



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, MAY 26, 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 **Excused**
Dee Gatliff, Vice Chair **Present**
John Getter, Chair **Present**
Darby Johnson, Jr. **Present**
Angie Heath Younce **Present**
Mike Shannon, Town Liaison (702) 455-8338 **Present**
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 after announcing items 1, 2 and 18 would be held until the June 9, 2015 meeting. Vote 4-0**
 - D. Approval of Minutes of May 12, 2015 **Approved 4-0**
- 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. . **A comment was made that there is a growing problem with feral cats in residential neighborhoods. The complainant noted the number of diseases cats are known to carry and the inherent unfairness of pet owners having to pay veterinarian bills resulting from infections passed on to their animals from feral cats. The complainant requested help from the community in dealing with feral cats.**
- V. TOWN BOARD INPUT **None**
- VI. GENERAL BUSINESS
 - A. Liaison/County Staff Business **Announced free jazz in the Park concert Saturday.**
 - B. Discussion Item: Artificial Grade and Lot Sizes **Phil Blount indicated finished elevations will now be part of Design Reviews and answered related questions.**

VII. PLANNING & ZONING

HELD OVER FROM MAY 12, 2015 MEETING: Items 1-4

1. **TM-0060-15 – TORREY PINES OC IRREVOCABLE BUSINESS TRUST:**
TENTATIVE MAP consisting of 25 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Mesa Vista Avenue and Torrey Pines Drive within Spring Valley. SS/rk/ml (For possible action) **Held by applicant until June 9, 2015 Town Board meeting.**
2. **ZC-0124-15 – TORREY PINES OC IRREVOCABLE BUSINESS TRUST:**
ZONE CHANGE to reclassify 5.0 acres from R-1 (Single Family Residential) Zone to R-2 (Medium Density Residential) Zone for a single family subdivision.
DESIGN REVIEW for a single family subdivision on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Mesa Vista Avenue and Torrey Pines Drive within Spring Valley (description on file). SS/mk/ml (For possible action) **Held by applicant until June 9, 2015 Town Board meeting.**
3. **UC-0230-15 – AMITOFO BUDDHIST NONPROFIT ASSOCIATION:**
USE PERMITS for the following: **1)** a place of worship; and **2)** a day care facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced on-site parking; **2)** allow alternatives to the Desert Inn Transition Corridor Overlay Design Standards; and **3)** increased wall height.
DESIGN REVIEWS for the following: **1)** a place of worship and day care facility; and **2)** manmade water features on 2.0 acres in an R-E (Rural Estates Residential) Zone in the Desert Inn Road Transition Corridor Overlay. Generally located on the southwest corner of Desert Inn Road and Duneville Street within Spring Valley. SB/pb/ml (For possible action) 6/3/15 BCC **Approved use permit #1 after the applicant withdrew the request for a day care facility. Denied both waiver requests and the design review. Vote 4-0**
4. **WS-0233-15 – SUMMIT TROPICANA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEW for a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the south side of Tropicana Avenue, 400 feet west of Tee Pee Lane within Spring Valley. SB/jt/ml (For possible action) 6/3/15 BCC **Approved subject to staff conditions. Vote 4-0**

06/03/15 BCC

5. **ZC-0225-15 – TOMSIK PATRICK, LP:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts.
USE PERMITS for the following: **1)** major training facility; and **2)** dormitory (previously not notified).
DESIGN REVIEW for a major training facility with a dormitory. Generally located on the south side of Patrick Lane, 645 feet west of Cimarron Road within Spring Valley (description on file). SS/jt/ml (For possible action) 6/3/15 BCC **Approved subject to staff conditions. Vote 4-0**

06/16/15 PC

6. **TM-0070-15 – ANKEY GROUP, LLC:**
TENTATIVE MAP consisting of 5 single family residential lots and common lots on 0.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the south side of Martin Avenue, 650 feet west of Fort Apache Road within Spring Valley. SB/mk/ml (For possible action) 6/16/15 PC **Approved subject to staff conditions. Vote 3-1 A.Heath Younce voted against motion.**
7. **TM-0075-15 – TOLL SOUTH LV, LLC:**
TENTATIVE MAP consisting of 458 single family residential lots and common lots on 110.7 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community. Generally located on the northeast corner of Hualapai Way and Maule Avenue within Summerlin and the Spring Valley Planning Area. SB/rk/ml (For possible action) 6/16/15 PC **Approved subject to staff conditions. Vote 4-0**
8. **UC-0260-15 – EJM ARROYO SOUTH I PROPERTY:**
USE PERMIT for a recreational facility (indoor trampoline park) including ancillary commercial/retail uses within an existing office/warehouse and distribution center facility on a portion of 28.6 acres in an M-D (Designed Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Warm Springs Road and the east side of Montessori Street within Spring Valley. SS/mk/ml (For possible action) 6/16/15 PC **Approved subject to staff conditions. Vote 4-0**
9. **UC-0261-15 – RB PROPERTY, LLC:**
USE PERMIT to allow personal services (hair salon) within an existing office complex on 0.2 acres in a C-P (Office & Professional) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road, 290 feet east of Rainbow Boulevard within Spring Valley. SS/al/ml (For possible action) 6/16/15 PC **Approved subject to staff conditions. Vote 4-0**
10. **UC-0281-15 – BAUMGARTNER, PETER:**
USE PERMITS for the following: **1)** an existing accessory structure (storage container) within the side street (corner) yard that is not architecturally compatible with the principal building; **2)** waive architectural enhancements; **3)** non-decorative metal siding; and **4)** a flat roof without a parapet wall for an existing accessory structure (storage container) in conjunction with a single family residence on 0.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Pioneer Avenue and Westwind Road within Spring Valley. SB/al/ml (For possible action) 6/16/15 PC **Denied based on staff recommendations. Vote 4-0**
11. **VC-0267-15 – TOLL SOUTH LV, LLC:**
VARIANCE to increase the number of model homes located in an approved single family residential subdivision on 110.7 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community. Generally located on the northeast corner of Hualapai Way and Maule Avenue within Summerlin and the Spring Valley Planning Area. SB/rk/ml (For possible action) 6/16/15 PC **Approved subject to staff conditions. Vote 4-0**
12. **VS-0268-15 – TOLL SOUTH LV, LLC:**
VACATE AND ABANDON a portion of right-of-way being Maule Avenue located between Grand Canyon Drive and Hualapai Way, a portion of right-of-way being Hualapai Way located between Maule Avenue and Sunset Road, and a portion of right-of-way being Grand Canyon Drive located between Maule Avenue and Sunset Road within Summerlin and the Spring Valley Planning Area (description on file). SB/rk/ml (For possible action) 6/16/15 PC **Approved subject to staff conditions. Vote 4-0**
13. **WS-0274-15 – R B PROPERTY, LLC, ET AL:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced side street (corner) setback; and **2)** reduce the setback to a right-of-way.

DESIGN REVIEW for carports in conjunction with an existing office complex on 0.9 acres in a C-P (Office & Professional) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road, 270 feet east of Rainbow Boulevard within Spring Valley. SS/jt/ml (For possible action) 6/16/15 PC **Approved subject to staff conditions. Vote 4-0**

14. **WS-0276-15 – ANKEY GROUP, LLC:**

WAIVER OF DEVELOPMENT STANDARDS for the usable open space requirement for a single family residential development on 0.5 acres in an RUD (Residential Urban Density) Zone for a single family residential subdivision. Generally located on the south side of Martin Avenue, 650 feet west of Fort Apache Road within Spring Valley. SB/mk/ml (For possible action) 6/16/15 PC

Approved subject to staff conditions. Vote 4-0

06/17/15 BCC

15. **ZC-1133-00 (AR-0032-15) – CARRISON, URSULA:**

VARIANCE THIRD APPLICATION TO REVIEW an automobile storage yard on a portion of 2.6 acres in a C-P (Office and Professional) Zone. Generally located on the southeast corner of Jones Boulevard and O'Bannon Drive within the Spring Valley Planning Area. SB/co/ml (For possible action) 6/17/15 BCC **Approved subject to staff conditions and a recommendation no time limit be attached to the request. Vote 4-0**

16. **WS-0202-15 – MREC WRG ROCKPOINTE, LLC**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** increased driveway width in conjunction with a previously approved single family (attached) residential development on 11.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Hualapai Way and the north side of Hacienda Avenue within Spring Valley. SB/jt/ml (For possible action) 6/17/15 BCC **Approved subject to staff conditions. Vote 4-0**

17. **WS-0270-15 – DN FORT APACHE, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to modify street standards in accordance with Clark County Uniform Standard Drawings.

WAIVER OF CONDITIONS of a zone change (NZC-0161-08) requiring traffic study and compliance.

DESIGN REVIEW for a retail center on 1.1 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Fort Apache Road and Post Road within Spring Valley. SB/rk/ml (For possible action) 6/17/15 BCC **Approved subject to staff conditions. Vote 4-0**

18. **ZC-0279-15 – BANK PIONEER CITIZENS NEVADA:**

ZONE CHANGE to reclassify 1.4 acres from C-P (Office & Professional) Zone to C-1 (Local Business) Zone in the Desert Inn Road Transition Corridor Overlay.

USE PERMITS for the following: **1)** convenience store; **2)** gasoline station; and **3)** vehicle wash (automobile).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow alternative landscaping; **2)** allow alternatives to the Desert Inn Transition Corridor Overlay Design Standards; and **3)** reduced separation between an intersection and a driveway approach.

DESIGN REVIEWS for the following: **1)** a convenience store with gasoline station; **2)** a vehicle wash (automobile); and **3)** a restaurant with drive-thru. Generally located on the northwest corner of Desert Inn Road and Rainbow Boulevard within Spring Valley (description on file). SB/pb/ml (For possible action) 6/17/15 BCC **Held by applicant until June 9, 2015 Town Board meeting.**

VIII. 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 requested that item 18 UC-0279-15 be rolled over to the first item on the June 9th agenda.**

IX. Set next meeting date – **Tuesday, June 9, 2015 – 6:30 PM**

X. Adjournment – **8:45 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