



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

**SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, OCTOBER 8, 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
- 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 & 8 heard together. Vote 4-0**
  - D. Approval of Minutes of September 24, 2013 **Approved 4-0**
  - E. Liaison/County Staff Business **Mike Shannon gave updates of open house meeting for Spring Valley and Enterprise Land Use Plan updates. An announcement was also made that due to an anticipated large crowd the Enterprise Town Advisory Board will meet at the Government Center on Wednesday October 9, 2013.**
  - F. Action: Discuss and make recommendation regarding Town Advisory Board Budget requests. **Wi-fi for Desert Breeze and an audiovisual projection machine as well as paving for the Casa Linda subdivision and along Durango between Spring Valley and Tropicana were recommended for inclusion in the 2014 Budget.**
  - G. Discussion: Discuss ongoing issues associated with 2014 Spring Valley Land Use Plan update. **John Getter encouraged everyone to attend the October 29, 2013 Spring Valley Town Advisory Board meeting due to the number of nonconforming zone change items on the agenda. George Kuck reminded everyone of the October 17, 2013 Spring Valley Land Use Plan Update open house.**
- 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. **A resident complained about the new fence currently under construction around Desert Breeze soccer fields and statements made by representatives of the youth soccer league that the park on the north side of Spring Mountain was exclusively for organized soccer teams**

- V. TOWN BOARD INPUT **John Getter reported that Board member, Dee Gatliff, was recovering from surgery and would be at the next Spring Valley Town Advisory Board meeting.**

VI. PLANNING & ZONING

11/05/13 PC

1. **UC-0451-09 (ET-0088-13) – FOSTER DAY I, LLC:**  
**USE PERMITS SECOND EXTENSION OF TIME** to commence the following: **1)** a communication tower; and **2)** reduced separation from a residential development.  
**DESIGN REVIEW** for a communication tower on a portion of 3.4 acres in an R-E (Rural Estates Residential) Zone in the MUD-4 Overlay District. Generally located on the northeast corner of Hualapai Way and Tompkins Avenue within Spring Valley. SB/bk/ml (For possible action)  
**Approved subject to staff conditions. Vote 4-0**
2. **UC-0566-13 – SPRING VALLEY MARKET PLACE, LLC:**  
**USE PERMIT** to increase the number of vehicles (automobiles) for sale by an existing vehicle (automobile) sales business in conjunction with an existing shopping center on 4.1 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue and the west side of Rainbow Boulevard within Spring Valley. SS/mk/ml (For possible action)  
**Denied. Vote 4-0**
3. **UC-0605-13 – SAHARA DECATUR, LLC :**  
**USE PERMIT** to reduce the separation from an on-premise consumption of alcohol establishment (supper club) to a residential use in conjunction with an existing shopping center on a portion of 6.5 acres in a C-2 (General Commercial) Zone in the MUD-3 and MUD-4 Overlay Districts. Generally located on the south side of Sahara Avenue and the west side of Decatur Boulevard within Spring Valley. SB/mk/ml (For possible action)  
**Approved subject to staff conditions and subject to rear doors not to be propped open during business operations. Vote 4-0**
4. **WS-0543-13 – URBAN, MICHAEL A. & DOROTHY M.:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced street setbacks for a detached garage in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Tioga Pines Circle, 85 feet east of Tioga Way within Spring Valley. SB/mc/ml (For possible action)  
**Approved subject to the plan be changed to a five-foot setback from wall to bring it into compliance. Vote 4-0**

11/06/13 BCC

5. **UC-0561-13 – STEPHENS, PAUL D.:**  
**USE PERMIT** to allow exotic animals (2 servals) in conjunction with a single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Laredo Street, 210 feet west of Rosanna Street within Spring Valley. SB/mc/ml (For possible action)  
**Denied. Inappropriate use in area and impact on local feral population. Vote 4-0**
  
6. **VS-0593-13 –HIGH GROUND, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Hualapai Way located between Patrick Lane and Sunset Road within Spring Valley (description on file). SB/mk/ml (For possible action)  
**Approved subject to staff conditions. Vote 4-0**
  
7. **ZC-0570-13 – VREO XXIV, LLC:**  
**ZONE CHANGE** to reclassify 8.2 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase building height.  
**DESIGN REVIEW** for a multi-family residential development. Generally located on the north side of Spanish Ridge Avenue and the west side of Durango Drive within Spring Valley (description on file). SB/jvm/ml (For possible action)  
**Approved subject to staff conditions. Vote 4-0**
  
8. **ZC-0592-13 – HIGH GROUND, LLC:**  
**ZONE CHANGE** to reclassify 11.8 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**USE PERMIT** to allow single family attached dwellings.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced lot sizes; **2)** modify Uniform Standard Drawing #210; and **3)** allow an over-length street with no County approved turn-around.  
**DESIGN REVIEW** for an attached and detached single family residential development. Generally located on the southeast corner of Patrick Lane and Hualapai Way within Spring Valley (description on file). SB/mk/ml (For possible action)  
**Approved the zone change, use permit, design review, waivers of development standards #1, #2 subject to staff conditions and denied waiver of development standard #3. Vote 4-0**

**HELD OVER FROM SEPTEMBER 24, 2013 MEETING:**

9. **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)  
**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 29, 2013 – 6:30 PM**

IX. Adjournment – **9:30 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