



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, APRIL 26, 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.

If you need to contact a Board member, please call 455-8338.

BOARD MEMBERS

Dee Gatliff **Present**
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 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 that the Board of County Commissioners scheduled a special budget meeting for 6:00 pm in Chambers on April 27, 2011.**

D. Approval of Agenda Posted, Including Any Deletions or Corrections **Approved 4-0**

E. Approval of Minutes of April 12, 2011 **Approval 4-0**

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. **None**

V. TOWN BOARD INPUT **None**

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

VI. PLANNING & ZONING

HOLDOVERS FROM APRIL 12, 2011 MEETING:

1A. **WS-0117-11 – BANK OF THE WEST:**

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for single family residences within an existing residential subdivision on 1.5 acres in an R-2 (Medium Density Residential) Zone. Generally located 100 feet east of Tee Pee Lane, 300 feet south of Patrick Lane within Spring Valley. SB/al/xx

Held by applicant to May 31, 2011 Town Board meeting.

1B. **UC-0110-11 – FIRST INTERNATIONAL BANK:**

USE PERMITS for the following: **1)** a convenience store; **2)** reduce the separation from a convenience store to a residential use; and **3)** a service station.

WAIVER OF DEVELOPMENT STANDARDS to increase the height of exterior fixtures (luminaries) mounted on a building.

DESIGN REVIEWS for the following: **1)** a convenience store and service station; and **2)** signage on a portion of 6.3 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Jones Boulevard and Russell Road within Spring Valley. MBS/jt/xx

Approved subject to staff conditions and subject to the following additional conditions. Vote 4-0

Signage:

Sign at corner of Jones/Russell limited to 12’.

No temporary signs or banners along property perimeter or mounted on building, canopy or other structures.

Cross Access:

Full cross access to the entire parcel of about 10 acres to protect O-P.

Lighting:

All cutoff fixtures meet or exceed the Illuminating Engineering Society requirements for full cutoff classification.

Exterior building lighting as proposed with shielding or direction to prevent light from shining onto adjacent uses.

Floodlights, spotlights and any other lighting shall not be permitted to illuminate or reflect on buildings facing existing or planned residences.

No illuminated wall signage on any building elevation facing existing or planned residences.

Light poles adjacent to residential uses shall not exceed 15 feet.

Gas canopy lighting shall be recessed into the canopy with the light source not to extend beyond the recess opening, and not directly visible from adjacent residential uses.

Sound:

No amplified sound outdoors between 7:00 PM and 7:00 AM.

Driveways/Entrance Drives:

Shall be protected by large stones or equivalent from the curb cut to prevent vehicle access to open desert/undeveloped parcel areas. Similar provisions shall be emplaced around the perimeter of the parking/driving pad, all subject to future modification per subdivision and development.

No pay phones.

Landscaping, as submitted by the applicant during the meeting, to extend along the full perimeter of the property

All conditions must ride with any subdivision.

A petition with seventy-two signatures representing 59 homes in opposition to the project was given to the Board.

05/17/11 PC

1. **VS-0124-11 – RYOUSHA NEVADA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Santa Margarita Street (alignment), and between Post Road and Sunset Road in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District within Spring Valley (description on file). MBS/co/xx
Approved. Vote 4-0

05/18/11 BCC

2. **UC-0138-11 – MADRAS DURANGO, LLC:**
USE PERMITS for the following: **1)** a convenience store; **2)** reduce the separation from a convenience store to a residential use; **3)** a service station; **4)** reduce the setback from a service station to a residential use; and **5)** a car wash.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a commercial development consisting of an office and retail building, convenience store, service station, and car wash on 1.4 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 150 feet north of Robindale Road within Spring Valley. SS/dg/ml
Held until May 10, 2011 Town Board meeting. Applicant not present.
- VII. Set next meeting date – **Tuesday, May 10, 2011 – 6:30 PM**
VIII. Adjournment - **7:20 PM**