



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

**SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, FEBRUARY 25, 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 **Items will be heard in the following order: 1,2,3,5,12,4,6,13,18,7,14,19,8,15,20,9,16,21,10,17,22,11,23**
 - D. Approval of Minutes of February 11, 2014 **Approved 5-0**
 - E. Liaison/County Staff Business Business **Announced the public meeting process for both Enterprise and Spring Valley Land Use Plan updates should be set soon. The Regional Transportation Commission will host a media event on March 6, 2014 to launch new Transit Route 120 along Fort Apache. In conjunction with the media event, rides on Route 120 will be free from March 2nd through March 8th.**
- 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. **An applicant explained his absence at the last three Town Advisory Board meetings.**
- V. TOWN BOARD INPUT **Dee Gatliff indicated furniture sales are, once again, being held out of a residential home at DI and Duneville, in violation of code.**
- VI. PLANNING & ZONING

03/18/14 PC

1. **DR-0064-14 – CLARK COUNTY:**
DESIGN REVIEW for a park facility in conjunction with an existing work center and public facility (Opportunity Village Southwest Campus) on a portion of 10.9 acres in a P-F (Public Facility) Zone and a P-F (Public Facility) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive and the north side of Patrick Lane within Spring Valley. SS/dg/ml (For possible action)
Approved subject to staff conditions. Vote 5-0

2. **UC-0045-14 – BELCASTRO COURT, LLC:**
USE PERMIT for a place of worship.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking for a proposed place of worship in conjunction with an office building on a portion of 0.7 acres in a C-P (Office & Professional) Zone in the MUD-3 Overlay District. Generally located on the northeast corner of Belcastro Street and Laredo Street within Spring Valley. SB/mk/ml (For possible action)
Approved subject to staff conditions and additional condition of a one year time period and limited to this use. Letter from adjacent neighbor stating approved use of parking spaces. Three neighbors present objecting because of parking and traffic issues. Vote 5-0

3. **VS-0058-14 - MUELLER, E. F. IRA-TRUST, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and the Blue Diamond Wash and between Chieftain Street and Grand Canyon Drive (alignment) within Enterprise and Spring Valley (description on file). SB/rk/ml (For possible action)
Approved subject to staff conditions. Vote 4-1 J. Getter voted against motion.

4. **WS-0066-14 – KTR LV V LLC, ET AL:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing office/warehouse complex on 12.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Montessouri Street, 270 feet north of Sunset Road within Spring Valley. SS/jt/ml (For possible action)
Approved subject to staff conditions. Vote 5-0

03/19/14 BCC

5. **TM-0218-13 – MUELLER, E. F. IRA-TRUST, ET AL:**
TENTATIVE MAP consisting of 130 single family residential lots and common lots on 19.2 acres in an R-2 (Medium Density Residential) Zone. 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)
Approved subject to staff conditions and 6.8 units per acre. Vote 4-1 J. Getter voted against motion.

6. **TM-0014-14 - GRAGSON LONE MESA II, LLC, ET AL:**
TENTATIVE MAP consisting of 27 single family residential lots and common lots on 5.2 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Buffalo Drive and Oquendo Road within Spring Valley. SS/al/ml (For possible action)
Approved subject to staff conditions. Vote 5-0

7. **TM-0015-14 - GRAGSON CACTUS II INVEST, ET AL:**
TENTATIVE MAP consisting of 26 single family residential lots and common lots on 5.3 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Patrick Lane and Buffalo Drive within Spring Valley. SS/al/ml (For possible action)
Approved subject to staff conditions. Vote 5-0
8. **TM-0016-14 - PATRICK & RILEY, LLC, ET AL:**
TENTATIVE MAP consisting of 85 single family residential lots and common lots on 21.0 acres in an R-1 (Single Family Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north and south sides of Patrick Lane and the west side of Riley Street within Spring Valley. SB/pb/ml (For possible action)
Approved subject to staff conditions. Vote 5-0
9. **TM-0017-14 - RUSSELL BELTWAY, LLC, ET AL:**
TENTATIVE MAP consisting of 141 single family residential lots and common lots on 23.3 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Patrick Lane, 660 feet east of Fort Apache Road within Spring Valley. SB/pb/xx (For possible action)
Approved subject to staff conditions. Vote 5-0
10. **TM-0018-14 - GKT 4 LLC, ET AL:**
TENTATIVE MAP consisting of 148 single family residential lots and common lots on 26.5 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Cimarron Road and Patrick Lane within Spring Valley. SS/al/xx (For possible action)
Approved subject to staff conditions. Vote 5-0
11. **TM-0020-14 – OQUENDO LAND HOLDINGS, LLC:**
TENTATIVE MAP consisting of 166 single family residential lots and common lots on 25.9 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Oquendo Road and the east and west sides of Quarterhorse Lane (alignment) within Spring Valley. SB/gc/xx (For possible action)
Approved subject to staff conditions. Vote 5-0
12. **UC-0057-14 – MUELLER, E. F. IRA-TRUST, ET AL:**
USE PERMIT for modified residential development standards in conjunction with a single family subdivision.
WAIVER for modified street improvements in accordance with Clark County Uniform Standard Drawings.
DESIGN REVIEW for a single family residential subdivision on 19.2 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)
Approved subject to staff conditions. Vote 3-2 A. Heath, J. Getter voted against motion.

13. **VS-0046-14 - GRAGSON LONE MESA II, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Bellerive Street (alignment), and between Oquendo Road and Quail Avenue (alignment), and a portion of right-of-way being Buffalo Drive located between Oquendo Road and Quail Avenue (alignment) within Spring Valley (description on file). SS/al/ml (For possible action)
Approved subject to staff conditions. Vote 5-0
14. **VS-0048-14 - GRAGSON CACTUS II INVEST, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Miller Lane, and between Patrick Lane and Oquendo Road within Spring Valley (description on file). SS/al/ml (For possible action)
Approved subject to staff conditions. Vote 5-0
15. **VS-0051-14 - PATRICK & RILEY, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Sobb Avenue and between Riley Street and Brent Thurman Way, and portions of a right-of-way being Seelinger Street located between Patrick Lane and Sobb Avenue (alignment), Patrick Lane located between Riley Street (alignment) and Seelinger Street (alignment), and Sobb Avenue between Riley Street (alignment) and Seelinger Street (alignment) within Spring Valley (description on file). SB/pb/ml (For possible action)
Approved subject to staff conditions. Vote 5-0
16. **VS-0055-14 - RUSSELL BELTWAY, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Sobb Avenue, and between Fort Apache Road and Jerry Tarkanian Way within Spring Valley (description on file). SB/pb/ml (For possible action)
Approved subject to staff conditions. Vote 5-0
17. **VS-0059-14 - GKT 4 LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road, and between Cimarron Road and Warbonnet Way, and portions of rights-of-way being Patrick Lane located between Cimarron Road and Rumrill Street, Sobb Avenue located between Cimarron Road and Rumrill Street, and Cimarron Road located between Patrick Lane and Post Road within Spring Valley (description on file). SS/al/xx (For possible action)
Approved subject to staff conditions. Vote 5-0
18. **WS-0047-14 – GRAGSON LONE MESA II, LLC, ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall height; **2)** reduced street intersection off-set; and **3)** reduced separation from the back of curb radius to a residential driveway for a single family residential development on 5.2 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Buffalo Drive and Oquendo Road within Spring Valley. SS/al/ml (For possible action)
Approved subject to staff conditions. Vote 5-0
19. **WS-0049-14 – GRAGSON CACTUS II INVEST, ET AL:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced street intersection off-set; and **2)** reduced separation from the back of curb radius to a residential driveway for a single family residential development on 5.3 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

Generally located on the northwest corner of Patrick Lane and Buffalo Drive within Spring Valley. SS/al/ml (For possible action)

Approved subject to staff conditions. Vote 5-0

20. **WS-0050-14 – PATRICK & RILEY, LLC, ET AL:**

WAIVER OF DEVELOPMENT STANDARDS for an over-length cul-de-sac in conjunction with a single family residential development on 21.0 acres in an R-1 (Single Family Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north and south sides of Patrick Lane and the west side of Riley Street within Spring Valley. SB/pb/ml (For possible action)

Approved subject to staff conditions. Vote 5-0

21. **WS-0054-14 – RUSSELL BELTWAY, LLC, ET AL:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow modifications to standard drawings for public street sections; **2)** reduced street intersection off-sets; and **3)** reduced setback for a gated entry in conjunction with a single family residential development on 23.3 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Patrick Lane, 660 feet east of Fort Apache Road within Spring Valley. SB/pb/ml (For possible action)

Approved waivers #1 and #2 subject to staff conditions and waiver #3 withdrawn by applicant without prejudice. Vote 5-0

22. **WS-0060-14 – GKT 4 LLC, ET AL:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced street intersection off-set; and **2)** reduced separation from the back of curb radius to a residential driveway for a single family residential development on 26.5 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Cimarron Road and Patrick Lane within Spring Valley. SS/al/xx (For possible action)

Approved subject to staff conditions. Vote 5-0

23. **WS-0069-14 – OQUENDO LAND HOLDINGS, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall height; **2)** street intersection off-set; and **3)** modified street standards.

DESIGN REVIEW for a single family residential development on 25.9 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Oquendo Road and the east and west sides of Quarterhorse Lane (alignment) within Spring Valley. SB/gc/xx (For possible action)

Approved subject to staff conditions and waiver #1 applies only to this development interior wall only. Vote 5-0

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, March 11, 2014 – 6:30 PM**

IX. Adjournment **8:35 PM**

COMMISSIONERS

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice Chair
SUSAN BRAGER – TOM COLLINS – LAWRENCE WEEKLY - CHRIS GIUNCHIGLIANI - MARY BETH SCOW
DON BURNETTE, County Manager
Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road