



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

**SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, OCTOBER 14, 2014– 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 (702) 254-8413 **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 **Read by D. Laible**
  - C. Approval of Agenda Posted, Including Any Deletions or Corrections **Approved 5-0**
  - D. Approval of Minutes of September 30, 2014 **Approved 5-0**
  - E. Liaison/County Staff Business
  - F. Final 2015 Budget Requests **The Board voted to adopt the proposed budget requests for 2015 which included:**
    - Street lights in Section 11**
    - Rumble strips and flashers at Duneville and Eldora if warranted**
    - Improve audio visual capabilities for Town Board meetings**
  - G. Discuss and comment on proposed amendment to fire code fees **Thanked the Fire Department for the correspondence related to rate increase but noted lack of information prevents the Board from making a formal comment.**
  - H. Announcement: Applications are available for the Spring Valley Town Advisory Board. Terms are for two years beginning in January 2015. If selected, required training is in January 2015.
- 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 INPUT **George Kuck thanked Public Works for clean-up of the area along El Capitan in Spring Valley. Mr. Kuck also expressed concern for water runoff coming from the ice rink on Flamingo. Duane Laible mentioned an article in the paper regarding the pharmaceutical company the TAB approved at the Reid Park that will employ 355 people. Duane also noted the Rhodes Ranch Candidates Night was a success with candidates for statewide, senate, assembly, clark county and the Board of County Commission in attendance.**

VI. PLANNING & ZONING

10/21/14 PC

1. **TM-0171-14 – STORYBOOK RESIDENTIAL, LLC: (9830 Tropicana)**  
**TENTATIVE MAP** for a mixed use project consisting of commercial lots and 2 residential lots with a total of 175 multiple family residential units on 5.2 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of Tropicana Avenue and Grand Canyon Drive within Spring Valley. SB/al/ml (For possible action) **PC 11/4/14**  
**Approved subject to staff conditions. Vote 5-0**
2. **VS-0753-14 – GREYSTONE NEVADA, LLC: (Patrick Ln/Riley)**  
**AMENDED VACATE AND ABANDON** a portion of right-of-way being Riley Street located between Patrick Lane and Post Road and a portion of right-of-way being Post Road located between Seeliger Street and Riley Street (previously notified as Patrick Lane located between Riley Street and Brent Thurman Way) within Spring Valley (description on file). SB/co/ml (For possible action) **PC 10/21/14**  
**Approved subject to staff conditions. Vote 5-0**

11/4/14 PC

3. **DR-0776-14 – PRESTIGE APARTMENTS, LLC: (Durango/Spanish Ridge)**  
**DESIGN REVIEW** for a final grading plan for a multiple family residential development within a Hillside & Foothills Transition Boundary Area on 9.4 acres in an R-3 (Multiple Family Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northwest corner of Durango Drive and Spanish Ridge Avenue within Spring Valley. SB/rk/ml (For possible action)  
**PC 11/4/14**  
**Approved subject to staff conditions. Vote 5-0**
4. **UC-0796-14 – COUNTY OF CLARK (AVIATION): (Warm Springs/Montessori)**  
**USE PERMIT** for a recreational facility (indoor batting cages) within an existing office/warehouse and distribution center facility on a portion of 28.6 acres in an M-D (Designed Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Warm Springs Road and the east side of Montessori Street within Spring Valley. SS/dg/ml (For possible action)  
**PC 11/4/14**  
**Approved subject to staff conditions. Vote 5-0**
5. **VS-0783-14 – ALLEN-MILAN, LLC: (Sunset/Buffalo)**  
**VACATE AND ABANDON** easements of interest to Clark County located between Miller Lane (alignment) and Buffalo Drive and between Sunset Road and Wagon Trail Avenue (alignment) within Spring Valley (description on file). SS/mc/ml (For possible action) **PC 11/4/14**  
**Approved subject to staff conditions. Vote 5-0**
6. **VS-0787-14 – PALM MORTUARY, INC: (Warm Springs/Myers)**

**VACATE AND ABANDON** easements of interest to Clark County located between Arby Avenue and Warm Springs Road and between Myers Street and Buffalo Drive, and a portion of right-of-way being Warm Springs Road located between Myers Street and Buffalo Drive within Spring Valley (description on file). SS/co/ml (For possible action) **PC 11/4/14**  
**Approved subject to staff conditions. Vote 5-0**

7. **VS-0792-14 – CENTURY COMMUNITIES OF NEVADA, LLC: (Fort Apache/Sherwood Greens)**  
**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Seeliger Street and between Sherwood Greens Drive and Torino Avenue (alignment), and a portion of right-of-way being Hidden Mountain Way located between Fort Apache Road and Seeliger Street within Spring Valley (description on file). SB/rk/ml (For possible action) **PC 11/4/14**  
**Approved subject to staff conditions. Vote 5-0 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.**

8. **WS-0798-14 – GLASSFORD, RIAN: (6535 West Oquendo)**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback for an existing accessory structure (storage building) in conjunction with an existing family residence on 1.0 acre in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Oquendo Road, 150 feet west of Torrey Pines Drive within Spring Valley. SS/mk/ml (For possible action) **PC 11/4/14**  
**Approved subject to staff conditions. Vote 5-0**  
**11/5/14 BCC**

9. **DR-0802-14 – HACIENDA APARTMENTS, LLC: (Jerry Tarkanian/Hacienda)**  
**DESIGN REVIEW** for revisions to a previously approved multiple family residential development on 25.0 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Jerry Tarkanian Way and the north side of Hacienda Avenue within Spring Valley. SB/dg/ml (For possible action) **BCC 11/5/14**  
**Approved subject to staff conditions. 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. None**

VIII. **Set next meeting date – Tuesday, October 28, 2014 – 6:30 PM**

IX. **Adjournment – 7:30 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