



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

**SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, SEPTEMBER 24, 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 **Members of Boy Scout Troop 125 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 6 & 7 will go first and items 2 & 5 will be heard together. Approved 4-0**
 - D. Approval of Minutes of September 10, 2013 **Approved 4-0**
 - E. Liaison/County Staff Business **Mike Shannon announced the upcoming open house meetings regarding the Land Use Plan Updates for both Spring Valley (10/17/13) and Enterprise (10/10/13).**
 - F. Action: Discuss and make recommendation regarding Town Advisory Board Budget requests. **This item will be held until the October 8, 2013 TAB meeting. Vote 4-0**
 - G. Discussion: Discuss ongoing issues associated with 2014 Spring Valley Land Use Plan update. **John Getter encouraged everyone to attend the October 29th Spring Valley Town Advisory Board meeting due to the number of nonconforming zone change applications on the agenda.**
- 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 expressed concern with noted comments in staff reports that proposed developments will not have an impact on schools, yet Trustee's state, publicly, that schools are needed.

Angie Heath Younce asked for a brief update on the fence under construction around the soccer fields north of Spring Mountain.

VI. PLANNING & ZONING

HELD OVER FROM SEPTEMBER 10, 2013 TAB MEETING:

- 1A. **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)
Approved subject to staff conditions except the review date to be March 24, 2014 and hours of operation 8:00 AM to 9:00 PM. Vote 4-0

10/15/13 PC

1. **UC-0520-13 – AMERICA FIRST FEDERAL CREDIT UNION:**
USE PERMIT to allow personal services (tanning salon) in conjunction with an existing reflexology business within an existing office complex on 1.1 acres in a C-P (Office & Professional) Zone in the MUD-4 Overlay District. Generally located on the east side of Rainbow Boulevard, 200 feet south of Laredo Street within Spring Valley. SB/gc/ml (For possible action)
Approved subject to staff conditions. Vote 4-0
2. **VS-0524-13 – NV ENERGY:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Post Road, and between Cimarron Road and Warbonnet Way within Spring Valley (description on file). SS/mk/ml (For possible action)
Approved subject to staff conditions. Vote 4-0
3. **VS-0536-13 – STORYBOOK LAND HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Diablo Drive and Russell Road, and between Dawn Falls Street and Grand Canyon Drive within Spring Valley (description on file). SB/co/ed (For possible action)
Approved subject to staff conditions. Vote 4-0
4. **WS-0521-13 – CASA MIA, INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow alternative parking standards; **2)** allow reduced setbacks; **3)** allow alternative landscaping; and **4)** allow reduced setbacks for access gates in conjunction with an existing apartment complex and daycare facility on 9.4 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the north side of Reno Avenue and the east and west sides of Duneville Street within Spring Valley. SS/dm/ml (For possible action)
Approved all waivers subject to staff conditions minus the Public Works condition. Vote 4-0
5. **WS-0523-13 – NV ENERGY:**
WAIVER OF DEVELOPMENT STANDARDS to allow modifications to standard drawings for public street sections in conjunction with a proposed gated single family residential development on 38.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay

Districts. Generally located on the north side of Sunset Road and the west side of Warbonnet Way within Spring Valley. SS/pb/ml (For possible action)

Approved subject to staff conditions. Vote 4-0

10/16/13 BCC

6. **UC-0726-08 (ET-0082-13) – NP DURANGO, LLC:**

USE PERMITS SECOND EXTENSION OF TIME to commence the following: **1)** modifications to a previously approved resort hotel/casino; **2)** addition of an office and retail plaza with incidental commercial uses; and **3)** deviations to development standards.

DESIGN REVIEWS for the following: **1)** final plans on a previously approved resort hotel/casino with ancillary uses; and **2)** an office and retail plaza consisting of 8 buildings with associated structures and water features on approximately 71.0 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located between the 215 Beltway and Maule Avenue on the west side of Durango Drive within Spring Valley. SB/rk/ml (For possible action)

Approved subject to staff conditions and additional condition of a design review for any significant changes in the design and for signage. Vote 4-0

7. **ZC-0527-13 – THE HOWARD HUGHES COMPANY, LLC:**

ZONE CHANGE to establish the development plan and reclassify 449.0 acres from R-U (Rural Open Land) Zone, R-E (Rural Estates Residential) Zone, and Resolution of Intent to M-D (Designed Manufacturing) Zone to R-2 (Medium Density Residential) Zone, R-3 (Multiple Family Residential) Zone, and P-F (Public Facility) Zone all in a P-C (Planned Community Overlay District) for Summerlin Village 16A.

USE PERMIT for modified development standards for Summerlin Village 16A. Generally located on the west side of Fort Apache Road and the north and south sides of Maule Avenue within Summerlin South and Spring Valley (description on file). SB/rk/ml (For possible action)

Held until next TAB meeting on October 8, 2013 for more clarity. Vote 4-0

8. **ZC-0516-13 – CFT LANDS, LLC, ET AL:**

ZONE CHANGE to reclassify 20.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow modifications to standard drawings for public street sections; and **2)** reduce street intersection off-sets.

DESIGN REVIEW for a single family residential development. Generally located on the east side of Buffalo Drive and the north and south sides of Diablo Drive within Spring Valley (description on file). SS/pb/xx (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, October 8, 2013 – 6:30 PM**

IX. Adjournment – **8:10 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