



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### AGENDA

**SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, MAY 8, 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 **Present**  
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 4-0**
  - E. Approval of Minutes of April 24, 2012 **Approved 3-0 with Duane Laible abstaining.**
  - F. Discussion: Ancillary uses at commercial properties
  - G. Discussion & possible action: Illegal signs posted on light poles and power boxes in Spring Valley
  - H. Discuss the reporting of Town Board action to the Board of County Commissioners **Mike Shannon updated the Board on the process by which TAB recommendations are reported to the Planning Commission and Board of County Commission.**
  - I. Presentation and discussion regarding Cooperative Management Area termination **Jeff Jacquart from the Department of Aviation made a presentation on the termination of the Cooperative Management Area. Mr. Jacquart indicated that other than a few exceptions the deed restrictions on land within the CMA will remain in place. The Department of Aviation will consider requests to remove deed restrictions on a case by case basis.**
- 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 citizen in attendance asked the Board to allow Neighborhood Watch signs to remain in neighborhoods as TAB members endeavor to eliminate unwanted signs and visual clutter throughout Spring Valley.**

V. TOWN BOARD INPUT

**Dee Gatliff requested that the Public Response Office and Health District work to eliminate the number of unlicensed street vendors in the area surrounding Wynn Elementary School.**

**Duane Laible requested that the Public Response Office inspect the area north and south of Flamingo along Durango for illegal signage and sign violations.**

VI. PLANNING & ZONING

## HELD OVER FROM APRIL 24, 2012 TAB MEETING

1A. **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)

**Denied. Vote 4-0 Rental trucks are unsightly and also sets a bad precedent if approved.**

1B. **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)

**Denied per staff recommendations. Vote 4-0**

1C. **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)

**Approved subject to staff conditions. Vote 4-0**

1. **UC-0177-12 – LAND BARRON PROPERTIES, LLC:**  
**USE PERMIT** for a communication tower.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the separation between communication towers.  
**DESIGN REVIEW** for a communication tower within a commercial complex on 0.1 acres in a C-P (Office & Professional) Zone. Generally located 350 feet west of Durango Drive and 310 feet north of Spring Mountain Road within Spring Valley. SB/rk/ml (For possible action)  
**Denied per staff recommendations. Vote 4-0**

**06/06/12 BCC**

2. **UC-0187-12 – GALLERIA CENTER, LLC:**  
**USE PERMITS** for the following: **1)** reduce the separation between a proposed convenience store and an existing residential use; **2)** reduce the separation between a proposed check cashing service and an existing residential use; **3)** reduce the separation between a proposed check cashing service and another check cashing service; and **4)** allow a check cashing service less than 1,500 square feet in size within an existing retail building on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the east side of Duneville Street, 110 feet south of Tropicana Avenue within Spring Valley. SS/rk/ml (For possible action)  
**Denied. Vote 4-0**

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, May 29, 2012 – 6:30 PM**

IX. Adjournment - **8:30 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