Spring Valley Town Advisory Board
NOTICE OF PUBLIC MEETING

MINUTES
SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, APRIL 29, 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  Excused
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 #2 and #7 held by applicant.  Approved 4-0
   D. Approval of Minutes of April 8, 2014  Approved 4-0
   E. Liaison/County Staff Business  None
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  Gatliff stated that estate sales are continuing in a residential neighborhood at Duneville and Desert Inn that cause problems for the neighborhood and requested the Public Response Office follow-up with enforcement.

VI. PLANNING & ZONING
HELD OVER FROM APRIL 8, 2014 MEETING:

1A. **WS-0160-14 – MILLER LANE TRUST:**
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced lot area; and 2) off-site improvements (streetlights, curb, gutter, sidewalk, and partial paving) in conjunction with a single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Miller Lane, 350 feet south of Tara Avenue within Spring Valley. SB(gc/ml) (For possible action)

applicant no show. Denied per staff recommendation. Vote 4-0 Nine present in opposition.

1B. **NZC-0403-13 (WC-0041-14) – PN II, INC:**
**WAIVER OF CONDITIONS** of a zone change requiring no vehicular access gates allowed in conjunction with an approved single family subdivision on 20.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located between Warm Springs Road and Arby Avenue (alignment) and the west side of Myers Street (alignment) within Spring Valley. SS(mc/ml) (For possible action)

Approved subject to staff conditions. Vote 4-0

1. **AG-0348-14:** That the urban town boards and citizens advisory councils discuss whether to allow large livestock in R-U, R-A, R-E, and R-D zoning districts at 1 animal per 7,500 square feet of lot area. (For possible action)

Denied. Board voted to keep the current regulations. Vote 4-0

05/06/14 PC

2. **TM-0055-14 – OQUENDO LAND HOLDINGS, LLC:**
**TENTATIVE MAP** consisting of 102 single family residential lots and common lots on 25.9 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Oquendo Road and the east and west sides of Quarterhorse Lane (alignment) within Spring Valley. SB(gc/ml) (For possible action)

Held by applicant until July 8, 2014 TAB meeting.

05/20/14 PC

3. **UC-0193-14 – BANONE, LLC & LSN NEVADA TRUST:**
**USE PERMIT** for a place of worship.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking for a place of worship in conjunction with an existing office building on 1.0 acre in a C-P (Office & Professional) Zone. Generally located on the southwest corner of Lindell Road and Cherokee Avenue within Spring Valley. SB/jt/ml (For possible action)

Motion to approve with a three-year review failed. Vote 2-2 D. Gatiff, A. Heath Younce voted against the motion.

05/20/14 PC

4. **VS-0194-14 – TROP GRAND CANYON 5, LLC:**
**VACATE AND ABANDON** easements of interest to Clark County located between Grand Canyon Drive and Tee Pee Lane, and between Tropicana Avenue and Meeks Bay Avenue within Spring Valley (description on file). SB/co/ml (For possible action)

Approved subject to staff conditions. Vote 4-0

05/20/14 PC

5. **WS-0186-14 – YUEN CALVIN & LILY MEI YUEN:**
**WAIVER OF DEVELOPMENT STANDARDS** to allow an alternative roof pitch for an existing room addition in conjunction with an existing single family on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Greenbush Drive and 380 feet west of Corning Drive within Spring Valley. SB/mk/ml (For possible action)

**Approved subject to staff conditions. Vote 4-0**

6. **WS-0187-14 – SCOTT, JONATHAN AND ANDREW:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the side setback for a proposed addition (residential waterslide) in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) (AE-65) Zone. Generally located 150 feet north of Post Road and 140 feet west of Duneville Street on Bellisma Street within Spring Valley. SS/rk/ml (For possible action)

**Approved subject to staff conditions. Vote 4-0**

05/21/14 BCC

7. **UC-0176-14 – MREC WRG RIDGEHAVEN, LLC:**

**USE PERMIT** to allow the elimination of 1 side yard (zero lot line) for a portion of the single family dwelling (garage) and only for a portion of the overall lots within the development.

**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks.

**DESIGN REVIEW** for a single family attached and detached residential development on 10.5 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 Oquendo Road and the east side of Fort Apache Road within Spring Valley. SB/dg/ml (For possible action)

**Held by applicant until May 13, 2014 TAB meeting.**

8. **WS-0183-14 – D.R. HORTON, INC:**

**WAIVER OF DEVELOPMENT STANDARDS** for modified street standards.

**DESIGN REVIEW** for a single family residential development on a portion of 60.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Peace Way, 1,600 feet west of Buffalo Drive within Spring Valley. SS/gc/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, May 13, 2014 – 6:30 PM

IX. Adjournment 7:40 PM