



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

**SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, FEBRUARY 22, 2011– 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 **Present**  
John Getter **Present**  
Duane Laible, Vice Chair **Present**  
Lee Plotkin **Present**  
Angie Heath Younce, Chair **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 **Mike Shannon announced United States Congressman Joe Heck had a Town Hall scheduled for 6:00 pm at Desert Breeze on February 23<sup>rd</sup>.**

D. Approval of Agenda Posted, Including Any Deletions or Corrections **Approved 5-0**

E. Approval of Minutes of February 8, 2011 **Approved 4-0 L. Plotkin abstained**

F. Review and Make Formal Recommendations of 2011-2012 Bylaws **Articles III, IV, V and VI of the Bylaws were amended with a new Appendix A added in regard to meeting protocol.**

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.

**A member of the South West Action Network (SWAN) stated that as a private citizen he had a right to share information with Town Board members, prior to the meeting, in response to concern expressed by a Town Board member that there may be an Open Meeting Violation when a majority of Town Board members are provided information which potentially may be deliberated or perceived to be deliberated on outside a public meeting.**

#### **COMMISSIONERS**

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

Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road

V. PLANNING & ZONING

## HELD OVER FROM JANUARY 25, 2011 MEETING

### 1A. UC-0612-10 – BHODHIYANA MEDITATION CENTER TRUST:

USE PERMIT for a place of worship.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** off-site improvements (including paving); **2)** allow access to a local street; **3)** trash enclosure; **4)** commercial curb return driveway; **5)** allow alternative buffer landscape requirements adjacent to a less intense use; **6)** waive the requirement to screen existing mechanical equipment; and **7)** allow an existing overhead power lines.

DESIGN REVIEW for a place of worship on 1.0 acre in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Westwind Road, 100 feet north of Doe Avenue within the Spring Valley Planning Area. LB/tc/ml

**Denied. Vote 4-0 L. Plotkin left the meeting prior to the vote.**

03/01/11 PC

### 1. UC-0582-10 – BBC DEVELOPMENT GROUP, LLC:

USE PERMIT to operate a major training facility (music/dance/art/academic) in an existing office building within an existing office complex on 9.3 acres in a C-P (Office & Professional) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the north side of Patrick Lane, 440 feet east of Durango Drive within Spring Valley. SS/pb/ml

**Approved subject to staff conditions. Vote 4-0**

03/15/11 PC

### 2. UC-1150-08 (ET-0006-11) – RICHARDSON, WILLIAM R. & MELISSA L.:

USE PERMIT FIRST EXTENSION OF TIME to commence and review a recreational facility (indoor shooting range).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** increased wall height; and **3)** reduce the number of loading spaces.

DESIGN REVIEW for a recreational facility on 3.2 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road, 590 feet west of Decatur Boulevard within Spring Valley. MBS/tc/ml

**Approved subject to staff conditions. Vote 4-0**

### 3. UC-0731-09 (ET-0009-11) – GOLDMAN INVESTMENT GROUP TRUST:

USE PERMITS FIRST EXTENSION OF TIME to commence and review following: **1)** alternative design standards; **2)** a casita to exceed 1,500 square feet; and **3)** a single-station beauty salon.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** allow a home occupation (single-station beauty salon) within an accessory structure (casita) on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Del Rey Avenue, 200 feet west of Duneville Street within the Spring Valley Planning Area. LB/jt/ml

**Approved subject to staff conditions. Vote 4-0**

4. **UC-0005-11 – MORGAN FAMILY TRUST:**  
**USE PERMITS** for the following: 1) a communication tower; 2) increased height of a communication tower; and 3) reduced setback from a communication tower to a residential development.  
**DESIGN REVIEW** for a communication tower and associated equipment on a portion of 2.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Palmyra Avenue within Spring Valley. LB/gc/ml  
**Approved the design review, use permit #1 and #3A and denied use permit 2 and #3B. Vote 3-1**  
**J. Getter voted against motion.**
  
5. **UC-0047-11 – OHLENBUSCH, ALBERT B. FAMILY TRUST, ET AL:**  
**USE PERMIT** to allow a second kitchen in conjunction with a proposed single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Tioga Way, 140 feet south of Coley Avenue within Spring Valley. LB/jt/xx  
**Approved subject to staff conditions. Vote 4-0**
  
6. **VS-0023-11 – STORYBOOK HOMES:**  
**VACATE AND ABANDON** a portion of right-of-way being Hacienda Avenue located between Buffalo Drive and Ilez Lane in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District within Spring Valley (description on file). SS/co/ml  
**Approved subject to staff conditions and subject to property taxes be brought current. Vote 4-0**

03/16/11 BCC

7. **DR-0037-11– MY WAY, LLC:**  
**DESIGN REVIEW** for a playground area in conjunction with a proposed private school on 1.4 acres in a CRT (Commercial Residential Transition) Zone.  
**WAIVER OF CONDITIONS** of a waiver of development standards (WS-1282-05) requiring development per revised plans for office buildings. Generally located on the east side of Rainbow Boulevard, 160 feet south of Eldora Avenue within Spring Valley. LB/al/ml  
**Approved subject to staff conditions and increasing wall height to either six feet or one course of eight inch block, which ever is the highest, on east side property line. Vote 4-0**
  
8. **DR-0039-11 – RAINBOW AND DL, LLC:**  
**DESIGN REVIEW** for an addition to an existing office building on 2.1 acres in a C-P (Office & Professional) Zone in the Desert Inn Road Transition Corridor Overlay District. Generally located on the northeast corner of Desert Inn Road and Rosanna Street within Spring Valley. LB/jt/ml  
**Approved subject to staff conditions and replacing dead trees and landscaping on west side of property. Vote 4-0**

VI. Set next meeting date – **Tuesday, March 8, 2011 – 6:30 PM**

VII. Adjournment – **9:05 PM**