



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, AUGUST 25, 2015– 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

John Catlett **Present**  
Dee Gatliff, Vice Chair **Present**  
John Getter, Chair **Present**  
Darby Johnson, Jr. **Excused**  
Angie Heath Younce **Present**  
Mike Shannon, Town Liaison (702) 455-8338 **Present**  
Diana Morton, Secretary (702) 254-8413 **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. Approval of Agenda Posted, Including Any Deletions or Corrections **Approved 4-0**
  - D. Approval of Minutes of August 11, 2015 **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 **None**
- VI. GENERAL BUSINESS
  - A. Liaison/County Staff Business **Informed Board the Community Center will be painted over the next few weeks.**
  - B. Introduce and Discuss 2015 Budget Request **No recommendations were made by the Board or general public during the discussion.**

## VII. PLANNING & ZONING

**09/15/15 PC**

1. **DR-0480-15 – POHORSKY ENTERPRISE, LLC :**  
**DESIGN REVIEW** for a proposed vehicle (automobile) wash facility on 1.3 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard, 330 feet south of Patrick Lane within Spring Valley. SS/rk/ml (For possible action) **PC 9/15/15**  
**Approved subject to staff conditions. Vote 4-0**
2. **UC-0476-15 – GOLDEN RIVER ENTERPRISES, LLC:**  
**USE PERMIT** to allow on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within an existing retail and office center on a portion of 0.5 acres in a C-1 (Local Business) Zone. Generally located on the north side of Spring Mountain Road, 150 feet east of Duneville Street within Spring Valley. SB/dg/ml (For possible action) **PC 9/15/15**  
**Approved subject to staff conditions. Vote 4-0**
3. **UC-0484-15 – B.H. RAINBOW PLAZA, LLC:**  
**USE PERMIT** for a proposed place of worship within an existing office building on 2.1 acres in a C-P (Office & Professional) Zone in the MUD-4 Overlay District. Generally located on the northwest corner of Rainbow Boulevard and Eldora Avenue within Spring Valley. SB/gc/ml (For possible action) **PC 9/15/15**  
**Approved subject to staff conditions. Vote 4-0**
4. **VS-0500-15 – GREYSTONE NEVADA, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Patrick Lane located between Riley Street and Seelinger Street (alignment) within Spring Valley (description on file). SB/tk/ml (For possible action) **PC 9/15/15**  
**Approved subject to staff conditions. Vote 4-0**

**09/16/15 BCC**

5. **DR-0490-15 – DURANGO ARBY PLAZA, LLC:**  
**DESIGN REVIEW** for a comprehensive sign package that includes wall signs and directional signs for an approved restaurant with a drive-thru window (Starbucks) within an approved shopping center on 2.6 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the east side of Durango Drive and the north side of Arby Avenue within Spring Valley. SS/pb/ml (For possible action) **BCC 9/16/15**  
**Approved subject to staff conditions. Vote 4-0**
6. **ZC-0477-15 – WILKE FAMILY INVEST GROUP, LLC:**  
**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone for an office/warehouse complex in the CMA Design and MUD-3 Overlay Districts.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; and **2)** cross access.

**DESIGN REVIEW** for an office/warehouse complex. Generally located on the south side of Badura Avenue, 450 feet west of Tenaya Way within Spring Valley (description on file). SS/al/ml (For possible action) **BCC 9/16/15**  
**Held by applicant for two weeks.**

**Items held from August 11, 2015 TAB Meeting:**

7. **VS-0326-15 – CENTURY COMMUNITIES OF NEVADA, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Fort Apache Road located between Sherwood Greens Drive and Pebble Road within Spring Valley (description on file). SB/mk/ml (For possible action) **PC 9/1/15**  
**Withdrawn by applicant without prejudice.**
  
8. **VS-0482-15 – NEVADA AUTO REAL ESTATE INVESTMENTS, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Valadez Street located between Sunset Road and Rafael Rivera Way, and a portion of right-of-way being Wagon Trail Avenue located between Valadez Street and Buffalo Drive within Spring Valley (description on file). SS/co/ml (For possible action) **PC 9/1/15**  
**Approved subject to staff conditions. Vote 4-0**

VIII. **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**

IX. Set next meeting date – **Tuesday, September 8, 2015 – 6:30 PM**

X. Adjournment – **7:10 PM**

**COMMISSIONERS**

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice Chair  
SUSAN BRAGER – TOM COLLINS – LAWRENCE WEEKLY - CHRIS GIUNCHIGLIANI - MARY BETH SCOW  
DON BURNETTE, County Manager

Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road