



Spring Valley Town Advisory Board NOTICE OF PUBLIC MEETING



**MINUTES
SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, OCTOBER 12, 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 **Excused**
- 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 4-0**
 - E. Approval of Minutes of September 28, 2010 **Approved 4-0**
 - F. Announcement: Applications are available for anyone that lives in Spring Valley and is interested in serving on the Spring Valley Town Advisory Board.
- IV. PUBLIC INPUT –Duane Laible requested staff to provide a report on overflow parking on streets on Saturdays and Sundays of church parking lots.**
- V. PLANNING & ZONING**

HELDOVER FROM SEPTEMBER 28, 2010 MEETING

- 1A. WS-0399-10 – STORYBOOK HOMES:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced lot size; **2)** waive sidewalks; **3)** reduced driveway length; **4)** reduced side yard setback; and **5)** allow an alternative street landscape buffer in conjunction with a proposed residential subdivision.
DESIGN REVIEW for a single family subdivision on 5.3 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue, 300 feet west of Buffalo Drive within Spring Valley. SS/tc/ml
Held by Town Board until next meeting. Vote 4-0

1. **UC-0680-01 (WC-0149-10) – MOUNTAIN TOP FAITH MINISTRIES:**
WAIVER OF CONDITIONS of a use permit requiring a traffic study to address no access on Westwind Road unless required by Public Works on 6.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Westwind Road and the north side of Edna Avenue within Spring Valley. SB/al/mb
Held by applicant until next Town Board meeting.

2. **UC-0448-10 – MOUNTAIN TOP FAITH MINISTRIES:**
USE PERMITS for the following: 1) expand an existing place of worship; 2) allow an accessory structure that is not architectural compatible with the principal building; and 3) waive applicable design standards per Table 30.56-2.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify landscaping and screening requirements; and 2) off-site improvement standards (excluding paving).
DESIGN REVIEWS for the following: 1) a modular building; and 2) a parking lot in conjunction with a place of worship on 9.2 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Edna Avenue and the west side of Lindell Road within Spring Valley. SB/al/mb
Held by applicant until next Town Board meeting.

3. **UC-0456-10 – RHODES RANCH, GP:**
USE PERMIT for modified residential development standards in conjunction with a single family residential development on an approximate 29.3 acre site 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/xx
Approved subject to staff conditions. Vote 4-0

4. **VS-0407-10 – G&L PARTNERSHIP, LP:**
VACATE AND ABANDON easements of interest to Clark County located between Miller Lane (alignment) and Buffalo Drive and between Moberly Avenue (alignment) and Mesa Verde Lane (alignment) and portion of right-of-way being Moberly Avenue located between Miller Lane and Buffalo Drive in an R-E (Rural Estates Residential) Zone within Spring Valley (description on file). SS/mc/ed
Held by applicant until next Town Board meeting.

5. **VS-0454-10 – RHODES RANCH, GP:**
VACATE AND ABANDON a portion of right-of-way being Longboat Key Avenue located between Fort Apache Road and Sherwood Greens Drive and easements of interest to Clark County located on the north side of Sherwood Greens Drive and the east side of Fort Apache Road in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community within Spring Valley and Enterprise (description on file). SB/rk/mb
Approved subject to staff conditions. Vote 4-0

6. **WT-0455-10 – RHODES RANCH, GP:**
WAIVER to allow modified improvement standards in conjunction with a single family development on 29.3 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in Rhodes Ranch Master Planned Community. Generally located on the northeast corner Fort Apache Road and Sherwood Greens Drive within Spring Valley and Enterprise. SB/rk/ml
Approved waivers #1a, #1c, #1d and #1b reworded as follows: Allow building permits for models prior to final map recording and subject to staff conditions. Vote 4-0

VI. Set next meeting date – **Tuesday, October 26, 2010 – 6:30 PM**

VII. Adjournment - **7:35 PM**