



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

SPRING VALLEY TOWN ADVISORY BOARD

TUESDAY, APRIL 8, 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 **Excused**

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 6, 8 and 17 as well as 7 and 9 and 16, 11, 12 will be heard together. Approved 4-0**

D. Approval of Minutes of March 25, 2014 **Approved 3-0 with John Getter abstaining.**

E. Liaison/County Staff Business **None**

F. Land Use Plan Update Information

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 **Duane Laible stated that at a recent Town Advisory Board and Citizens Advisory Council Chairs meeting a Planning Commissioner was complimentary of written correspondence from John Getter related to items of importance to the Spring Valley Town Advisory Board.**

VI. PLANNING & ZONING

05/06/14 PC

1. **UC-0151-14 – AMERCO REAL ESTATE COMPANY:**
USE PERMIT to allow vehicle rentals (U-Haul trucks and trailers).
WAIVER OF DEVELOPMENT STANDARDS to permit outside display of vehicles (U-Haul trucks and trailers) to be visible from a public right-of-way in conjunction with an existing mini-warehouse storage on 4.0 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Jones Boulevard and Hacienda Avenue within Spring Valley. SS/mk/ml (For possible action)
Approved the use permit subject to staff conditions and additional condition for a Public Hearing Design Review for any changes to signage. Denied the waiver of development standards. Vote 4-0

2. **UC-0163-14 – NOBLE, NANCY L. & BERNARD T.:**
USE PERMITS for the following: 1) allow retail sales not designed to primarily serve the employees/customers of a business park; 2) allow exterior advertising for retail sales; 3) increase maximum floor area for retail sales; and 4) allow electronic equipment sales and service in conjunction with an existing office building on 0.2 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Decatur Boulevard, 150 feet north of Via De Palma Drive within Spring Valley. SB/gc/ml (For possible action)
Denied per staff recommendation. Vote 4-0

3. **UC-0179-14 – WARM SPRINGS & DURANGO PARTNERS, LLC:**
USE PERMITS for the following: 1) reduce the separation for outside dining areas from a residential use; 2) allow an outside dining area without a protective barrier constructed between the outside dining area and any sidewalk and parking area; 3) waive the minimum 48 inch wide pedestrian access around the perimeter of the outside dining areas; and 4) allow an outside dining area with on-premise consumption of alcohol without primary means of access from the interior of the restaurant.
DESIGN REVIEW for outside dining areas in conjunction with an existing shopping center on 1.8 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the north side of Warm Springs Road, 400 feet west of Durango Drive within Spring Valley. SB/gc/ml (For possible action)
Approved use permits #1 and #3 and design review subject to staff condition. An additional condition to add appropriate safety barriers to prevent cars from entering the outside dining area was included. Applicant withdrew use permits #2 and #4. Vote 4-0

4. **UC-0180-14 – STORYBOOK RESIDENTIAL, LLC:**
USE PERMITS for the following: 1) increase density; and 2) reduce parking.
WAIVER OF DEVELOPMENT STANDARDS to allow balconies to overlook a single family residential development and single family yards.
DESIGN REVIEW for a mixed use development on 5.2 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of Tropicana Avenue and Grand Canyon Drive within Spring Valley. SB/dg/ml (For possible action)
Approved use permits #1 and #2 and the design review subject to staff conditions. Denied the waiver of development standards. Vote 4-0

05/07/14 BCC

5. **NZC-0161-08 (ET-0038-14) - RHODES RANCH GP:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 1.1 acres from R-3 (Multiple Family Residential) Zone to C-2 (General Commercial) Zone.
WAIVER OF DEVELOPMENT STANDARDS to modify street improvement standards. Generally located on the southwest corner of Fort Apache Road and Post Road within Spring Valley (description on file). SB/co/ml (For possible action)
No recommendation after a motion to deny failed 2-2 and a motion to approve for two years failed 2-2.

6. **TM-0050-14 – RICHARD & MARY, LLC:**
TENTATIVE MAP consisting of 33 single family residential lots and common lots on 5.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Oquendo Road, 350 feet east of Durango Drive within Spring Valley. SS/mk/ml (For possible action)
Approved subject to staff conditions and additional condition to add landscaping on west side of lot 30 and east side of lot 13. Vote 4-0

7. **TM-0051-14 – QUINT, ROBERT A. MED CORP PEN PI:**
TENTATIVE MAP consisting of 25 single family residential lots and common lots on 3.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Oquendo Road, 300 feet west of Tomsik Street within Spring Valley. SS/mk/ml (For possible action)
Approved subject to staff conditions. Vote 4-0

8. **VS-0172-14 – RICHARD & MARY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Patrick Lane, and between Durango Drive and Fly Fisher Street within Spring Valley (description on file). SS/mk/ml (For possible action)
Approved subject to staff conditions. Vote 4-0

9. **VS-0173-14 – QUINT, ROBERT A, MED CORP PEN PI:**
VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Feather Duster Court, and between Fly Fisher Street and Tomsik Street within Spring Valley (description on file). SS/mk/ml (For possible action)
Approved subject to staff conditions. Vote 4-0

10. **UC-0505-12 (WC-0037-14) – MEDICAL FACILITIES DEVELOPMENT ENTERPRISES, LLC:**
WAIVER OF CONDITIONS of a use permit requiring a pedestrian realm along Patrick Lane per Figure 30.48-J1 in conjunction with a hospital on 5.0 acres in a C-1 (Local Business) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Patrick Lane, 282 feet west of Durango Drive within Spring Valley. SB/co/ml (For possible action)
Approved subject to modification of current planning condition to read: Construct detached sidewalk along Russell Road per Figure 30.64-17 or Figure 30-64-18. Vote 4-0

11. **VS-0494-13 (WC-0039-14) – RHODES RANCH, GP:**
WAIVER OF CONDITIONS of a vacation and abandonment requiring right-of-way dedication to include 40 feet for El Capitan Way in conjunction with a single family residential development on 43.3 acres in an R-2 (Medium Density Residential) Zone with portions of the site in the CMA Design and MUD-2 Overlay Districts. Generally located on the north side of Maule Avenue, 660 feet east of Quarterhorse Lane within Spring Valley. SB/co/ml (For possible action)
Approved subject to staff conditions. Vote 4-0

12. **ZC-0493-13 (WC-0040-14) – RHODES RANCH, GP:**
WAIVER OF CONDITIONS of a zone change requiring right-of-way dedication to include 40 feet for El Capitan Way in conjunction with a single family residential subdivision on 43.3 acres in an R-2 (Medium Density Residential) Zone with portions of the site in the CMA Design and MUD-2 Overlay Districts. Generally located on the north side of Maule Avenue, 660 feet east of Quarterhorse Lane within Spring Valley. SB/co/ml (For possible action)
Approved subject to staff conditions. Vote 4-0

13. **NZC-0403-13 (WC-0041-14) – PN II, INC:**
WAIVER OF CONDITIONS of a zone change requiring no vehicular access gates allowed in conjunction with an approved single family subdivision on 20.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located between Warm Springs Road and Arby Avenue (alignment) and the west side of Myers Street (alignment) within Spring Valley. SS/mc/ml (For possible action)
Held until April 29, 2014 TAB meeting for further clarification. Vote 4-0

14. **WS-0156-14 – MKD NEVADA PROPERTIES WEST, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a monument sign.
DESIGN REVIEW for a monument sign in conjunction with an existing commercial/industrial complex on 4.3 acres in a C-2 (General Commercial) (AE-60) Zone and an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northeast corner of Tenaya Way and Rafael Rivera Way within Spring Valley. SS/gc/ml (For possible action)
Approved subject to staff conditions. Vote 4-0

15. **WS-0160-14 – MILLER LANE TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced lot area; and **2)** off-site improvements (streetlights, curb, gutter, sidewalk, and partial paving) in conjunction with a single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Miller Lane, 350 feet south of Tara Avenue within Spring Valley. SB/gc/ml (For possible action)
Held until April 29, 2014 TAB meeting as the applicant was a no show. Nine neighbors present in opposition. Vote 4-0

16. **ZC-0168-14 – QUINT, ROBERT A. MED CORP PEN PL:**
ZONE CHANGE to reclassify 3.9 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family subdivision.
DESIGN REVIEW for a single family residential development. Generally located on the south side of Oquendo Road, 300 feet west of Tomsik Street within Spring Valley (description on file). SS/mk/ml (For possible action)
Approved subject to staff conditions. Vote 4-0
17. **ZC-0169-14 – RICHARD & MARY, LLC:**
ZONE CHANGE to reclassify 5.3 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.
DESIGN REVIEW for a single family residential development. Generally located on the south side of Oquendo Road, 350 feet east of Durango Drive within Spring Valley (description on file). SS/mk/ml (For possible action)
Approved subject to staff conditions. Vote 4-0
- 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. **A citizen complimented the responsiveness of Clark County Air Quality in responding to a complaint associated with air pollution within 1 hour from the time the complaint was called into the department.****
- VIII. Set next meeting date – **Tuesday, April 29, 2014 – 6:30 PM**
- IX. Adjournment – **8:45 PM**