



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

**SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, FEBRUARY 12, 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, Vice- Chair **Present**  
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 **Item 3 to be heard first and items, 6 , 7 and 8 heard concurrently. Approved 5-0**
  - D. Approval of Minutes of January 29, 2013 **Approved 5-0**
  - E. Liaison/County Staff Business **Mike Shannon gave an update on the process for the 2014 Land Use Plan update.**
  - F. ACTION ITEM: Update and Approve 2013-2014 Bylaws **Discussed and made recommendations for changes with direction to adopt the bylaws on February 26th. 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 **George Kuck asked about the Peace Road opening. Duane Laible asked that an agenda item be placed on all future agendas to discuss the 2014 Land Use Plan update.**

## VI. PLANNING & ZONING

03/05/13 PC

1. **UC-1908-05 (ET-0009-13) – SPRING MOUNTAIN PLAZA NV, LLC:**  
**USE PERMIT FOURTH EXTENSION OF TIME** to review a massage establishment as a principal use in conjunction with an existing shopping center on 2.3 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Spring Mountain Road and Red Rock Street within Spring Valley. SB/jt/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**
  
2. **UC-0015-13 – FORT APACHE C8, LLC:**  
**USE PERMIT** for an electronic equipment sales and service business in conjunction with an existing office building on 0.4 acres in a C-P (Office & Professional) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located 200 feet south of Diablo Drive and 500 feet east of Fort Apache Road within Spring Valley. SB/gc/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**
  
3. **UC-0021-13 – WEINGARTEN NOSTAT, INC:**  
**USE PERMIT** to reduce the separation between a residential use and a supper club within a portion of an existing shopping center on 7.1 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, 620 feet west of Jones Boulevard within Spring Valley. SS/al/ml (For possible action)  
**Approved subject to staff conditions and no outdoor speakers and a one- year review. Vote 5-0**
  
4. **WS-0010-13 – FERNANDEZ, LAZARO & SARAH:**  
**WAIVER OF DEVELOPMENT STANDARDS** for increased wall heights in conjunction with an existing single family home on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side Montessouri Street, 200 feet south of Tara Avenue within Spring Valley. SB/mk/ml (For possible action)  
**Approved with “if approved” staff conditions. Vote 3-2 A. Younce and D. Gatliff voted against motion.**

03/06/13 BCC

5. **DR-0027-13 – POST ROAD LAND 8, LLC:**  
**DESIGN REVIEW** for a parking lot on a portion of 3.9 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road, 675 feet west of Rainbow Boulevard within Spring Valley. SS/pb/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**
  
6. **DR-0613-08 (ET-0005-13) - DIGITAL DESERT, LLC:**  
**DESIGN REVIEW SECOND EXTENSION OF TIME** to commence an office warehouse complex on 19.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the northeast corner of Riley Street and Patrick Lane within Spring Valley. SB/jt/ml (For possible action)  
**Applicant no show. Held until February 26, 2013 TAB meeting. Vote 5 -0**

7. **NZC-1364-07 (ET-0006-13) - DIGITAL DESERT, LLC:**  
**ZONE CHANGE SECOND EXTENSION OF TIME** to reclassify 19.4 acres from C-1 (Local Business) Zone to M-D (Designed Manufacturing) Zone for an office warehouse complex in the MUD-3 and CMA Design Overlay Districts. Generally located on the northeast corner of Riley Street and Patrick Lane within Spring Valley (description on file). SB/jt/ml (For possible action)  
**Applicant no show. Held until February 26, 2013 TAB meeting.**
8. **VS-0662-08 (ET-0004-13) – DIGITAL DESERT, LLC:**  
**VACATE AND ABANDON SECOND EXTENSION OF TIME** a portion of right-of-way being Patrick Lane located between Riley Street and Bonita Vista Street in a C-1 (Local Business) Zone in the MUD-3 and CMA Design Overlay Districts within Spring Valley (description on file). SB/co/ed (For possible action)  
**Applicant no show. Held until February 26, 2013 meeting. Vote 5-0**
9. **UC-0029-13 – HARMONY 19, LLC:**  
**USE PERMITS** for the following: **1)** reduced corner side setback; **2)** reduced front setback for living area and a side loaded garage; and **3)** 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 on 5.0 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side Wigwam Avenue, 330 feet east of Grand Canyon Drive within Spring Valley. SB/rk/ml (For possible action)  
**Approved subject to staff conditions especially subject to having \$5 million insurance bond. 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 26, 2013 – 6:30 PM**

IX. Adjournment – **7:30 PM**