE PERMITS** for the following: 1) horse riding/rental stable; and 2) reduced lot area for a horse/riding rental stable.  
**DESIGN REVIEW** for a horse riding/rental stable facility in conjunction with an existing single family residence on 4.0 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Windmill Lane and Gagnier Boulevard within Spring Valley. SS/gc/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**



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- 14. **VS-0859-13 – BABB INVESTMENTS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Badura Avenue and Arby Avenue, and between Cimarron Road and Myers Street and a portion of right-of-way being Cimarron Road located between Badura Avenue and Arby Avenue within Spring Valley (description on file). SS/jt/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**

**02/19/14 BCC**

- 15. **DR-0808-13 – JBAM, LLC:**  
**DESIGN REVIEW** for a veterinary clinic and service on 1.1 acres in conjunction with an approved shopping center in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive, 500 feet south of Warm Springs Road within Spring Valley. SS/dg/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**

**02/04/14 PC**

- 16. **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)  
**Applicant not present. Held again to February 11, 2014 TAB meeting. 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.

VIII. Set next meeting date – **Tuesday, February 11, 2014 – 6:30 PM**

IX. Adjournment - **9:30 PM**