



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

**SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, MARCH 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 **Approved 5-0**
  - D. Approval of Minutes of February 26, 2013 **Approved 5-0**
  - E. Liaison/County Staff Business **None**
  - F. Discuss Spring Valley Land use Plan including land use category descriptions, goals and policies, administrative procedures and descriptive land use map in preparation for the 2014 update process. **None**
  - G. Discuss/Action: Discuss whether to allow short term rentals AG-0101-13. **Continued until March 26, 2013 agenda.**
- 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 **Duane Laible expressed concern about the Jiffy Lube on Durango and Warm Springs expanding it's operation to include tire repair. Dee Gatliff expressed concern regarding a home on Desert Inn not in compliance with CRT requirements.**

VI. PLANNING & ZONING

**HELD OVER FROM FEBRUARY 26, 2013 MEETING:**

- 1A. **UC-0033-13 – J & M REAL ESTATE HOLDINGS, LLC:**  
**USE PERMIT** for a banquet facility within an existing commercial center on 0.5 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue, 450 feet east of Tenaya Way within Spring Valley. SB/gc/ml (For possible action)  
**Approved subject to staff conditions and no outdoor speakers. Vote 5-0**

**04/02/13 PC**

1. **UC-0073-13 – DALACAS, NICK, ET AL:**  
**USE PERMIT** for a massage establishment as a principal use within an existing shopping center on 1.6 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the west side of Westwind Road, 250 feet south of Sahara Avenue within Spring Valley. SB/pb/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**
2. **UC-0074-13 – TENAYA LOFTS, LLC:**  
**USE PERMIT** for a photography studio on 0.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located 600 feet west of Tenaya Way and 330 feet north of Sunset Road within Spring Valley. SS/al/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**
3. **UC-0085-13 – JMA C INDUSTRIES, LP:**  
**USE PERMITS** for the following: **1)** offices as a primary use; and **2)** a major training facility in conjunction with an ambulance dispatch center on 4.7 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Post Road and Montessouri Street within Spring Valley. SS/al/ml (For possible action)  
**Approved subject to staff conditions and subject to shielded lighting in parking area. Vote 5-0**  
**One neighbor present concerned about lights and siren noise.**

- 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 26, 2013 – 6:30 PM**

- IX. Adjournment - **7:30 PM**