



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

SPRING VALLEY TOWN ADVISORY BOARD

TUESDAY, JULY 30, 2013– 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 **Excused**

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 7 & 22 will be heard together, items 4 & 23 will be heard together, items 21 & 24 will be heard together and items 9 & 20 will be heard together.**
 - D. Approval of Minutes of July 9, 2013 **Approved 4-0**
 - E. Liaison/County Staff Business
 - F. Update on 2013 Budget Request **Mike Shannon updated the Board on the status of their budget requests from last year.**
 - G. ACTION ITEM: Nominate a representative and alternate to serve on the Community Development Advisory Committee (CDAC). **Motion to hold until next meeting passed. Vote 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. **None**
- V. TOWN BOARD INPUT

George Kuck stated that he is concerned that the Clark County School District does not

appropriately or consistently respond to questions by Planning and Zoning related to the impact on local schools of planning items heard by the Town Board and Board of County Commissioners. Dee Gatliff requested the Public Response Office respond to complaints associated with a home fronting Desert Inn that is a chronic problem in regard to violating requirements of CRT along Desert Inn. Duane Laible announced he would close the meeting in memory of Metro Officer David VanBuskirk who died during a rescue on Mount Charleston.

VI. PLANNING & ZONING

HELD OVER FROM JULY 9, 2013 MEETING:

- 1A. **VS-0362-13 – R.K.G. TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Dewey Drive (alignment) and Russell Road and between Torrey Pines Drive and Lion Head Way, and a portion of a right-of-way being Russell Road between Torrey Pines Drive and Lion Head Way and a portion of a right-of-way being Torrey Pines Drive between Russell Road and Diablo Drive in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District within Spring Valley (description on file). SS/bk/ed (For possible action)
Applicant requested item to be held over to the next TAB meeting. Vote 4-0

08/20/13 PC

1. **NZC-0375-13 – NV ENERGY:**
ZONE CHANGE to reclassify 40.0 acres from C-2 (General Commercial) Zone and M-D (Designed Manufacturing) Zone to R-2 (Medium Density Residential) Zone for a single family residential development in the CMA Design Overlay District.
DESIGN REVIEW for a single family residential development. Generally located on the north side of Sunset Road and the west side of Warbonnet Way within Spring Valley (description on file). SS/rk/ml (For possible action)
Motion to approve failed. Vote 2-2 D. Laible, G. Kuck voted against the motion.
2. **NZC-0384-13 – HACIENDA REAL ESTATE DEVELOPMENT, LLC:**
ZONE CHANGE to reclassify 25.0 acres from C-2 (General Commercial) Zone to R-4 (Multiple Family Residential – High Density) Zone in the MUD-3 and CMA Design Overlay Districts.
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEW for a multiple family residential development. Generally located on the west side of Jerry Tarkanian Way and the north side of Hacienda Avenue within Spring Valley (description on file). SB/dg/ml (For possible action)
Approved subject to staff conditions. Vote 3-1 A. Heath Younce voted against motion.
3. **NZC-0390-13 – 2010-1 CRE NV-LAND, LLC:**
ZONE CHANGE to reclassify 13.6 acres from C-2 (General Commercial) Zone to R-4 (Multiple Family Residential - High Density) Zone in the MUD-2 and CMA (West Village) Design Overlay Districts.
DESIGN REVIEW for a multi-family residential complex. Generally located on the south side of Post Road and the west side of Durango Drive within Spring Valley (description on file). SB/pb/ml (For possible action)
Approved subject to staff conditions. Vote 4-0 Two developers present against the project.
4. **NZC-0393-13 – FNBNGSG RUSSELL, LLC:**

ZONE CHANGE to reclassify 15.0 acres from C-2 (General Commercial) Zone to RUD (Residential Urban Density) Zone for a single family residential development in the MUD-3 and CMA Design Overlay Districts.

WAIVER OF DEVELOPMENT STANDARDS for modified street improvements in accordance with Clark County Uniform Standard Drawings. Generally located on the south side of Russell Road, 680 feet east of the 215 Beltway within Spring Valley (description on file). SB/rk/ml (For possible action)

Approved subject to staff conditions. Vote 4-0

5. **NZC-0398-13 – PAK, KEN:**

ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (AE-60) Zone to R-2 (Medium Density Residential) Zone and R-2 (Medium Density Residential) (AE-60) Zone in the CMA Design Overlay District for a single family residential development. Generally located on the east side of Buffalo Drive, 300 feet north of Post Road within Spring Valley (description on file). SS/pb/ml (For possible action)

Recommendation for approval failed Vote 1-3. D. Laible, D. Gatliff and A. Health Younce voting in opposition.

6. **NZC-0403-13 – WARM SPRINGS & MEYERS, LLC:**

ZONE CHANGE to reclassify 20.0 acres from C-1 (Local Business) Zone to R-2 (Medium Density Residential) Zone in the MUD-3 and CMA Design Overlay Districts.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased block wall height; **2)** reduced street intersection off-set; **3)** modified street improvements in accordance with Clark County's Uniform Standard Drawings; and **4)** reduced public street width.

DESIGN REVIEW for a single family residential development. Generally located between Warm Springs Road and Arby Avenue (alignment) and the west side of Myers Street (alignment) within Spring Valley (description on file). SS/dg/xx (For possible action)

Approved subject to staff conditions. Applicant withdrew waivers 3a, b, c and 4 without prejudice. Vote 4-0

7. **NZC-0411-13 – RHODES RANCH, GP:**

ZONE CHANGE to reclassify 9.1 acres from R-E (Rural Estates Residential) Zone (under resolution of intent to R-4 (Multiple Family Residential - High Density) Zone) to R-2 (Medium Density Residential) Zone for a single family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall height; **2)** reduced intersection off-set; and **3)** non-standard off-site improvements. Generally located on the northwest corner of Sunset Road and Grand Canyon Drive within Spring Valley (description on file). SB/al/ed (For possible action)

Approved subject to staff conditions the zone change, waivers 1, 2, 3a and denied waivers 3b, c, and d. Vote 4-0

8. **NZC-0414-13 – LAS VEGAS LAND DEV. CO, LLC:**

ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone in the MUD-3 and CMA Design Overlay Districts.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive design standards by allowing modified building elevations; **2)** reduced street intersection off-set; and **3)** modified street improvements in accordance with Clark County's Uniform Standard Drawings.

DESIGN REVIEW for a single family residential development. Generally located on the northeast corner of Oquendo Road and Quarterhorse Lane (alignment) within Spring Valley (description on file). SB/dg/ml (For possible action)

Applicant no show. Have applicant return to Town Board for the August 13, 2013 meeting. Vote 4-0

9. **NZC-0385-13 – OQUENDO LAND HOLDINGS, LLC:**

ZONE CHANGE to reclassify 10.5 acres from C-2 (General Commercial) Zone to R-3 (Multiple Family Residential) Zone for a multi-family development and 25.9 acres from C-P (Office & Professional) Zone and C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone for a single family development in the MUD-3 and CMA Design Overlay Districts.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced street intersection off-sets; **2)** non-standard off-site improvements; and **3)** allow an over-length cul-de-sac.

DESIGN REVIEW for a multi-family apartment complex on 10.5 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Oquendo Road and the east and west sides of Quarterhorse Lane within Spring Valley (description on file). SB/pb/ml (For possible action)

Denied the zone change, approved the waivers subject to staff conditions, denied the design review. Vote 4-0

10. **TA-0383-13 – FLAMINGO LAS VEGAS PROPCO, LLC**
TEXT AMENDMENT to amend chapter 30.08, section 30.08.030 to modify the definition of a sex novelty shop.
Approved subject to staff conditions. Vote 4-0

11. **UC-0364-13 – CAPOVILLA MANGEMENT, LLC:**
USE PERMIT to allow a minor training facility (fencing) within an existing medical office building on 2.2 acres in a C-P (Office & Professional) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the north side of Warm Springs Road, 140 feet east of Gagnier Boulevard within Spring Valley. SS/rk/ml (For possible action)
Approved subject to staff conditions. Vote 4-0

12. **UC-0365-13 – UNITED INVESTMENTS, LLC – SERIES I:**
USE PERMITS for the following: **1)** automobile minor paint/body shop; and **2)** vehicle repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** allow alternative street landscaping; **3)** eliminate parking lot landscaping; and **4)** reduce the separation from a vehicle repair use to a residential use in conjunction with an automobile sales business on 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Spring Mountain Road, 325 feet west of Lindell Road within Spring Valley. SB/gc/ml (For possible action)
Approved subject to staff conditions and a review in one year and re-establishing live landscaping within the area and hours of operation are from 8:00 am to 6:00 pm Monday through Friday and 8:00 am to 4:00 pm on Saturdays. Vote 3-1 A. Heath Younce voted against motion.

13. **UC-0366-13 – SAHARA MEDICAL INSTITUTE, LLC:**
USE PERMIT to allow on-premise consumption of alcohol (supper club or service bar) in conjunction with an existing restaurant in an office and retail development on a portion of 0.8 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the east side of Duneville Street, 150 feet south of Sahara Avenue within Spring Valley. SB/dg/ml (For possible action)
Approved subject to staff conditions. Vote 4-0

14. **UC-0387-13 – DECATUR BUSINESS CENTER, LLC:**
USE PERMITS for the following: **1)** allow offices as a principal use in an M-D zone; and **2)** allow retail uses as a principal use in an M-D zone.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with an office/warehouse building on 4.0 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the west side of Decatur Boulevard and the north side of Diablo Drive within Spring Valley. SS/dg/ml (For possible action)
Approved subject to staff conditions. Vote 4-0

15. **UC-0388-13 – DESERT BREEZE PROPERTY, LLC:**
USE PERMIT to reduce the separation from an on-premise consumption of alcohol establishment (supper club & brew pub) to a residential use.

WAIVER OF DEVELOPMENT STANDARDS for alternative design standards.

DESIGN REVIEW for a metal silo in conjunction with an existing commercial building within an existing shopping center on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Desert Inn Road, 1,100 feet east of Durango Drive within Spring Valley. SB/gc/ml (For possible action)

Approved subject to staff conditions. Vote 4-0

16. **UC-0389-13 – CATHERINE HORDEN TRUST, LLC:**

USE PERMIT for second hand sales within an existing commercial center on a portion of 2.5 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the southeast corner of Jones Boulevard and Cherokee Avenue within Spring Valley. SB/gc/ml (For possible action)

Approved subject to staff conditions. Vote 3-1 D. Gatliff voted against motion.

17. **UC-0395-13 – RUSSELL LV, LLC:**

USE PERMIT for a supper club in conjunction with an existing shopping center on 2.4 acres in a C-1 (Local Business) Zone. Generally located on the south side of Russell Road, 190 feet east of Rainbow Boulevard within Spring Valley. SS/mk/ml (For possible action)

Approved subject to staff conditions. Vote 4-0

18. **UC-0400-13 – WATER OF LIFE LUTHERAN CHURCH OF LV :**

USE PERMIT for a child care facility.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking.

DESIGN REVIEW for a child care facility and fellowship hall in conjunction with an existing place of worship on 3.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Mesa Vista Avenue and Grand Canyon Drive within Spring Valley. SB/mk/ml (For possible action)

Approved the use permit, denied the waiver, approved the design review subject to staff conditions. Vote 4-0

19. **VS-0382-13 – WESTERN DIOCESE OF THE ARMENIAN CHURCH OF NORTH AMERICA:**

VACATE AND ABANDON easements of interest to Clark County located between Ponderosa Way and Oquendo Road, and between Santa Margarita Street and Rainbow Boulevard and a portion of right-of-way being Santa Margarita Street located between Oquendo Road and Ponderosa Way, and a portion of right-of-way being Ponderosa Way located between Rainbow Boulevard and Santa Margarita Street in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District within Spring Valley (description on file). SS/bk/ed (For possible action)

Approved subject to staff conditions. Vote 4-0

20. **VS-0386-13 – OQUENDO LAND HOLDINGS, LLC:**

VACATE AND ABANDON portions of rights-of-way being Patrick Lane located between Jerry Tarkanian Way and Fort Apache Road and Quarterhorse Lane located between Patrick Lane and Oquendo Road in a C-P (Office & Professional) Zone and a C-2 (General Commercial) Zone within Spring Valley (description on file). SB/pb/ed (For possible action)

Approved subject to staff conditions. Vote 4-0

21. **VS-0402-13 – KB HOME LV DIABLO FORT APACHE, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Diablo Drive and Hacienda Avenue, and between Fort Apache Road and the 215 Beltway in an R-2 (Medium Density Residential) Zone in the MUD-3 and CMA Design Overlay District within Spring Valley (description on file). SB/pb/ed (For possible action)

Approved subject to staff conditions. Vote 4-0

22. **VS-0412-13 – RHODES RANCH, GP:**
VACATE AND ABANDON easements of interest to Clark County located between Concho River Avenue and Sunset Road, and between Superior Stream Street and Grand Canyon Drive; and portions of rights-of-way being Grand Canyon Drive located between Concho River Avenue and Sunset Road, and Sunset Road located between Superior Stream Street and Grand Canyon Drive in an R-2 (Medium Density Residential) Zone within Spring Valley (description on file). SB/al/ed (For possible action)
Approved subject to staff conditions. Vote 4-0
23. **VS-0419-13 – FNBNGSG RUSSELL, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Brent Thurman Way and Riley Street (alignment), and between Russell Road and Patrick Lane and a portion of an unnamed right-of-way located between Brent Thurman Way and Riley Street (alignment) in a C-2 (Commercial General) Zone within Spring Valley (description on file). SB/co/ed (For possible action)
Approved subject to staff conditions. Vote 4-0
24. **WS-0401-13 – KB HOME LV DIABLO FORT APACHE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow modifications to standard drawings for public street sections; **2)** reduce street intersection off-sets; and **3)** allow modified elevations in conjunction with a proposed single family residential development on 10.4 acres in an R-2 (Medium Density Residential) Zone in the CMA and MUD-3 Overlay Districts. Generally located on the north side of Diablo Drive 660 feet east of Fort Apache Road within Spring Valley. SB/pb/ml (For possible action)
Approved waivers 1, 2 and denied waiver 3 subject to staff conditions. Vote 4-0

08/21/13 BCC

25. **DR-0378-13 – RED ROCK CAPITAL, LLC:**
DESIGN REVIEW for a comprehensive wall sign package in conjunction with an office complex on 4.7 acres in a C-2 (General Commercial) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the southeast corner of Patrick Lane and Brent Thurman Way within Spring Valley. SB/al/ml (For possible action)
Approved subject to staff conditions. Vote 4-0
26. **ZC-0367-13 – PF1 BUFFALO LLC, ET AL:**
ZONE CHANGE to reclassify 2.3 acres from C-P (Office & Professional) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone for an existing office complex in the CMA Design Overlay District.
USE PERMITS for the following: **1)** office as a principal use; and **2)** a banquet facility. Generally located on the south side of Post Road, 300 feet east of Buffalo Drive within Spring Valley (description on file). SS/pb/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. **None**

- VIII. Set next meeting date – **Tuesday, August 13, 2013 – 6:30 PM**
IX. Adjournment – **10:15 PM in memory of Officer David VanBuskirk**

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