



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, JANUARY 27, 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 January 13, 2015 **Approved 5-0**
  - E. Liaison/County Staff Business
  - F. **ACTION ITEM:** Adopt the 2015-2016 BYLAWS **Approved 5-0**
  - G. Approve the 2015 Meeting Schedule **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 expressed concern with Monster Trucks being used for off-premise advertising at a gas station on Flamingo & Durango. Angie indicated the trucks appear to have moved from a street near the DMV. John Getter pointed out that 2 previous projects approved by the Town Board had resulted in significant high tech employment opportunities in Spring Valley.**

VI. PLANNING & ZONING

02/17/15 PC

1. **WS-0466-13 (ET-0159-14) – ALLIED BUILDING MATERIALS, INC: (6085 S. Decatur)**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to complete a reduction in setbacks for existing accessory structures in conjunction with a masonry and precast concrete manufacturing facility with outside storage.  
**DESIGN REVIEW** for existing accessory shade structures on 8.4 acres in an M-1 (Light Manufacturing) (AE-60) (AE-65) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Patrick Lane and Decatur Boulevard within Spring Valley. SS/co/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**
  
2. **UC-1010-14 – AMERICAN MANAGEMENT INVESTMENT, LLC: (3400 So. Jones #5B)**  
**USE PERMIT** to allow on-premise consumption of alcohol (service bar) in conjunction with a restaurant on a portion of 2.1 acres in a C-1 (Local Business) Zone. Generally located on the east side of Jones Boulevard, 300 feet south of Desert Inn Road within Spring Valley. SB/pb/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**
  
3. **UC-1011-14 – SAHARA PALM PLAZA, LLC: (7885 W. Sahara)**  
**USE PERMIT** to allow a tattoo shop not incidental to a beauty salon within a portion of an existing shopping center on 1.3 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the east side of Miller Lane, 190 feet south of Sahara Avenue within Spring Valley. SB/jt/ml (For possible action)  
**Applicant no show. Held until February 10, 2015 Town Board meeting. Vote 5-0**
  
4. **WS-1000-14 – STORYBOOK LAND HOLDINGS, LLC: (5626 Iron Rock Dr.)**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setback from the side (corner) property line; and **2)** reduced setback from a right-of-way for a proposed single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Iron Rock Drive and Birdwell Creek Drive, 475 feet north of Russell Road within Spring Valley. SB/rk/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**

02/04/15 BCC

5. **WS-0989-14 – ONE NEVADA CREDIT UNION:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow an attached sidewalk along Durango Drive in conjunction with a proposed office building.  
**WAIVER OF CONDITIONS** of a zone change (ZC-0963-08) requiring providing amenities in the pedestrian realms, such as but not limited to benches, decorative lighting, bike racks, etc.  
**DESIGN REVIEW** for an office building on 1.8 acres in a C-1 (Local Business) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southwest corner of Spanish Ridge Avenue and Durango Drive within Spring Valley. SB /mk/ml (For possible action)  
**Approved the design review. Denied waiver of development standards and denied waiver of conditions as waivers do not comply with Spring Valley land use goals and policies. Vote 5-0**

02/18/15 BCC

6. **UC-0664-12 (ET-0158-14) – THE HOWARD HUGHES CORP., ET AL:**  
**USE PERMIT FIRST EXTENSION OF TIME** to commence and review a future expansion to a private recreational facility (water park) and allow a temporary parking lot in conjunction with a private recreational facility.

**VARIANCE** to allow a temporary parking lot have a semi-permanent surface instead of asphalt or concrete.

**WAIVER** to defer full off-site improvements (Maule Avenue) on 41.2 acres in an R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone within Village 16A in the Summerlin South Master Planned Community. Generally located on the south side of Maule Avenue, 1,300 feet west of Fort Apache Road within Summerlin South and the Spring Valley Planning Area. SB/jvm/ml (For possible action)

**Applicant no show. Held until February 10, 2015 Town Board meeting. 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, February 10, 2015 – 6:30 PM**

IX. Adjournment – **7:15 PM**

**COMMISSIONERS**

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice Chair  
SUSAN BRAGER – TOM COLLINS – LAWRENCE WEEKLY - CHRIS GIUNCHIGLIANI - MARY BETH SCOW

DON BURNETTE, County Manager

Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road