



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

SPRING VALLEY TOWN ADVISORY BOARD

TUESDAY, SEPTEMBER 10, 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 **Excused**

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 **A member from Boy Scout Troop 909 led the pledge.**

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 3 & 5 and Items 6 & 8 will be heard together. Approved 4-0**

D. Approval of Minutes of August 27, 2013 **Approved 3-0 A. Heath Younce abstaining as she was not present at the last meeting.**

E. Liaison/County Staff Business **Mike Shannon announced the Spring Valley Land Use Plan Update Open House will be at Desert Breeze on October 17th at 5:30 pm.**

F. Action: Discuss and make recommendation regarding Town Advisory Board Budget requests. **This item will be held over until the next meeting. Approved 4-0**

G. Discussion: Discuss ongoing issues associated with 2014 Spring Valley Land Use Plan update. **John Getter stated that due to the high number of nonconforming zone changes on the October 29th Town Advisory Board meeting it is, unfortunately, a mini Land Use Plan update. Mr. Getter encouraged everyone to attend the October 29th meeting and said it is bothersome to have so many nonconforming zone changes coming forward without analysis by the Water District, utilities and some support staff. John requested a presentation by Jon Wardlaw regarding tracking properties not being served by water and electricity.**

George Kuck expressed concern with staff write ups that indicate schools are at capacity but residential zoning requests will not have an impact on schools. Mr. Kuck

requested a Clark County School District representative attend the October 29th Town Advisory Board meeting to clarify if specific items, if approved, will result in an impact on schools.

- 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 requested a moment of silence to remember brother firefighters and first responders who perished on September 11th.**
- VI. PLANNING & ZONING

09/17/13 PC

1. **WS-0440-13 – KB HOME LV RESERVES AT BUFFALO LLC, ET AL:**
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the rear setback; and 2) over length cul-de-sac (previously not notified) 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)
Approved waiver #1 subject to a 12 foot setback notice included in CC&R's, approved waiver #2 subject to staff conditions. Vote 4-0

10/01/13 PC

2. **UC-0355-06 (ET-0045-13) – POLIS BROTHERS, LLC:**
USE PERMIT SECOND EXTENSION OF TIME to review a massage establishment as a principal use in conjunction with an existing retail center on a portion of 1.8 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Flamingo Road and Red Rock Street within Spring Valley. SB/bk/ml (For possible action)
Item was held until the September 24, 2013 TAB meeting after a representative from Metro expressed concern with the proposal. . Vote 4-0
3. **VS-0488-13 – RHODES RANCH GENERAL PARTNERSHIP:**
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Point Grey Avenue, and between Durango Drive and Quarterhorse Lane in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community within Spring Valley (description on file). SB/rk/xx (For possible action)
Approved subject to staff conditions. Vote 4-0 D. Laible disclosed that he resides in Rhodes Ranch but would participate in the discussion and vote because of no financial conflict or conflict of interest. Fourteen neighbors present against the project.

4. **WS-0485-13 – WOODY-MAC 119, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) animated sign in a C-1 zone; and 2) reduce the separation from a residential development for a proposed animated video screen on an

existing freestanding sign in conjunction with an existing shopping center on a portion of 1.0 acres in a C-1 (Local Business) Zone in the MUD-4 Overlay District. Generally located on the east side of Hualapai Way and the north side of Spring Mountain Road within Spring Valley. SB/dg/ml (For possible action)

Denied. Vote 4-0 Four neighbors present against the item.

5. **ZC-0487-13 – RHODES RANCH, GP:**

ZONE CHANGE to reclassify approximately 9.1 acres from R-4 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone to R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.

USE PERMIT for modified residential development standards.

WAIVERS for the following: **1)** allow modifications to standard drawings for public street sections; **2)** reduced street off-set; and **3)** allow early final grading.

DESIGN REVIEW for a single family residential subdivision in the Rhodes Ranch Master Planned Community. Generally located on the south side of Warm Springs Road, 1,270 feet west of Durango Drive within Spring Valley (description on file). SB/rk/xx (For possible action)

Approved subject to staff conditions. Vote 3-1 A. Heath Younce voted against the motion.

D. Laible disclosed that he resides in Rhodes Ranch but would participate in the discussion and vote because of no financial conflict or conflict of interest.

10/02/13 BCC

6. **VS-0494-13 - RHODES RANCH GP:**

VACATE AND ABANDON easements of interest to Clark County located between Lone Mesa Drive (alignment) and Seeliger Street (alignment), and between Maule Avenue and Martin Avenue (alignment); and portions of a right-of-way being Martin Avenue, Pamalyn Avenue, and Maule Avenue located between Lone Mesa Drive (alignment) and Seeliger Street (alignment), and Lone Mesa Drive (alignment), El Capitan Way (alignment), and Seeliger Street (alignment) located between Maule Avenue and Martin Avenue (alignment) 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

7. **ZC-0491-13 – POST ROAD LAND, LLC:**

ZONE CHANGE to reclassify 8.8 acres from R-E (Rural Estates Residential) (AE-65) Zone and M-1 (Light Manufacturing) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone in the CMA Design Overlay District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow alternative landscaping; **2)** requirement for parking areas to be designed in a series of smaller, connected parking courts; **3)** required trash enclosure; **4)** gate setbacks; and **5)** off-site improvements.

DESIGN REVIEW for a parking lot. Generally located on the north side of Post Road, 880 feet west of Decatur Boulevard within Spring Valley (description on file). SS/pb/ml (For possible action)

Approved the zone change and waiver of development standards #4 subject to staff conditions; and denied waivers of development standards #1, #2, #3, #5 and the design review. Vote 4-0

8. **ZC-0493-13 – RHODES RANCH GP:**

ZONE CHANGE to reclassify 43.3 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) Zone under Resolution of Intent to R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone, R-4 (Multiple Family Residential - High Density) P-C (Planned

Community Overlay) Zone, and C-2 (General Commercial) P-C (Planned Community Overlay) Zone to R-2 (Medium Density Residential) Zone for future residential development with portions of the site in the CMA Design and MUD-2 Design Overlay Districts. Generally located on the north side of Maule Avenue, 660 feet east of Quarterhorse Lane within Spring Valley (description on file). SB/al/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.
- A citizen stated if you call Public Works they do fix potholes.**

VIII. Set next meeting date – **Tuesday, September 24, 2013 – 6:30 PM**

IX. Adjournment – **9:15 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 Roa