



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, JUNE 30, 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 **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 5-0**

D. Approval of Minutes of June 9, 2015 **Approved 5-0**

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.. **Concern was expressed about a home on Torrey Pines being used by multiple families.**

V. TOWN BOARD INPUT

VI. GENERAL BUSINESS

A. Liaison/County Staff Business

B. Discuss and make recommendations on Sign Code Rewrite **Board members expressed interest in attending the proposed July 9, 2015 meeting after expressing concern with distractions associated with video signs and County staff not addressing Goals & Policies within Title 30 prior to rewriting the Sign Code.**

VII. PLANNING & ZONING

07/21/15 PC

1. **DR-0352-15 – IKEA PROPERTY, INC:**
DESIGN REVIEWS for the following: **1)** carports with photovoltaic solar panels for on-site distributed electric generation; and **2)** alternative parking lot landscaping in conjunction with an approved furniture store (IKEA) on 26.0 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the southwest corner of Sunset Road and Durango Drive within Spring Valley. SB/al/ml (For possible action) **PC 7/21/15**
Approved subject to staff conditions. Vote 5-0

HELD OVER FROM JUNE 9, 2015 MEETING:

2. **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 7/8/15**
Denied due to safety and traffic concerns. Vote 4-1 J. Getter voted against motion.
3. **NZC-0344-15 – DURANGO 240 VEGAS, LLC:**
ZONE CHANGE to reclassify 10.5 acres from R-4 (Multiple Family Residential - High Density) Zone to R-5 (Apartment Residential) Zone in the CMA Design and MUD-2 Overlay Districts.
USE PERMIT for increased height.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEWS for the following: **1)** a multiple family residential development; and **2)** a manmade water feature. Generally located on the north side of Sunset Road, 400 feet west of Durango Drive within Spring Valley (description on file). SB/pb/ml (For possible action) **PC 7/21/15**
Approved the zone change, use permit, waiver of development standards and design review #1. Design review #2 was withdrawn by applicant. Vote 5-0
4. **VS-0365-15 – LV ROCHELLE, LLC:**
VACATE AND ABANDON a portion of right-of-way being Hualapai Way located between Rochelle Avenue and University Avenue within Spring Valley (description on file). SB/co/ml (For possible action) **PC 7/21/15**
Approved subject to staff conditions. Vote 5-0

07/22/15 BCC

5. **DR-0349-15 – TROPICANA APTS, LLC:**
DESIGN REVIEW for site landscaping in conjunction with a multiple family residential development.
WAIVER OF CONDITIONS of a zone change (NZC-0178-13) requiring landscaping within the area adjacent to the east property line will conform to the landscape plan dated 07/15/13 on 9.4 acres in an R-5 (Apartment Residential) Zone in the CMA Design and MUD-4 Overlay Districts. Generally located on the northeast corner of Tropicana Avenue and the 215 Beltway within Spring Valley. SS/mk/ml (For possible action) **BCC 7/22/15**
Approved subject to staff conditions. Vote 5-0

6. **UC-0340-15 – NEW RAINBOW, LLC:**
USE PERMIT for a communication tower.
WAIVERS OF CONDITIONS of a zone change (ZC-0803-07) requiring the following: **1)** apply for and have approved a vacation and abandonment of Montessouri Street from Frontage Road to Wagon Trail Avenue; **2)** provide a 40 foot private drive all on applicant's property or acquire 20 feet of easement from neighbor to east; **3)** traffic study and compliance, project may qualify for an exception to the traffic analysis with Civil Engineering approval; and **4)** construct full off-site improvements.
DESIGN REVIEW for a communication tower and associated ground equipment on a portion of 1.3 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southwest corner of Wagon Trail Avenue (alignment) and Montessouri Street within Spring Valley. SS/mk/ml (For possible action) **BCC 7/22/15**
Approved subject to staff conditions. Vote 5-0

7. **UC-0369-15 – ELIOT HOLDINGS, LLC, ET AL:**
USE PERMIT to allow a temporary parking lot for a temporary commercial event with no primary business being established.
DESIGN REVIEW for a temporary parking lot on 4.3 acres in an R-E (Rural Estates Residential) Zone and a C-1 (Local Business) Zone. Generally located on the south side of Russell Road and the east side of Jones Boulevard within Spring Valley. SS/jvm/ml (For possible action) **BCC 7/22/15**
Approved subject to staff conditions. Vote 5-0

8. **VS-0341-15 – NEW RAINBOW, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Wagon Trail Avenue (alignment) and Rafael Rivera Way and between Montessouri Street and Tenaya Way within Spring Valley (description on file). SS/mk/ml (For possible action) **BCC 7/22/15**
Approved subject to staff conditions. Vote 5-0

9. **ZC-0338-15 – JRJ INVESTMENTS, INC:**
ZONE CHANGE to reclassify 1.8 acres from C-P (Office & Professional) Zone to C-2 (General Commercial) Zone in the MUD-3 Overlay District.
USE PERMIT to reduce the separation from an automobile maintenance/repair facility (workshop) to residential development.
WAIVER OF CONDITIONS of a zone change (ZC-1495-02) requiring no buildings within 250 feet of the south property line.
DESIGN REVIEW for a building addition (workshop, office, and showroom) on 4.0 acres. Generally located on the south side of Sahara Avenue and the west side of El Camino Road within Spring Valley (description on file). SB/mk/ml (For possible action) **BCC 7/22/15**

Held by Town Board until July 14, 2015 meeting with concurrence of the applicant. Vote 5-0

- 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. **State Assemblyman from District 10 John Moore was introduced.**
- IX. Set next meeting date – **Tuesday, July 14, 2015 – 6:30 PM**
- X. Adjournment **9:10 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