



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

**SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, JANUARY 15, 2013– 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 **Present**  
Duane Laible **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 5 & 7 will be heard together. Approved 5-0**
  - D. Approval of Minutes of December 11, 2012 **Approved 5-0**
  - E. Liaison/County Staff Business **Announced volunteers are needed for the annual Homeless Count on January 24, 2013.**
  - F. ACTION: Elect Chair and Vice Chair for Two Year Term **Duane Laible was elected as Chair and George Kuck as Vice-Chair. Vote 5-0**
  - G. ACTION: Approve 2013 Meeting Schedule **Approved 2013 schedule, noting no meeting will be scheduled on December 31, 2013. Vote 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

**John announced that, on a recent appeal, Commissioner Sisolak supported a previous recommendation by the Town Advisory Board that the Planning Commission voted in opposition. John expressed appreciation that the Board of County Commission considers Town Board recommendations seriously.**

**Angie requested that the Public Response Office investigate the parking requirements for a car dealer near the southwest corner of Flamingo and Fort Apache as it relates to reserved spaces.**

**Duane thanked the Board for electing him Chair and recognized Angie for her efforts as the previous Chair.**

**Duane suggested placing an item on the next agenda to discuss hourly car rentals.**

## VI. PLANNING & ZONING

### 01/22/13 PC

1. **CP-0849-12**: That the Spring Valley Town Advisory Board hold a public meeting on an annual amendment to the Spring Valley Land Use Plan and take appropriate action. (For possible action)
- 1.a. **PA-0004-12 – VREO XXIV, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use categories from OP (Office Professional) and CG (Commercial General) to RH (Residential High from 8 to 18 du/ac) on 10.0 acres in an R-E (Rural Estates Residential) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the southwest corner of Durango Drive and Mesa Vista Avenue within Spring Valley. SB/pd (For possible action)  
**Approved subject to staff conditions. Vote 4-1 G. Kuck voted against motion. Four property owners in opposition.**
- 1.b. **PA-0005-12 – STORYBOOK RESIDENTIAL, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from RH (Residential High from 8 to 18 du/ac) to RUC (Residential Urban Center from 18 to 32 du/ac) on 5.0 acres in an U-V (Urban Village) Zone in the MUD-4 Overlay District. Generally located on the northwest corner of Tropicana Avenue and Grand Canyon Drive within Spring Valley. SB/pd (For possible action)  
**Approved subject to staff conditions. Vote 5-0 Four in opposition and two in favor.**
- 1.c. **PA-0006-12 – AGRW WARM SPRINGS, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use categories from RS (Residential Suburban up to 8 du/ac), RH (Residential High from 8 to 18 du/ac), and CG (Commercial General) to CG (Commercial General), RS (Residential Suburban up to 8 du/ac), and RH (Residential High from 8 to 18 du/ac) on 45.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northwest corner of Fort Apache Road and Warm Springs Road within Spring Valley. SB/pd (For possible action)  
**Approved with the condition that the CG portion at the northwest corner of Warm Springs and Fort Apache be designated CN (Commercial Neighborhood). Vote 5-0**
- 1.d. **PA-0008-12 – PARTREO, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from CG (Commercial General) to RUC (Residential Urban Center from 18 to 32 du/ac) on a 25.0 acre portion of 40.7 acre site in a C-2 (General Commercial) Zone in the MUD-3 and MUD-4 Overlay Districts. Generally located on the northeast corner of Hualapai Way and Peace Way within Spring Valley. SB/pd (For possible action)  
**Approved subject to staff conditions and units be single story or two story only and 21 units per acre. Vote 5-0**

2. **UC-0698-12 – REP INTERNATIONAL, LLC:**

**USE PERMIT** for a food cart (food vendor) not located within an enclosed building.

**DESIGN REVIEW** for a food cart (food vendor) in conjunction with an existing car wash on 0.8 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the west side of Torrey Pines Drive, 150 feet south of Sahara Avenue within Spring Valley. SB/dg/ml (For possible action)

**Denied based on appearance and unfair competition. Vote 3-2 D. Gatliff and J. Getter voted against motion.**

3. **UC-0710-12 – TEC BUILDING, LLC:**

**USE PERMIT** for electronic equipment sales and service in conjunction with an existing office complex on a portion of 0.9 acres in a C-P (Office and Professional) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Ponderosa Way, 150 feet east of Jones Boulevard within Spring Valley. SS/pb/ml (For possible action)

**Approved subject to staff conditions and a two-year review. Vote 5-0**

4. **UC-0711-12 – REYNOLDS FAMILY 1996 TRUST:**

**USE PERMIT** for personal services (beauty salon) in conjunction with an existing office complex on 1.4 acres in a C-P (Office & Professional) Zone. Generally located on the north side of Spring Mountain Road, 630 feet east of Torrey Pines Drive and 320 feet west of El Camino Road within Spring Valley. SB/mk/ml (For possible action)

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

5. **UC-0718-12 – CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS:**

**USE PERMIT** for a congregate care facility.

**WAIVER OF DEVELOPMENT STANDARDS** to allow access to residential local streets.

**DESIGN REVIEW** for a congregate care facility on 5.0 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Hacienda Avenue and Montessouri Street within Spring Valley. SS/gc/ml (For possible action)

**Board voted to hold item until the January 29, 2013 Town Board meeting in order for the applicant to conduct neighborhood meetings. Vote 5-0**

6. **UC-0724-12 – AMERICAN MANAGEMENT INVESTMENTS, LLC:**

**USE PERMIT** for secondhand sales in conjunction with a shopping center on 2.1 acres in a C-1 (Local Business) Zone a portion within Desert Inn Road Transition Corridor Overlay District. Generally located on the east side of Jones Boulevard, 330 feet south of Desert Inn Road within Spring Valley. SB/rk/ml (For possible action)

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

7. **VS-0719-12 – CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Hacienda Avenue and Mesa Vista Avenue, and between Timber Creek Street (alignment) and Montessouri Street in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District within Spring Valley (description on file). SS/gc/ed (For possible action)  
**Approved subject to staff conditions and Water Reclamation statement. Vote 5-0**
8. **VS-0186-11 (WC-0146-12) – ST. MICHAEL ANTIOCHIAN CHURCH:**  
**WAIVER OF CONDITIONS** of a vacation and abandonment requiring dedication of the necessary portions of a cul-de-sac at the terminus of El Camino Road to be approved by Public Works – Development Review in conjunction with a proposed place of worship in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road and the west side of El Camino Road within Spring Valley. SS/co/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**
9. **WS-0700-12 – ELLIOT, LORA L.:**  
**WAIVER OF DEVELOPMENT STANDARDS** for a reduced setback for a proposed balcony and patio cover in conjunction with an existing single family residence on 0.3 acres in R-1 (Single Family Residential) Zone. Generally located on the south side of Stockholm Avenue, 90 feet west of Stuttgart Street within Spring Valley. SS/mk/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**
10. **ZC-0732-12 – HARMONY 81, LLC:**  
**ZONE CHANGE** to reclassify approximately 2.5 acres from R-E (Rural Estates Residential) Zone under Resolution of Intent to R-4 (Multiple Family Residential) Zone and C-2 (General Commercial) P-C (Planned Community Overlay District) Zone to R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.  
**USE PERMIT** for modified wall standards.  
**WAIVERS** for the following: 1) allow modified street improvement standards; and 2) allow early finished grading.  
**DESIGN REVIEW** for a single family residential subdivision in the Rhodes Ranch Master Planned Community. Generally located on the southwest corner of Fort Apache Road and Wigwam Avenue within Spring Valley (description on file). SB/rk/ml (For possible action)  
**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.**  
**Approved subject to staff conditions. Vote 5-0**

02/05/13 PC

11. **UC-0740-12 – DURANGO MINI STORAGE PTNRS, LLC:**  
**USE PERMIT** to allow vehicle rental (trucks) in conjunction with an existing mini-warehouse facility on 3.3 acres in a C-1 (Local Business) Zone. Generally located 360 feet east of Durango Drive and 180 feet south of Edna Avenue within Spring Valley. SB/al/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**

12. **WS-0747-12 – MATEO, SERGIO ADRIAN:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow an alternative roof design in conjunction with an addition to an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Coley Avenue and Santa Margarita Street within Spring Valley. SB/mk/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**
  
13. **UC-0755-12 – BRENT ASSOCIATES, LLC:**  
**USE PERMIT** for a school.  
**DESIGN REVIEW** for an addition to an existing building proposed for a school on 3.8 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located between Saddle Avenue and the 215 Beltway, 1,300 feet west of Fort Apache Road within Spring Valley. SB/dg/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**
  
14. **UC-0758-12 – CAPITAL PLAZA WEST PROPERTIES, LLC:**  
**USE PERMIT** for a place of worship.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow access to a place of worship from a local street; **2)** alternative landscaping and screening; and **3)** permit alternative driveway geometrics where driveways per Uniform Standard Drawing 222.1 are required.  
**DESIGN REVIEW** for a parking lot in conjunction with a place of worship on 1.8 acres in a C-P (Office & Professional) Zone and a C-1 (Local Business) Zone. Generally located on the west side of Westwind Road, the north side of Laredo Street (alignment), and 350 feet south of Sahara Avenue within Spring Valley. SB/al/ed (For possible action)  
**Approved subject to staff conditions. Vote 5-0**
  
15. **UC-0768-12 – 168 PROPERTIES, LLC:**  
**USE PERMIT** for a personal service business (beauty and skin care salon) in conjunction with an existing office building on a portion of 0.5 acres in a C-P (Office & Professional) Zone. Generally located on the southwest corner of Tara Avenue and Jones Boulevard within Spring Valley. SB/mk/ml (For possible action)  
**Approved subject to staff conditions and business hours can be daylight (6:00 am to 10:00 pm) and subject to a one -year review. Vote 5-0**
  
16. **WS-0774-12 – CSA SERVICE CENTER, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking in conjunction with an office complex.  
**DESIGN REVIEW** for existing access control gates in conjunction with an office complex on 8.1 acres in a C-P (Office & Professional) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Hacienda Avenue and Durango Drive within Spring Valley. SS/al/ml (For possible action)  
**Approved subject to staff conditions minus Public Works request to relocate gate. 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, January 29, 2013 – 6:30 PM**
- IX. Adjournment – **9:30 PM**