



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, FEBRUARY 10, 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. **Present**
Angie Heath Younce **Present**
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 5-0**
 - D. Approval of Minutes of January 27, 2015 **Approved 5-0**
 - E. Liaison/County Staff Business **None**
 - F. Receive and discuss a report on the Consolidated Urban Land Use Policies **Kevin Smedley provided a report on progress related to efforts to consolidate Urban Land Use Policies in Clark County. Mr. Smedley indicated consolidated policies can be found at:**http://www.clarkcountynv.gov/Depts/comprehensive_planning/land_use/Documents/Consolidated_Urban_Land_Use_Policies.pdf
- 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. PLANNING & ZONING

03/03/15 PC

1. **UC-0029-15 – LEE & YU INVESTMENT, LLC, ET AL:**
USE PERMITS for the following: **1)** reduce the separation between an outside dining and drinking area and a residential use; **2)** waive the minimum 48 inch wide pedestrian access around the perimeter of the outside dining and drinking area; and **3)** allow an outside dining and drinking area with on-premise consumption of alcohol without primary means of access from the interior of the restaurant.
DESIGN REVIEW for an outside dining and drinking area in conjunction with an existing restaurant within an existing shopping center on a portion of 7.9 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Spring Mountain Road and the east side of Rainbow Boulevard within Spring Valley. SB/gc/ml (For possible action)
Denied per staff recommendations. Vote 5-0

2. **WS-0007-15 – WATER OF LIFE LUTHERAN CHURCH:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a second monument sign where only 1 is allowed; and **2)** increase the height of an accessory structure.
DESIGN REVIEW for signage and a shade canopy in conjunction with an existing place of worship on 3.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Grand Canyon Drive and the south side of Mesa Vista Avenue within Spring Valley. SB/jvm/ml (For possible action)
Approved subject to staff conditions. Vote 5-0

3. **WS-0018-15 – LAREDO I, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall/fence height in conjunction with a proposed single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Laredo Street, 210 feet east of Montessori Street within Spring Valley. SB/dg/ml (For possible action)
Approved subject to staff conditions. Vote 5-0

03/04/15 BCC

4. **DR-0026-15 – HIMARK KST, LLC:**
DESIGN REVIEW for an addition to a restaurant (Popeye's Restaurant) in conjunction with an existing shopping center on 1.4 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southeast corner of Durango Drive and Arby Avenue within Spring Valley. SS/jt/ml (For possible action)
Approved subject to staff conditions. Vote 5-0

5. **UC-0024-15 – AMOEBA DEFENSE, LLC:**
USE PERMITS for the following: **1)** reduce the separation between a convenience store and a residential use; and **2)** reduce the separation between a gasoline station and a residential use in conjunction with a proposed retail center and existing tavern (PT's Pub).
WAIVERS OF CONDITIONS of a zone change (ZC-0746-02) requiring the following: **1)** a design review as a public hearing for all subsequent land use applications; and **2)** undulation berms a minimum of 3 feet in height shall be placed in the landscape buffer with pedestrian linkage from the sidewalk.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; and **2)** reduced driveway separations to an intersection.
DESIGN REVIEW for a retail center with a convenience store and gasoline station on 2.3 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Hualapai Way and Russell Road within Spring Valley. SB/al/ml (For possible action)

Denied. Vote 5-0 Neighborhood has changed. Outside of standards. Not compatible with Land Use Plan item 61.

6. **WS-0019-15 – NV I-215 BUFFALO, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a freestanding sign; and 2) reduce the separation from a project identification sign to a freestanding sign.
DESIGN REVIEWS for the following: 1) a freestanding sign; and 2) project identification signs in conjunction with an approved multiple family residential development on 17.2 acres in an R-4 (Multiple Family Residential - High Density) Zone and an R-4 (Multiple Family Residential - High Density) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Rafael Rivera Way, 350 feet west of Buffalo Drive within Spring Valley. SS/gc/ml (For possible action)
Held by applicant until February 24, 2015 meeting.

HELD OVER FROM JANUARY 27, 2015 TOWN BOARD MEETING

Please Note: Application UC 1011-14 was withdrawn.

02/18/15 BCC

7. **UC-0664-12 (ET-0158-14) – THE HOWARD HUGHES CORP., ET AL:**
USE PERMIT FIRST EXTENSION OF TIME to commence and review a future expansion to a private recreational facility (water park) and allow a temporary parking lot in conjunction with a private recreational facility.
VARIANCE to allow a temporary parking lot have a semi-permanent surface instead of asphalt or concrete.
WAIVER to defer full off-site improvements (Maule Avenue) on 41.2 acres in an R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone within Village 16A in the Summerlin South Master Planned Community. Generally located on the south side of Maule Avenue, 1,300 feet west of Fort Apache Road within Summerlin South and the Spring Valley Planning Area. SB/jvm/ml (For possible action)
Denied. Applicant no show for the second time. 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, February 24, 2015 – 6:30 PM**

IX. **Adjournment – 7:45 PM**