



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

**SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, AUGUST 28, 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 **Excused**
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 **Mike Shannon informed the Board that it is anticipated the appointment of a new TAB member will be on the BCC agenda next week.**
 - D. Approval of Agenda Posted, Including Any Deletions or Corrections **Approved 3-0**
 - E. Approval of Minutes of August 14, 2012 **Approved 3-0**
 - F. Update on 2012 Budget **Mike Shannon updated the Board on the status of last years budget request.**
- 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 reported that street food vendors are causing traffic problems and disruptions at the conclusion of school south of Elaine Wynn elementary on Coley.**
- V. TOWN BOARD INPUT **Duane Laible disclosed that he resides in Rhodes Ranch but will be participating in discussion and will be voting because of no financial conflict or conflict of interest on items 2, 3 and 4.**

VI. PLANNING & ZONING

HELDOVER FROM JUNE 26, 2012

- 1A. **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/heath 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)
Approved subject to staff conditions. Vote 3-0

09/18/12 PC

1. **UC-0378-12 –APACHE STRUCTURES, LLC:**
USE PERMIT for on-premise consumption of alcohol (supper club).
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from on-premise consumption of alcohol (supper club) to a residential use for a proposed supper club in an existing shopping center on 4.1 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the west side of Fort Apache Road and the south side of Reno Avenue within Spring Valley. SB/pb/ml (For possible action)
Approved subject to staff conditions. Vote 3-0
2. **WT-0482-12 – RHODES RANCH, GP:**
WAIVER to allow modified improvement standards in conjunction with a single family development on approximately 10.2 acres in R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located on the west side of Durango Drive and the south side of Rhodes Ranch Parkway within Spring Valley. SB/rk/ed (For possible action)
Approved subject to staff conditions and the condition that the developer must sign a grading agreement and provide proof of \$5 million dollar insurance. Vote 3-0
3. **ZC-0481-12 – RHODES RANCH, GP:**
ZONE CHANGE to reclassify approximately 10.2 acres from C-P (Office & Professional) P-C (Planned Community Overlay) Zone to R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.
USE PERMIT for modified residential development standards in conjunction with a single family residential subdivision in the Rhodes Ranch Master Planned Community. Generally located on the west side of Durango Drive and the south side of Rhodes Ranch Parkway within Spring Valley (description on file). SB/rk/ed (For possible action)
Approved subject to staff conditions and the condition that the developer must sign a grading agreement and provide proof of \$5 million dollar insurance and that the left turn pocket southbound into the development meet engineering standards and be paid for by the developer rather than the HOA. Vote 3-0

10/2/12 BCC

4. **WT-0484-12 – RHODES RANCH, GP:**

WAIVER to allow early finished grading in conjunction with a single family development on approximate 5.5 acre portion of a 40.7 acre site in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the southeast corner of Augusta Course Avenue and Hidden Mountain Way within Spring Valley. SB/rk/ed (For possible action)

Approved subject to staff conditions and the condition that the developer must sign a grading agreement and provide proof of \$5 million dollar insurance. Vote 3-0

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, September 11, 2012 – 6:30 PM**

IX. Adjournment – **7:35 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