



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

**SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, APRIL 24, 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 **Present**  
John Getter **Present**  
Duane Laible, Vice Chair **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 **Angie announced the Strut your Mutt event on May 5, 2012 at Desert Breeze Park. Angie also announced a Community open house on May 3, 2012 for the Southwest Ridge Recreation Study at the Forbuss Elementary School. Flyers on both events were available if interested.**
  - D. Approval of Agenda Posted, Including Any Deletions or Corrections **Approved 3-0**
  - E. Approval of Minutes of April 10, 2012 **Approved with changes 3-0**
  - F. Announcement: The Spring Valley Town Advisory Board has an opening for a member.
  - G. Discussion: Ancillary uses at commercial properties **The Board requested this item be on the next meeting agenda.**
  - H. Discussion & Possible Action: Illegal signs posted on light poles and power boxes in Spring Valley **The Board requested this item be on the next meeting 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

**John Getter requested an item be on the next meeting agenda to discuss seeking input from County Staff about the completeness of the Town Board actions taken and how it is relayed to the Board of County Commissioners.**

VI. PLANNING & ZONING

05/01/12 PC

1. **UC-0161-12 – AMITY ASSETS, LLC:**  
**USE PERMITS** for the following: **1)** reduce the separation between a proposed check cashing facility (auto title loan) and an existing check cashing facility; and **2)** reduce the separation between a proposed check cashing facility (auto title loan) and a residential use on 0.6 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Spring Mountain Road, 180 feet west side of Decatur Boulevard within Spring Valley. SB/mk/ml (For possible action)  
**Denied. Vote 3-0**

05/15/12 PC

2. **UC-0150-12 – PARTNERS GROUP, LLC:**  
**USE PERMIT** to operate a major training facility (language school) within an existing office complex on 0.5 acres in a C-P (Office & Professional) Zone. Generally located on the north side of Spring Mountain Road, 450 feet west of Durango Drive within Spring Valley. SB/rk/ml (For possible action)  
**Approved subject to staff conditions. Vote 3-0**
3. **UC-0159-12 – FISHER HOLDING COMPANY, LLC:**  
**USE PERMIT** to allow outside storage/display of rental trucks and trailers visible from public streets and a residential development in conjunction with an existing convenience store and car wash on 1.7 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Durango Drive and the south side of Rochelle Avenue within Spring Valley. SS/pb/ml (For possible action)  
**Held until May 8, 2012 Town Board meeting to rehear the item. Vote 3-0**

05/16/12 BCC

4. **UC-0103-09 (ET-0038-12) – HARMONY 19, LLC:**  
**USE PERMIT SECOND EXTENSION OF TIME** to commence modified screening and development standards in conjunction with a single family residential subdivision.  
**DESIGN REVIEW** for a single family residential subdivision on a portion of 11.4 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the northeast corner of Grand Canyon Drive and Ford Avenue within Spring Valley. SB/rk/ml (For possible action)  
**Approved subject to staff conditions. Vote 3-0**
5. **WT-0104-09 (ET-0040-12) – HARMONY 19, LLC:**  
**WAIVER SECOND EXTENSION OF TIME** to commence modified improvement standards on a portion of 11.4 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 east side of Grand Canyon Drive and the north side of Ford Avenue within Spring Valley. SB/rk/ml (For possible action)  
**Approved subject to staff conditions. Vote 3-0**

6. **ZC-0137-09 (ET-0022-12) – 1979 EHRlich INVESTMENT TRUST:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for future development. Generally located on the south side of Russell Road and the west side of Conquistador Street within Spring Valley (description on file). SB/jt/ml (For possible action)  
**Denied. Vote 2-1 D. Gatliff voted against motion.**
7. **WS-0163-12 – AAA LAND INVESTMENTS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for full off-site improvements in conjunction with a future commercial development on 4.1 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Warm Springs Road and Fort Apache Road within Spring Valley. SB/rk/xx (For possible action)  
**Held over to May 8, 2012 Town Board meeting because applicant no show. Vote 3-0**
8. **ZC-0145-12 – NV ENERGY:**  
**ZONE CHANGE** to reclassify a 2.7 acre portion of 4.4 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow alternative landscaping requirements; and 2) waive trash enclosure.  
**DESIGN REVIEW** for an existing office building and parking lot. Generally located on the north side of Flamingo Road, 620 feet east of Rainbow Boulevard within Spring Valley (description on file). SB/pb/ml (For possible action)  
**Approved the zone change, denied waivers of development standards and denied the design review. Vote 3-0**
9. **ZC-0146-12 – DURANGO & ARBY, LLC:**  
**ZONE CHANGE** to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone and C-2 (General Commercial) Zone to R-4 (Multiple Family Residential - High Density) Zone for multi-family residential in the MUD-2 and CMA Design Overlay Districts. Generally located on the east side of Durango Drive and the north side of Badura Avenue within Spring Valley (description on file). SS/pb/ml (For possible action)  
**Held by applicant to May 8, 2012 Town Board meeting.**
- 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, May 8, 2012 – 6:30 PM**
- IX. Adjournment – **8:20 PM**