



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

**SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, AUGUST 10, 2010– 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.**

#### **BOARD MEMBERS**

Dee Gatliff, Chair **Present**  
George Kuck, Vice Chair **Present**  
Duane Laible, Member **Present**  
Lee Plotkin, Member **Present**  
Angie Heath Younce, Member **Present**  
Diana Morton, Secretary **Present**

#### **POSTING LOCATIONS**

Desert Breeze Community Center-8275 W. Spring Mtn.  
Helen Meyer Community Center-4525 Lake Forest  
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. Liaison/County Staff Business
  - D. Approval of Agenda Posted, Including Any Deletions or Corrections **Approved 5-0 after noting item 1A had been withdrawn.**
  - E. Approval of Minutes of July 27, 2010 **Approved 5-0**
  - F. Discuss 2011 Budget Requests **Mike Shannon indicated that while the Board does not wield a budget, it is time to start considering needs throughout Spring Valley in anticipation of making formal recommendations regarding budgetary items before the end of the year.**
- IV. PUBLIC INPUT – 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 (3) minutes.  
**An individual requested the phone number for the Public Response Office.**  
**Lee Plotkin suggested PRO can be contacted via the web site.**  
**Duane Laible disclosed he lived at Rhodes Ranch but would vote on items 1B, 5 and 6.**

#### **COMMISSIONERS**

RORY REID, Chairman – SUSAN BRAGER, Vice-Chair  
LAWRENCE L. BROWN III – TOM COLLINS – LAWRENCE WEEKLY – CHRIS GIUNCHIGLIANI – STEVE SISOLAK  
VIRGINIA VALENTINE, County Manager

Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road

IV. PLANNING & ZONING

**HELD OVER FROM JULY 27, 2010 TOWN BOARD MEETING**

**1A. UC-0258-10 – HART-SAHARA, LLC:**

**USE PERMIT** for a banquet facility in conjunction with an existing shopping center on a portion of 1.3 acres in a C-1 (Local Business) Zone and a C-P (Office & Professional) Zone in the MUD-3 Overlay District. Generally located on the east side of Miller Lane, 250 feet south of Sahara within Spring Valley. LB/gc/dr

**Withdrawn.**

**1B. ZC-0309-10 – WIND APCAHE 3070, LLC:**

**ZONE CHANGE** to reclassify an approximate 5.0 acre site from R-4 (Multiple Family Residential - High Density) Zone and C-2 (General Commercial) Zone both within a P-C (Planned Community Overlay District) Zone to R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.

**VARIANCE** to reduce the rear setback in conjunction with a residential single family subdivision in the Rhodes Ranch Master Planned Community. Generally located on the south side of Wigwam Avenue, 330 feet west of Fort Apache Road within Spring Valley (description on file). SB/rk/ed

**Held as the applicant was not present for a second time. It was requested the item return to the Town Board. The item will be put on the August 31, 2010 meeting agenda.**

**09/07/10 PC**

**1. UC-0324-10 – PIONEER SQUARE, LLC:**

**USE PERMIT** for a banquet facility on 2.9 acres in a C-1 (Local Business) Zone in the Desert Inn Transition Corridor Overlay District. Generally located on the northwest corner of Decatur Boulevard and Pioneer Avenue within Spring Valley. SB/pb/mb

**Approved subject to staff conditions. Vote 5-0**

**2. UC-0327-10 – ANDERSON, SUSAN AMELIA:**

**USE PERMITS** for the following: **1)** increased area for accessory structures; and **2)** waive architectural compatibility for an accessory structure in conjunction with an existing single family dwelling on 0.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Torrey Pines Drive, 300 feet south of Palmyra Avenue within Spring Valley. LB/pb/ed

**Denied based on the temporary containers currently in front yard that were not included in the request as well as no information on location of structures or landscaping details. Vote 5-0**

**3. UC-0328-10 – 7699 POST ROAD, LLC:**

**USE PERMIT** for an electronic equipment sales and service business in conjunction with an existing office complex on 0.7 acres in a C-P (Office Professional) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Post Road, 470 feet east of Buffalo Drive within Spring Valley. SS/mc/ed

**Approved subject to staff conditions. Vote 5-0**

**4. UC-0335-10 – DEAN, JERRY L. AND DEANNA S.:**

**USE PERMIT** to allow accessory structures (garage/storage building & decorative fence) prior to the construction of a principal structure on 1.3 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Diablo Drive (alignment) and the east side of Mann Street (alignment) within Spring Valley. RR/mc/ed

**Approved subject to staff conditions, with emphasis on the two year review and the size of the main residence being a minimum of 6,000 sq. ft. Vote 5-0**

**COMMISSIONERS**

RORY REID, Chairman – SUSAN BRAGER, Vice-Chair  
LAWRENCE L. BROWN III – TOM COLLINS – LAWRENCE WEEKLY – CHRIS GIUNCHIGLIANI – STEVE SISOLAK  
VIRGINIA VALENTINE, County Manager

Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Ro

5. **WT-0345-10 – RHODES RANCH G.P.:**  
**WAIVERS** for the following: **1)** modify private street width; and **2)** reduction of street off-set in conjunction with a single family subdivision on 29.3 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 northeast corner of Fort Apache Road and Sherwood Greens Drive within Spring Valley and Enterprise. SB/rk/ed  
**Approved subject to staff conditions. Vote 5-0**
6. **ZC-0346-10 – RHODES RANCH, G.P.:**  
**ZONE CHANGE** to reclassify an approximate 29.3 acre site from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) Zone under Resolution of Intent to R-2 (Medium Density Residential) Zone both within a P-C (Planned Community Overlay District) Zone to R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in conjunction with a residential single family subdivision in the Rhodes Ranch Master Planned Community. Generally located on the northeast corner Fort Apache Road and Sherwood Greens Drive within Spring Valley and Enterprise (description on file). SB/rk/ed  
**Approved subject to staff conditions. Vote 5-0**

**09/08/10 BCC**

7. **ZC-0342-10 – LENNAR COMMUNITIES NEVADA, LLC:**  
**ZONE CHANGE** to reclassify 9.5 acres from R-E (Rural Estates Residential) Zone under resolution of intent to R-4 (Multiple Family Residential - High Density) Zone to RUD (Residential Urban Density) Zone in the MUD-4 Overlay District for a single family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; **2)** reduced open space; and **3)** reduced street off-set. Generally located on the east side of Hualapai Way and the south side of Tompkins Avenue (alignment) within Spring Valley (description on file). SB/gc/xx  
**Denied as the proposed project was too aggressive for the area. Vote 5-0**

- VI. Set next meeting date –**Tuesday, August 31, 2010 – 6:30 PM**  
VII. Adjournment - **8:00 PM**