



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, JUNE 9, 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 **Excused**
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 4-0 after indicating items 1 and 5 would be held.**
 - D. Approval of Minutes of May 26, 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.
- V. TOWN BOARD INPUT **None**
- VI. GENERAL BUSINESS
 - A. Liaison/County Staff Business
 - B. Discussion of the Sign Code Re-write **Mike Shannon informed the Board a comprehensive amendment to Title 30 sign regulations has begun and Comprehensive Planning is requesting input from Town Advisory Boards throughout Clark County. Town Advisory Board members can provide input regarding the sign code individually by the end of the month or by July 6, 2015 if the Board chooses to have a**

public discussion followed by a formal recommendation by the Board. Each Board member was given an e-mail address to send their personal comments to Planning.

VII. PLANNING & ZONING

HELD OVER FROM MAY 26, 2015 MEETING:

1. **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) **BCC 6/17/15 Held by applicant until June 30, 2015 Town Board meeting.**

06/17/15 BCC

2. **TM-0060-15 – TORREY PINES OC IRREVOCABLE BUSINESS TRUST:**
AMENDED HOLDOVER TENTATIVE MAP consisting of 20 (previously notified as 25) single family residential lots and common lots on 5.0 acres in an R-1 (Single Family Residential) Zone (previously notified as 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) **BCC 6/17/15 Approved Vote 4-0 with the following conditions: (1) Mesa Vista to bisect property as a through street (2) Lots 17, 18, 20, 15 to be single story homes (3) All single story homes restricted from having roof top decks (4) Only 50% of two story homes on east side of subdivision to have roof top decks.**
3. **WS-0124-15 (Previously ZC-0124-15) – TORREY PINES OC IRREVOCABLE BUSINESS TRUST:**
AMENDED HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for an over-length cul-de sac (previously not notified).
WAIVER OF CONDITIONS of a zone change (ZC-0243-05) requiring redesign the site so that larger lots are located on the east side of the property adjacent to the existing R-E zoned single family subdivision and the smaller lots be on the west side of the property (previously not notified).
DESIGN REVIEW for a single family subdivision on 5.0 acres in an R-1 (Single Family Residential) Zone (previously notified as 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/mk/ml (For possible action) **BCC 6/17/15 Approved based on approval of TM-0060-15 and staff conditions. Vote 4-0**

4. **UC-0318-15 – BELTWAY ASSOCIATES, LTD:**
USE PERMIT for an emergency medical care facility
DESIGN REVIEW for an emergency care facility in conjunction with an existing commercial center on 1.6 acres in a C-1 (Local Business) Zone. Generally located on the west side of Fort Apache Road, 300 feet south of Desert Inn Road within Spring Valley. SB/mk/ml (For possible action) **PC7/7/15**
Approved subject to staff conditions. Vote 4-0

5. **VS-0326-15 – CENTURY COMMUNITIES OF NEVADA, LLC:**
VACATE AND ABANDON a portion of right-of-way being Fort Apache Road located between Sherwood Greens Drive and Pebble Road within Spring Valley (description on file). SB/mk/ml (For possible action) **PC 7/7/15 Held by applicant until August 11, 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. **None**

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

X. Adjournment – **7:25 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