



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

**SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, AUGUST 13, 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 **Present**
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 1, 3, 12 heard together, 2, 5 heard together, 4, 15 heard together and item F trailed to the end. Approved 5-0**
 - D. Approval of Minutes of July 30, 2013 **Approved 4-0 with John Getter abstaining.**
 - E. Liaison/County Staff Business **None**
 - F. ACTION: Nominate a representative and alternate to serve on the Community Development Advisory Committee (CDAC). **D. Gatliff appointed representative and A. Heath Younce as alternate.**
 - G. Discussion: Spring Valley Land Use Plan Update **Kevin Smedley gave a presentation on the upcoming Spring Valley Land Use Plan update process. During the discussion, Mr. Smedley indicated that concurrent with the Land Use Plan update, Comprehensive Planning staff would be seeking input on possible changes to land use categories within the plan in an effort to reduce the number of categories and provide more flexibility for planning purposes.**
- 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

John Getter expressed concern with a recent trend associated with non conforming zone change applicants requesting to jump more than one zoning district of an abutting property resulting in very abrupt intensity changes along bordering properties within Spring Valley. Mr. Getter stated that perhaps an R-1.5 zoning district could be considered by planning staff in the process to revise current land use categories.

George Kuck stated that he hopes Planning does not promote the placement of residential next to industrial during the Land Use Plan update.

VI. PLANNING & ZONING

HELD OVER FROM JULY 30, 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 no show. Item to return to August 27, 2013 TAB meeting. Vote 5-0

1B. **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)

Denied after informing the applicant and citizens in attendance the item was placed on the agenda to clarify previous action taken by the board regarding NZC-0398-13. Vote 5-0

09/03/13 PC

1. **UC-0436-10 (ET-0072-13) – SAMM FLAMINGO, LLC:**

USE PERMIT FIRST EXTENSION OF TIME to commence the reduced separation from automobile (motorcycle) maintenance to a residential development in conjunction with an existing retail building on 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Flamingo Road, 280 feet west of Duneville Street within Spring Valley. (description on file). SS/mc/ml (For possible action)

Approved subject to staff conditions. Vote 4-1 D. Laible voted against motion.

2. **VS-0224-11 (ET-0071-13) – KND REAL ESTATE 48, LLC:**

VACATE AND ABANDON FIRST EXTENSION OF TIME to record the vacation of a portion of right-of-way being Rainbow Boulevard located between Russell Road and Dewey Drive, and a portion of right-of-way being Russell Road located between Rainbow Boulevard and Santa Margarita Street in a C-2 (General Commercial) Zone in the CMA Design Overlay District within Spring Valley (description on file). SS/mc/ml (For possible action)

Approved subject to staff conditions. Vote 5-0

3. **MP-0428-13 – THE HOWARD HUGHES COMPANY, LLC:**
MAJOR PROJECT to update the land use and development guide for a 490 acre portion of a mixed-use comprehensive master planned community in Village 16A and to establish the framework and guidelines for future land use requests and development, and to address issues, improvements, and phasing of improvements identified by the Board of County Commissioners in an R-U (Rural Open Land) P-C (Planned Community) Zone, an R-E (Rural Estates Residential) P-C (Planned Community) Zone, and an M-D (Designed Manufacturing) P-C (Planned Community) Zone in the Summerlin Master Planned Community. Generally located on the west side of Fort Apache Road and the north and south sides of Maule Avenue of within Summerlin South (description on file). SB/rk/ml (For possible action)
Motion to approve with staff conditions and additional conditions that the applicant work with County staff to provide access to planned recreational areas west of Summerlin, specify what additional park space and amenities will be provided per MP-0428-13 and complete Fort Apache off-sites within next two years failed. Vote 2-3 J. Getter, D. Gatliff, G. Kuck opposed motion. Second Motion same as first except Fort Apache off-sites to be completed in one year. Approved 5-0

4. **VS-0416-13 - LAS VEGAS LAND DEV. CO, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Russell Road, and between Quarterhorse Lane (alignment) and Jerry Tarkanian Way in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts within Spring Valley (description on file). SB/dg/ed (For possible action)
Applicant no show. Item to return to August 27, 2013 TAB meeting. Vote 5-0

5. **VS-0445-13 – KND REAL ESTATE 48, LLC :**
VACATE AND ABANDON a portion of right-of-way being Santa Margarita Street located between Dewey Drive and Russell Road in a C-2 (General Commercial) Zone in the CMA Design Overlay District within Spring Valley (description on file) SS/mc/ed (For possible action)
Approved subject to staff conditions. Vote 5-0

6. **WS-0425-13 – LATIMER, EDWARD GORDON:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced side yard setbacks for an existing casita/porch and a shed; **2)** reduced rear yard setback for a shed; and **3)** reduced roof pitch for an existing room addition in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Palmyra Avenue, 250 feet west of Cereus Avenue within Spring Valley. SB/al/ml (For possible action)
Approved subject to staff conditions. Vote 3-2 A. Heath Younce, D. Gatliff voted against motion.

7. **WS-0435-13 – HAUGE-FAIRCLOTH, PATRICIA:**
WAIVER OF DEVELOPMENT STANDARDS to allow a decorative block wall (solid block wall) in the front yard in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Richard Allen Court, 300 feet north of Tisha Renee Avenue within Spring Valley. SB/pb/ml (For possible action)
Approved subject to staff conditions. Vote 3-2 A. Heath Younce, D. Gatliff voted against motion.

8. **WS-0440-13 – KB HOME LV RESERVES AT BUFFALO LLC, ET AL:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback in conjunction with a single family residential subdivision on 15.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Robindale Road and Buffalo Drive within Spring Valley. SS/gc/ml (For possible action)
Denied. Vote 5-0

9. **WS-0441-13 – G & M OFFICE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking lot landscaping.
DESIGN REVIEW to allow a non-residential design for an office building within a portion of an existing shopping center on 1.3 acres in a C-P (Office & Professional) Zone in the MUD-3 Overlay District. Generally located on the northeast corner of Miller Lane and Laredo Street within Spring Valley. SB/gc/ml (For possible action)
Approved the waiver subject to staff conditions and denied the design review. Vote 5-0
09/04/13 BCC
10. **DR-0421-13 – SOUTHERN HILLS MEDICAL CENTER, LLC:**
DESIGN REVIEW for a comprehensive sign package in conjunction with an existing hospital and medical office buildings on 36.3 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northeast corner of Fort Apache Road and Sunset Road within Spring Valley. SB/gc/ml (For possible action)
Approved subject to staff conditions. Vote 5-0
11. **DR-0438-13 – LIU & MAI, LLC:**
DESIGN REVIEW for a wall sign and a freestanding sign in conjunction with an office building on 0.6 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard, 170 feet north of Post Road within Spring Valley. SS/pb/ml (For possible action)
Approved subject to staff conditions. Vote 5-0
12. **DR-0444-13 – VARHELYI, GEORGE:**
DESIGN REVIEWS for the following: **1)** an office complex; and **2)** allow architectural styles not consistent with the traditional residential character of surrounding existing residences on 2.1 acres in a C-P (Office & Professional) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Tenaya Way and Post Road within Spring Valley. SS/al/ml (For possible action)
Approved subject to staff conditions. Vote 5-0 Four neighbors opposed to project.
13. **NZC-1058-08 (ET-0065-13) - ROBINDALE INDUSTRIAL PARK, LLC:**
ZONE CHANGE THIRD EXTENSION OF TIME to commence and complete the reclassification of 4.1 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone in the CMA Design Overlay District.
DESIGN REVIEW for a retail development. Generally located on the west side of Durango Drive between Hacienda Avenue and Mesa Vista Avenue within Spring Valley (description on file). SB/bk/ml (For possible action)
Approved for one year and subject to staff conditions. Vote 4-1 G. Kuck voted against motion.
14. **WS-0439-13 – PN II, INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following **1)** reduced street intersection off-set; and **2)** permit non-standard street improvements in conjunction with a proposed single family residential development.
DESIGN REVIEW for a single family residential development 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/mk/ml (For possible action)
Approved subject to staff conditions and one year to start off-sites on Fort Apache and bullet number one under current planning conditions deleted. Vote 5-0

HELD OVER FROM JULY 30, 2013 MEETING

15. **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. Item to return to August 27, 2013 TAB meeting. 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. **Peggy Pound-Wilson introduced herself and volunteered to assist the Board with any committees to serve the Spring Valley community.****

- VIII. Set next meeting date – **Tuesday, August 27, 2013 – 6:30 PM**
IX. Adjournment – **9:30 PM**