



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

**SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, FEBRUARY 28, 2012– 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 **Excused**
John Getter **Present**
Duane Laible, Vice Chair **Present**
Lee Plotkin **Excused**
Angie Heath Younce, Chair **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. Liaison/County Staff Business
 - D. Approval of Agenda Posted, Including Any Deletions or Corrections **Approved 3-0**
 - E. Approval of Minutes of February 14, 2012 **Approved 3-0**
 - F. Possible Action/Discussion: Ancillary Uses at Commercial Properties **Held until next meeting**
- 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. **A request was made to check the timing of a traffic light at Sahara and Grand Canyon due to delays in regard to the left turn.**
- V. TOWN BOARD INPUT **None**

VI. PLANNING & ZONING

HELDOVER FROM FEBRUARY 14, 2012 MEETING:

- 1A. **VS-1372-04 (WC-0123-11) – RHODES RANCH, GP:**
WAIVERS OF CONDITIONS of a vacation and abandonment requiring the following: **1)** applicant to grant and pave an alternate 60 foot wide public right-of-way from Fort Apache Road to Seeliger Street, dedicate right-of-way within 30 days; and **2)** no building permits to be issued until the access road is complete on approximately 52.9 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone in Rhodes Ranch Master Planned Community. Generally located on the south side of Hidden Mountain Way and the east side of Fort Apache Road within Spring Valley and Enterprise. SB/rk/xx (For possible action)
Applicant requested a hold until March 13, 2012. Approved 2-1
- 1B. **UC-0015-12 – BRENTWOOD HEIGHTS, LLC:**
USE PERMITS for the following: **1)** a convenience store; **2)** a service station; and **3)** reduce the setback from a service station to a residential use.
DESIGN REVIEW for a convenience store and service station with a canopy on 0.7 acres in conjunction with an existing and approved commercial development in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the east side of Grand Canyon Drive and the south side of Rochelle Avenue within Spring Valley. SB/dg/ml (For possible action)
Denied – too close to residential. Vote 3-0

03/20/12 PC

1. **WS-0007-12 – CLARK COUNTY, ET AL:**
WAIVER OF DEVELOPMENT STANDARDS for non-standard improvements within the right-of-way of Clark County (CC) 215 (Beltway) on a portion of 138.0 acres in an R-E (Rural Estates Residential) Zone, an R-1a (Single Family Residential) Zone, an R-2 (Medium Density Residential) Zone, an R-3 (Multiple Family Residential) Zone, a C-1 (Local Business) Zone, a C-2 (General Commercial) Zone, and a C-3 (General Commercial) Zone in the MUD-3 and MUD-4 Overlay Districts. Generally located within the Clark County 215 (Beltway) between Sahara Avenue and Flamingo Road within Spring Valley and the Summerlin South Master Planned Community. SB/SS/al/ed (For possible action)
Approved and, if approved, conditions by staff. Vote 3-0

03/21/12 BCC

2. **UC-0042-12 – MY WAY, LLC:**
USE PERMIT to waive the screening requirement for an electric generation, distributed unit.
DESIGN REVIEW for an electric generation, distributed (shade structure/carport with photovoltaic panels) unit as an accessory use in conjunction with a private school on 2.0 acres in C-P (Office & Professional) Zone. Generally located on the south side of Eldora Avenue and the east side Rainbow Boulevard within Spring Valley. SB/mk/ml (For possible action)
Approved subject to staff conditions. Vote 3-0

3. **UC-0043-12 – HAMERE NOAH KIDANE MEHRET WE ST. MICHAEL ETHIOPIAN ORTHODOX TEWAHEDO CHURCH IN LAS VEGAS:**

USE PERMITS for the following: 1) a place of worship; and 2) increased building height.

WAIVERS OF DEVELOPMENT STANDARDS for full off-site improvements on Lindell Road and Ponderosa Way.

DESIGN REVIEWS for the following: 1) a place of worship including a place of residence; and 2) an ornamental spire on 2.4 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Lindell Road and the north side of Ponderosa Way (alignment) within Spring Valley. SS/mk/xx (For possible action)

Approved use permits, waivers of development standards and design reviews plus the following conditions and the conditions, if approved, by public works. Vote 3-0 Received one email in opposition.

1. Traffic study to include evaluation of entire RNP located within the boundaries of Jones on the west, Decatur on the east, Russell on the north, and Sunset on the south. The study will provide recommendations for traffic calming measures in the RNP; the developer is not responsible to construct these recommended improvements. The recommendations will be presented at a neighborhood meeting after the study has been reviewed by Clark County Public Works.
2. Off-sites to be developed to rural standards on Lindell Road with the first phase of construction and to be developed to rural standards on Ponderosa Way with the development of the future phase two.
3. Maximum occupancy at church services not to exceed the maximum occupancy allowed by Building and Fire Codes. Maximum occupancy of the church building includes administrative offices and cry room.
4. Outside activities to be limited to six (6) days per year. These include St. Michael Day, Virgin Mary Day, and Epiphany.
5. No outdoor loud speakers, outdoor microphones or amplified sound including amplified bells, bell recordings, music or other sounds to be electronically amplified and broadcast outdoors. This also applies to all outdoor activities listed on condition 4.
6. If multiple worship services are held on the same day, a minimum of one (1) hour gap is required from the end of the one service to the beginning of the next service excluding religious Holidays such as Christmas and Easter).
7. The site lighting is to consist of a combination of pole mounted lights and bollard lighting; the pole mounted lights will be a maximum of 15 feet high with motion sensors; the exterior building lighting to consist of wall sconces, recessed up-lights, and accent lighting; all lighting will be shielded or directed to prevent light from shining onto current or planned future residential uses as required by Title 30; the applicant shall prevent any adverse lighting impacts to adjacent residential uses; the applicant to provide a lighting analysis showing that little or no site lighting from the property will be visible from the adjacent residential uses; the suggested site lightings and mounted poles must comply with the Clark County ordinance and codes to comply with regulatory issues.
8. No day care.
9. No K-12 school.
10. No retreats or sleepovers at church. Overnight Church Services are permitted on Church Holidays.
11. No rental of the Church, hall, or parking lot to non-congregation members for parties or other activities.
12. No events to be held in parking lot. This includes garage sales and rummage sales.
13. Any signage to comply with design review standards and comply with RNP-1 overlay.
14. Interim landscaping to be developed along the phase line between phase one and two.

4. **UC-0047-12 – JANES SOURCE PROPERTIES, LLC, ET AL:**
USE PERMIT for an office as a principal use in conjunction with an office/warehouse complex on a 1.4 acre portion of an approximate 16.0 acre site in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Pioneer Way, 435 feet north of Teco Avenue within Spring Valley. SS/mk/ml (For possible action)
Approved subject to staff conditions. Vote 3-0

- 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, March 13, 2012 – 6:30 PM**

IX. Adjournment – **8:55 PM**

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