



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, NOVEMBER 10, 2015– 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

John Catlett **Present**
Dee Gatliff, Vice Chair **Present**
John Getter, Chair **Present**
Darby Johnson, Jr. **Present**
Angie Heath Younce **Present**
Mike Shannon, Town Liaison (702) 455-8338 **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
 - C. Approval of Agenda Posted, Including Any Deletions or Corrections **Approved 5-0**
 - D. Approval of Minutes of October 27, 2015 **Approved 5-0**
- 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 **Angie requested assistance with speeding along Tee Pee between Peace and Tompkins. Dee also pointed out speeding along Desert Inn. John Catlett expressed ongoing problems with landscape damage and plant theft in the Norwood subdivision. John Getter asked for follow-up from PRO with a suspect business in a residential home on Dewey as well as multiple cars and outside storage for a property on El Camino. Prior to opening the meeting with General Business, John Getter welcomed Boy Scout Troop 208 to the meeting.**
- VI. GENERAL BUSINESS

- A. Liaison/County Staff Business **Handed out the 2016 Spring Valley Town Advisory Board meeting schedule. Announced the November 14, 2015 Open House at the Water Reclamation District scheduled for 9:00am at 5857 East Flamingo Road.**

VII. PLANNING & ZONING

Held Over from October 27, 2015 Meeting:

- 1A. **TM-0181-15 – ROBINDALE CIMARRON, LLC:**
TENTATIVE MAP consisting of 12 single family residential lots and common lots on 2.5 acres in an R-1 (Single Family Residential) Zone in the CMA Design Overlay District. Generally located on the west side of Cimarron Road, 300 feet south of Robindale Road within Spring Valley. SS/gc/lS (For possible action) **BCC 11/18/15**
Denied. Vote 5-0
- 1B. **VS-0669-15 – ROBINDALE CIMARRON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Robindale Road and Mesa Verde Lane (alignment) and between Gagnier Boulevard (alignment) and Cimarron Road (alignment) within Spring Valley (description on file). SS/gc/lS (For possible action) **BCC 11/18/15**
Approved. Vote 5-0
- 1C. **ZC-0668-15 – ROBINDALE CIMARRON, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone in the CMA Design Overlay District.
DESIGN REVIEW for a single family residential development. Generally located on the west side of Cimarron Road, 300 feet south of Robindale Road within Spring Valley (description on file). SS/gc/lS (For possible action) **BCC 11/18/15**
Approved 5-0 with the following:
- **Condition density four units per acre**
 - **Separate disclosure document for all buyers that a Sports Park is planned for the surrounding area which will include lighting and public address systems necessary for athletic competition.**
 - **Separate disclosure document for all buyers that a congregate care facility is planned for adjacent property to the north.**
 - **Signage displayed on-site that property surrounding neighborhood is planned for a sports park which will include lighting and public address systems necessary for athletic competition.**
 - **Additional recommendation Clark County install sign on public land indicating future sports park planned for surrounding area.**

12/01/15 PC

1. **DR-0691-15 – 7155 S BUFFALO LAS VEGAS 294, LLC:**
DESIGN REVIEW for a shopping center on 5.0 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design and MUD-3 Design Overlay Districts. Generally located on the west side of Buffalo Drive, 630 feet north of Warm Springs Road within Spring Valley. SS/pb/lS (For possible action)**PC 12/1/15**
Approved subject to staff conditions. Vote 5-0
2. **DR-0705-15 – TENAYA LOFTS, LLC:**

DESIGN REVIEW for a proposed office/warehouse building on a portion of 19.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Pioneer Way, 350 feet north of Sunset Road within Spring Valley. SS/gc/ls (For possible action) **PC 12/1/15**

Held by applicant until the November 24, 2015 Town Advisory Board meeting.

3. **VC-0713-15 – BIELMAN, ANALYN, ET AL:**

VARIANCE to reduce the rear yard setback for a proposed addition to an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side of Stonegate Meadow Avenue, 90 feet west of Royal Amethyst Way within Spring Valley. SB/dg/ec (For possible action) **PC 12/1/15**

Held by Town Advisory Board until November 24, 2015 meeting for applicant to get HOA approval. Vote 5-0

4. **WS-0693-15 – MARTIN, CLINTON & JESSICA:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall height; **2)** allow alternative screening (decorative block wall) in the front yard; and **3)** reduced setback from a right-of-way in conjunction with an existing single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Palmyra Avenue, 200 feet west of Montessori Street within Spring Valley. SB/gc/ml (For possible action) **PC 12/1/15**

Approved waivers of development standards #1 and #3 and denied waiver of development standards #2. Vote 5-0

12/02/15 BCC

5. **UC-0697-15 – CENTURY COMMUNITIES OF NEVADA, LLC:**

USE PERMIT to increase retaining wall height in conjunction with an approved single family residential subdivision on 1.9 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located on the west side of Durango Drive, 450 feet north of Rhodes Ranch Parkway within Spring Valley. SB/rk/ec (For possible action) **BCC 12/5/15**

Approved subject to staff conditions. Vote 5-0

6. **WS-0707-15 – NEVADA AUTO REAL ESTATE INVESTMENTS, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to allow a roof sign where not permitted.

DESIGN REVIEW for a comprehensive sign plan for an approved automobile dealership on 10.0 acres in a C-2 (General Commercial) Zone and an M-D (Designed Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Rafael Rivera Way and the west side of Warbonnet Way within Spring Valley. SS/pb/ec (For possible action) **BCC 12/5/15**

Approved subject to staff conditions. Vote 5-0

7. **ZC-0712-15 – MACONAMA INVESTMENTS, LLC:**
ZONE CHANGE to reclassify 1.9 acres from R-E (Rural Estates Residential) (AE-60) Zone to C-P (Office & Professional) (AE-60) Zone for an office complex.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** access to a local street; and **2)** allow alternative driveway geometrics.
DESIGN REVIEW for a proposed office complex with a non-residential architectural style. Generally located on the northeast corner of Jones Boulevard and Ponderosa Way within Spring Valley (description on file). SS/al/lS (For possible action) **BCC 12/5/15**
Approved subject to staff conditions and 15 foot light poles in the design review. Vote 5-0

- VIII. **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**
- IX. Set next meeting date – **Tuesday, November 24, 2015 – 6:30 PM**
- X. Adjournment – **8:50 pm**