



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

SPRING VALLEY TOWN ADVISORY BOARD

TUESDAY, JUNE 11, 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 **A member of Boy Scout Troop 125 led the pledge**
- III. PROCEDURES/CONDUCT
 - A. Conformance with the Nevada Open Meeting Law
 - B. Meeting Guidelines
 - C. Approval of Agenda Posted, Including Any Deletions or Corrections **Items 1, 4 & 5 will be heard first. Vote 5-0**
 - D. Approval of Minutes of May 28, 2013 **Approved 5-0**
 - E. Liaison/County Staff Business **None**
- 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

Duane Laible stated that at the Zoning meeting last week it was publicly noted that Dee Gatliff helped mediate an agreement between an applicant and neighbors in regard to an item on Desert Inn.

Duane expressed concern with the Planning Commission practice of keeping items on the consent agenda in spite of specific recommendations by TAB's and CAC's that differ with staff.

John Getter expressed concern that the standing Land Use Plan item was not on the agenda and briefly explained Open Meeting Law requirements to scouts in the audience. Dee Gatliff stated that the illegal furniture business in a residential home on Duneville moved around the corner to a home on Desert Inn.

VI. PLANNING & ZONING

HELDOVER FROM MAY 14, 2013 MEETING

- 1A. **UC-0210-13 – WHL PROPERTY, LLC:**
USE PERMITS for the following: 1) vehicle (automobile) repair; and 2) tire sales and installation in conjunction with vehicle sales.
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback from a repair and tire sales and installation building to residential development.
DESIGN REVIEW for a vehicle repair, and tire sales and installation facility in conjunction with a vehicle sales facility on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Spring Mountain Road, 315 feet east of Duneville Street within Spring Valley. SB/mk/ml (For possible action)
Approved subject to staff conditions and subject to auto repair hours 7:00 AM – 7:00 PM. Auto sales can be open during daylight hours. Vote 5-0

07/02/13 PC

1. **UC-0292-13 – GK ACQUISITIONS, LLC, ET AL :**
USE PERMIT for a private school (Challenger) (pre-school through 5th grade).
DESIGN REVIEW for a school on 4.0 acres in an R-E (Rural Estates Residential) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the southeast corner of Cimarron Road and Badura Avenue within Spring Valley. SS/mk/ml (For possible action)
Approved subject to staff conditions. Vote 5-0
2. **WS-0275-13 – N/A VINTAGE-92, LP:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing apartment complex on 18.2 acres in an R-3 (Multiple Family Residential) Zone in MUD-3 and MUD-4 Overlay Districts. Generally located between Sahara Avenue and Eldora Avenue, 350 feet west of Cimarron Road within Spring Valley. SB/al/ml (For possible action)
Approved subject to staff conditions. Vote 5-0
3. **WS-0284-13 – 4M PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced side setback; and 2) reduced separation for accessory structures in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Regal Avenue, 175 feet northwest of Via de Palma Drive within Spring Valley. SB/gc/ml (For possible action)
Denied. Vote 5-0

07/03/13 BCC

4. **VS-0295-13 – AUGUSTA ASSOCIATES, LP:**
VACATE AND ABANDON easements of interest to Clark County located between Rolling Thunder Avenue and Sunset Road, and between Ivesdale Street (alignment) and Sunset Pines Street (alignment) in an R-2 (Medium Density Residential) Zone within Spring Valley (description on file). SB/dg/ed (For possible action)
Approved subject to staff conditions. Vote 5-0

5. **ZC-0296-13 – AUGUSTA ASSOCIATES, LP:**
ZONE CHANGE to reclassify 9.7 acres from R-3 (Multiple Family Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for modified street standards in accordance with Clark County Uniform Standard Drawings.
DESIGN REVIEW for a single family residential development. Generally located on the north side of Sunset Road, 1,000 feet east of Grand Canyon 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, June 25, 2013 – 6:30 PM**
IX. Adjournment – **7:30 PM**