



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

SPRING VALLEY TOWN ADVISORY BOARD

TUESDAY, JUNE 26, 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 **None**

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

E. Approval of Minutes of June 12, 2012 **Approved 4-0**

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 brought up Town Advisory Board voting in relation to the Open Meeting Law when only three members are present and indicated Mike Shannon will get a clarification from the DA's office.

VI. PLANNING & ZONING

**ATTACHMENT A
SPRING VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:30 P.M., JUNE 26, 2012**

HELDOVER FROM JUNE 12, 2012 MEETING:

- 1A. **UC-0226-12 – SAHARA PALM PLAZA, LLC:**
USE PERMIT for on-premise consumption of alcohol (service bar) in conjunction with an existing restaurant within an existing shopping center on 0.7 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue, 200 feet east of Miller Lane within Spring Valley. SB/dg/ml (For possible action)
Approved subject to staff conditions. Vote 4-0

07/17/12 PC

1. **DR-0276-12 – CLARK COUNTY:**
DESIGN REVIEW to construct a decorative perimeter fence around an existing public facility (Desert Breeze Soccer Park Complex) on 40.0 acres in a P-F (Public Facility) Zone. Generally located on the northeast corner of Durango Drive and Spring Mountain Road within Spring Valley. SB/rk/ml (For possible action)
Approved subject to staff conditions, have maximum number of gates and gate locks have ingress and egress during business hours. Vote 4-0
2. **UC-0158-10 (ET-0071-12) – PAI HUNG, INC:**
USE PERMIT FIRST EXTENSION OF TIME to commence and review a reduction in separation from an on-premise consumption of alcohol establishment (tavern) to a residential use in conjunction with an existing retail center on 1.1 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Spring Mountain Road, 300 feet west of Hauck Street within Spring Valley. SB/jt/xx (For possible action)
Approved subject to staff conditions. Vote 4-0
3. **UC-0169-12 – MCDONALDS CORPORATION:**
USE PERMIT to reduce the separation from a residential use to an outside dining area in conjunction with an existing restaurant on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Flamingo Road, 200 feet west of Decatur Boulevard within Spring Valley. SS/dg/ml (For possible action)
Approved subject to staff conditions. Vote 4-0
4. **UC-0266-12 – PROPERTY WEST, LLC:**
USE PERMIT for a communication tower.
DESIGN REVIEW for a monopalm communication tower and associated equipment on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Durango Drive, 400 feet south of Russell Road within Spring Valley. SB/mk/ml (For possible action)
Approved subject to staff conditions. Vote 4-0
5. **UC-0274-12 – SAW PROPERTIES, LLC:**

USE PERMIT to allow a personal service business (skin care) in conjunction with an existing office building within an office center on 0.2 acres a C-P (Office & Professional) Zone. Generally located on the north side of Tropicana Avenue, 500 feet east of El Capitan Way within Spring Valley. SS/mk/ml (For possible action)

Approved subject to staff conditions. Vote 4-0

6. **UC-0288-12 – S R N HOLDINGS, LLC:**

USE PERMIT for an indoor recreational facility (batting/pitching cages) in conjunction with an existing shopping center on 1.3 acres in a C-2 (Commercial General) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the east side of Fort Apache Road, 300 feet south of Russell Road within Spring Valley. SB/mk/ml (For possible action)

Approved subject to staff conditions. Vote 4-0

7. **VS-0278-12 – RHODES RANCH, G.P.:**

VACATE AND ABANDON a right-of-way (unnamed street) located between Fort Apache Road and Seeliger Street and between Ford Avenue (alignment) and Hidden Mountain Way in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community within Enterprise (description on file). SB/rk/xx (For possible action)

Held by applicant until July 20, 2012 TAB meeting. (No recommendation from Public Works or Staff)

8. **UC-0168-11 (WC-0070-12) – JERRY D. EDWARDS, SR. & DEBORAH A. DUNFORD:**

WAIVERS OF CONDITIONS of a use permit requiring the following: 1) install a 5 foot wide landscape strip outside the wall; and 2) install curb and gutter in conjunction with a proposed accessory use and accessory structures on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-65) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road, 385 feet west of Duneville Street within Spring Valley. SS/jt/xx (For possible action)

Approved waiver #1 and waiver #2 and without if approved conditions. Vote 4-0

9. **WS-0286-12 – DDMI PROPERTIES, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing addition (garage) to a single family dwelling on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 150 feet north of Eldora Avenue, and 150 feet east of Buffalo Drive within Spring Valley. SB/pb/ml (For possible action)

Approved subject to staff conditions. Vote 3-1 A. Heath-Younce voted against motion.

07/18/12 BCC

10. **UC-0650-09 (ET-0066-12) – SCHOOL BOARD OF TRUSTEES:**

USE PERMIT SECOND EXTENSION OF TIME to commence and review a medical office/health clinic (Positively Kids') as a primary use in a P-F zoning district.

DESIGN REVIEW for a medical office/health clinic 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/dm/xx (For possible action)

Held by applicant until July 31, 2012 TAB meeting.

11. **UC-0285-12 – SCP 2004E-060, LLC:**
USE PERMITS for the following: **1)** alcohol sales, beer and wine (packaged only); and **2)** alcohol sales, liquor (packaged only) in conjunction with an existing pharmacy and retail center on 1.5 acres in a C-1 (Local Business) Zone in MUD-3 Overlay District.
WAIVERS OF CONDITIONS of a zone change (ZC-0119-03) requiring the following: **1)** no alcohol sales (liquor); and **2)** hours of operation limited to 8:00 a.m. to 10:00 p.m. Generally located on the northwest corner of Durango Drive and Warm Springs Road within Spring Valley. SB/dg/ml (For possible action)
Approved subject to staff conditions. 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, July 10, 2012 – 6:30 PM**
IX. Adjournment – **8:10 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