



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

**SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, JULY 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 **Present**
John Getter **Arrived at item #2**
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 **Item 9 held by applicant. Approved 4-0**
 - D. Approval of Minutes of June 24, 2014 **Approved 4-0**
 - E. Liaison/County Staff Business **Mike Shannon announced tentative meeting dates on the upcoming Land Use Plan update open houses and the Gypsum Ridge accessibility presentation. Due to scheduled construction work an announcement was made the Desert Breeze Community Center would be closed on July 9, 2014.**
 - F. Update on 2013-2014 Budget Request **Held until next meeting.**
- 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. **None**
- V. TOWN BOARD INPUT **None**

- VI. PLANNING & ZONING

HELD OVER FROM APRIL 29, 2014 MEETING:

- 1A. **TM-0055-14 – OQUENDO LAND HOLDINGS, LLC:**
TENTATIVE MAP consisting of 102 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/ml (For possible action)
Approved subject to staff conditions. Vote 4-0 (J. Getter not present for vote)

08/05/14 PC

1. **DR-0548-14 – KB HOME LV DIABLO FORT APACHE, LLC:**
DESIGN REVIEW for open space area in conjunction with an approved single family residential development on 47.7 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southeast corner of Fort Apache Road and Hacienda Avenue within Spring Valley. SB/gc/ml (For possible action)
Approved subject to staff conditions. Vote 4-0 (J. Getter not present for vote)
2. **DR-0562-14 – ALLEN-MILAN, LLC:**
DESIGN REVIEW for an office building in conjunction with an approved shopping center on 4.8 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Sunset Road, 300 feet west of Buffalo Drive within Spring Valley. SS/rk/ml (For possible action)
Approved subject to staff conditions. Vote 5-0 (J. Getter arrived)
3. **VS-0564-14 – AMARILLO, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between El Camino Road and Bronco Street, and between Quail Avenue and Oquendo Road within Spring Valley (description on file). SS/mc/ml (For possible action)
Approved subject to staff conditions. Vote 5-0
4. **WS-0528-14 – ZIELINSKI, SEAN:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for a building addition (garage/carport) in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the northwest corner of Pawlow Avenue and Sepulveda Boulevard within Spring Valley. SS/mk/ml (For possible action)
Approved subject to staff conditions. Vote 5-0
5. **WS-0566-14 – WEINGARTEN NOSTAT, INC:**
WAIVER OF DEVELOPMENT STANDARDS to allow alternative exterior colors for a building that displays vivid hues.
DESIGN REVIEW for a restaurant with an outside dining area and a drive-thru within a portion of an existing shopping center on 7.1 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Jones Boulevard, 230 feet north of Tropicana Avenue within Spring Valley. SS/pb/ml (For possible action)
Approved subject to staff conditions and additional condition of building option D as presented by the applicant. Vote 5-0

08/06/14 BCC

6. **DR-0536-14 – KB HOME LV BUFFALO POST, LLC:**
DESIGN REVIEW to modify the landscape plan for an approved single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone and an R-2 (Medium Density Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive, 300 feet north of Post Road within Spring Valley. SS/pb/ml (For possible action)
Denied per staff recommendation. Vote 5-0
7. **DR-0559-14 – PN II, INC:**
DESIGN REVIEW for a final grading plan for a single family residential subdivision within a Hillside & Foothills Transition Boundary Area on 46.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Fort Apache Road and Warm Springs Road (alignment) within Spring Valley. SB/rk/ml (For possible action)
Approved subject to staff conditions. Vote 4-1 D Laible voted against motion.
8. **DR-0567-14 – MEDICAL FACILITIES DEVELOPMENT ENTERPRISES, LLC:**
DESIGN REVIEW for a comprehensive sign plan in conjunction with a hospital (Mountain's Edge) on 4.6 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, 300 feet west of Durango Drive within Spring Valley. SB/al/ml (For possible action)
Applicant no show. Item to return to July 29, 2014 Town Board meeting at end of the agenda. Vote 5-0
9. **UC-0556-14 – UNLV RESEARCH FOUNDATION:**
USE PERMITS for the following: 1) a pharmacy; and 2) an office as a principal use.
WAIVER OF DEVELOPMENT STANDARDS to deviate from the West Village Streetscape Design Standards.
DESIGN REVIEW for an office/warehouse building on a 5.8 portion of a 9.0 acre site in an M-D (Designed Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Solutions Parkway, 600 feet north of Sunset Road within Spring Valley. SS/pb/ml (For possible action)
Held by applicant until July 29, 2014 Town Board meeting.
10. **UC-0558-14 – GRAND FLAMINGO CAPITAL MGMT, LLC:**
USE PERMITS for the following: 1) a senior housing facility with accessory commercial uses; and 2) increased building height.
WAIVER OF CONDITIONS of a zone change (ZC-1244-98) requiring consistent architectural design throughout the entire project.
DESIGN REVIEW for a senior housing facility on 7.0 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the northwest corner of Peace Way and Grand Canyon Drive within Spring Valley. SB/al/ml (For possible action)
Approved subject to staff conditions. Vote 5-0
- 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. **NONE**
- VIII. Set next meeting date – **Tuesday, July 29, 2014 – 6:30 PM**
- IX. Adjournment – **7:45 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