



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

**SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, MAY 31, 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 Water Reclamation has several sewer rehabilitation projects beginning in the southwest and invited everyone at the meeting to attend the Safety Fair at Desert Breeze from 10:00am-1:00pm.**

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

E. Approval of Minutes of May 10, 2011 **Approved 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.

V. TOWN BOARD INPUT

John Getter stated that the Maverik convenience store/gas station at Russell and Jones was approved by the BCC with all the TAB conditions and hours of operation limited to 6:00am to 12:00am. John also indicated the BCC gave staff direction to tighten up the code in regard to 24-hour uses in C-1 and C-2 zoning districts and requested an update from staff on the progress of that effort.

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 Ro.

VI. PLANNING & ZONING

HOLDOVERS:

- 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
Applicant requested a one month hold.
- 1B. **WS-0141-11 – PETERSON, SCOTT E.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the side street (corner) setback; **2)** reduce the setback from a right-of-way; and **3)** increase the height for an accessory structure (casita) in conjunction with an existing single family residence on 0.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Phoenician Avenue and the east side of Camelot Cove Street within Spring Valley. SB/pb/ml
Approved subject to staff conditions. Vote 4-0

06/08/11 BCC

1. **UC-0183-11 – VINTAGE LV ONE, LLC:**
USE PERMIT to reduce the separation from an outside dining area to a residential use.
DESIGN REVIEW for an outside dining area in conjunction with a restaurant within a shopping center on a portion of 1.8 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the east side of Hualapai Way and the south side of Desert Inn Road within Spring Valley. LB/jt/ed
Approved subject to staff conditions and subject to no liquor, no outdoor speakers, closing hours of 7:00 PM Monday through Saturday and 4:00 PM on Sunday. Vote 4-0

06/21/11 PC

2. **DR-0176-11 – THE CROSSING – A CHRISTIAN CHURCH:**
DESIGN REVIEW for an expansion to an existing place of worship on 20.3 acres in a P-F (Public Facility) Zone. Generally located on the north side of Windmill Lane, 630 feet west of Buffalo Drive within Spring Valley. SS/pd/xx
Approved subject to staff conditions and subject to a design review for lighting and signage at the appropriate time. Vote 4-0
3. **DR-0179-11 – SPRING MOUNTAIN LAS VEGAS, LLC:**
DESIGN REVIEW for a restaurant in conjunction with an existing shopping center on a portion of 12.8 acres in a C-2 (General Commercial) Zone with a portion of the site in the Desert Inn Transition Corridor Overlay District. Generally located on the north side of Spring Mountain Road and the west side of Jones Boulevard within Spring Valley. LB/pd/xx
Approved subject to staff conditions. Vote 4-0

4. **UC-0240-09 (ET-0050-11) – WW & JJ CHOI, LLC:**
USE PERMITS FIRST EXTENSION OF TIME to review the following: **1)** allow an automobile detailing business in a C-1 zoning district; **2)** reduced separation from an automobile detailing business to a residential use; **3)** allow an automobile maintenance facility in a C-1 zoning district; **4)** allow an automobile repair facility in a C-2 zoning district; and **5)** allow an automobile minor paint and body shop within a C-2 zoning district.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation from an automobile maintenance facility to a residential use; **2)** reduce the separation from an automobile minor paint and body to a residential use; and **3)** reduce the separation from an automobile repair facility to a residential use in conjunction with shopping center on 2.5 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the west side of Decatur Boulevard, 175 feet north of Reno Avenue within Spring Valley. MBS/jt/xx
Approved subject to staff conditions except subject to a two year review. Vote 4-0
5. **VS-0186-11 – ST MICHAEL ANTIOCHIAN CHURCH & PRESBYTERIAN SPRING CHURCH:**
VACATE AND ABANDON a portion of right-of-way being El Camino Road located between Post Road and Sobb Avenue in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District within Spring Valley (description on file). MBS/jt/ed
Approved subject to staff conditions. Vote 4-0
6. **WS-0171-11 – WHITE FAMILY TRUST:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for a proposed addition to an existing single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Red Rock Street, 270 feet south of Desert Inn Road within Spring Valley. SB/jt/xx
Denied. Vote 4-0

06/22/11 BCC

7. **NZC-0136-08 (ET-0041-11) – SCOPE DURANGO, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 4.0 acres from R-3 (Multiple Family Residential) Zone to C-1 (Local Business) Zone for a shopping center in the MUD-4 Overlay District.
DESIGN REVIEW for a shopping center with a daycare facility. Generally located on the northeast corner of Durango Drive and Edna Avenue within Spring Valley (description on file). LB/al/ml
Approved subject to staff conditions and subject to property taxes be brought current. Vote 4-0
8. **UC-0650-09 (ET-0043-11) – SCHOOL BOARD OF TRUSTEES:**
USE PERMIT FIRST EXTENSION OF TIME to commence and review a health clinic.
DESIGN REVIEW for a health clinic (Casey Jones Health Office) in conjunction with an elementary school (Elaine Wynn Elementary School) on a portion of 8.8 acres in a P-F (Public Facility) Zone. Generally located on the north side of Coley Avenue and the east side of Westwind Road (alignment) within Spring Valley. SB/tc/ml
Approved subject to staff conditions and subject to a six month review. Vote 4-0

THIS ITEM (#9) WAS HEARD FIRST.

9. **UC-0038-11 – ONE CAP MORTGAGE II, ET AL:**
USE PERMIT for a congregate care facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit access to local streets; and **2)** allow a non-decorative wall.
DESIGN REVIEWS for the following: **1)** a congregate care facility; and **2)** signage on 4.0 acres in an R-1 (Single Family Residential) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the northeast corner of Torrey Pines Drive and Diablo Drive within Spring Valley.
MBS/pd/ml
Approved subject to staff conditions and subject to a crash gate on Diablo, a parking study on Mesa Vista to minimize the issues with neighbors, trash pick-up between 8:00 AM to 4:00 PM, deliveries between 8:00 AM and 4:00 PM and subject to a two year review. Vote 4-0

VII. Set next meeting date – **Tuesday, June 14, 2011 – 6:30 PM**

VIII. Adjournment – **9:00 PM**