



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

#### SPRING VALLEY TOWN ADVISORY BOARD

TUESDAY, APRIL 9, 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 4 would be heard after agenda approval. Approved 5-0**

D. Approval of Minutes of March 26, 2013 **Approved 5-0**

E. Liaison/County Staff Business

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. **Mike Shannon informed the Board that direction had been given to Planning staff by the Board of County Commissioners to expedite the Spring Valley and Enterprise Land Use Plan updates.**

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

**D. Gatliff reported furniture sales out of a home on south Duneville and asked that PRO follow-up as complaints were called in previously but sales are continuing.**

**George Kuck requested an update on progress related to opening of Peace Way.**

VI. PLANNING & ZONING

05/07/13 PC

1. **UC-0116-13 – 7235 INVESTMENT, LLC:**  
**USE PERMIT** for a food cart (shaved ice) not located within an enclosed building.  
**DESIGN REVIEW** for a food cart (shaved ice) in conjunction with an existing auto maintenance facility and car wash on 1.6 acres in a C-2 (General Commercial) Zone in the MUD3 and CMA Design Overlay Districts. Generally located on the west side of Rainbow Boulevard, 470 feet north of Warm Springs Road within Spring Valley. SS/mk/ml (For possible action)  
**Approved subject to staff conditions and a one year review. Vote 4-1 D. Laible voted against motion.**
  
2. **WT-0119-13 – HARMONY 19, LLC:**  
**WAIVER** to increase the length of a stub street in conjunction with an approved single family development 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 of Wigwam Avenue, 330 feet east of Grand Canyon Drive within Spring Valley. SB/rk/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**  
**D. Laible disclosed that he resides in Rhodes Ranch but would participate in the discussion and vote because of no financial conflict of interest.**

05/08/13 BCC

3. **DR-0122-13 – HAMERE NOAH KIDANE MEHRET WE ST. MICHAEL ETHIOPIAN ORTHODOX TEWAHEDO CHURCH IN LAS VEGAS:**  
**DESIGN REVIEW** for the redesign of a place of worship 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 northwest corner of Lindell Road and Ponderosa Way (alignment) within Spring Valley. SS/gc/ml (For possible action)  
**Approved subject to staff conditions and that previous conditions associated with UC-00430-12 are maintained. Vote 5-0**
  
4. **ZC-0117-13 – DURANGO 240 VEGAS, LLC:**  
**ZONE CHANGE** to reclassify 10.5 acres from C-2 (General Commercial) Zone (under resolution of intent to U-V zoning) to R-4 (Multiple Family Residential - High Density) Zone in the MUD-2 and CMA Design Overlay Districts.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase building height.  
**DESIGN REVIEW** for a multiple family residential development. Generally located on the north side of Sunset Road, 400 feet west of Durango Drive within Spring Valley (description on file). SB/dg/ml (For possible action)  
**Approved subject to staff conditions. 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, April 30, 2013 – 6:30 PM**

IX. Adjournment – **7:15 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