



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

**SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, AUGUST 30, 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 **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 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

D. Approval of Agenda Posted, Including Any Deletions or Corrections **Approved 5-0**

E. Approval of Minutes of June 28, 2011 **Approved 4-0 D. Laible abstained.**

F. Action: Nominate a representative and alternate for the 2011-2012 Community Development Advisory Committee (CDAC) **A. Heath Younce Representative and D. Gatliff Alternate.**

G. Introduce 2011-2012 Town Advisory Board Budget **The budget process was explained and schedule for formal recommendations was announced.**

H. Presentation – Clark County Reclamation District Water Quality Education- Kate Hoffman

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.

V. TOWN BOARD INPUT

J. Getter requested TAB members receive announcements of Neighborhood Meetings associated with nonconforming zone change applications as well as a map of the RNP-1 overlay near Rainbow and Edna. Mr. Getter also suggested that the Board should consider making some goal and policy recommendations when the Spring Valley Land

Use Plan is reconsidered and asked for all illegal signs, boards and banners along Durango between DI and Wigwam be removed by the Public Response Office

VI. PLANNING & ZONING

09/20/11 PC

1. **NZC-0358-11 – GREYSTONE NEVADA, LLC:**
ZONE CHANGE to reclassify 3.1 acres from U-V (Urban Village - Mixed Use) Zone to C-2 (General Commercial) Zone for a commercial development, and 17.1 acres from U-V (Urban Village - Mixed Use) Zone to R-2 (Medium Density Residential) Zone for a single family residential development all within the MUD-4 Design Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall height; 2) early grading; and 3) nonstandard off-site improvements.
DESIGN REVIEW for a commercial development on 3.1 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Hualapai Way and Tropicana Avenue within Spring Valley (description on file). SB/al/ml (For possible action)
Approved the zone change from U-V to R-2, approved C-1 not C-2 zoning, approved waivers of development standards 1, 2 and 3 with all staff conditions and that one pedestrian gate be provided and no 24 hour uses. Denied the design review. Vote 5-0
2. **UC-0349-11 – BABYLONIA, INC:**
USE PERMIT for secondhand sales in conjunction with an existing shopping center on 1.8 acres in a C-1 (Local Business) Zone in the Desert Inn Transition Corridor Overlay District. Generally located on the southeast corner of Jones Boulevard and Desert Inn Road within Spring Valley. SB/jt/ml (For possible action)
Approved subject to staff conditions and all signage remain in compliance. Vote 5-0
3. **VS-0347-11 – HOWARD HUGHES COMPANY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Warm Springs Road (alignment), and between Fort Apache Road and Pearl Court (alignment), and a portion of unnamed right-of-way located between Hualapai Way (alignment) and Pearland Court, and a portion of Arby Avenue located between Hualapai Way (alignment) and Fort Apache Road, and a portion of an unnamed right-of-way located between Hualapai Way (alignment) and Fort Apache Road, and a portion of Pearland Court between Maule Avenue and Warm Springs Road (alignment), and a portion of Grand Canyon Drive between Maule Avenue and Warm Springs Road (alignment) in an R-E (Rural Estates Residential) P-C (Planned Community) Overlay Zone within Summerlin Village 16A in the Summerlin Master Planned Community and Spring Valley (description on file). SB/co/xx (For possible action)
Approved subject to staff conditions. Vote 5-0
4. **VS-0357-11 – GREYSTONE NEVADA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Bell Drive (alignment), and between Hualapai Way and Conquistador Street, and a portion of right-of-way being Tropicana Avenue located between Hualapai Way and Conquistador Street in an R-2 (Medium Density Residential) Zone and C-2 (General Commercial) Zone within Spring Valley (description on file). SB/al/xx (For possible action)
Approved subject to staff conditions. Vote 5-0

5. **WS-0343-11 – LIN TZY-YU:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a commercial use (bank) access to a residential local street; and **2)** reduce the minimum separation distance from a driveway to an intersection.
DESIGN REVIEW for a bank building on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Spring Mountain Road and Red Rock Street within Spring Valley. SB/al/ml (For possible action)
Approved subject to staff conditions. Vote 5-0

09/21/11 BCC

6. **ZC-0348-11 – TAMURA, ALVIN B. & PATTI A.:**
ZONE CHANGE to reclassify 0.5 acres from R-E (Rural Estates Residential) Zone to CRT (Commercial Residential Transition) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping and screening requirements; **2)** permit alternative parking lot design standards; **3)** reduce setbacks; and **4)** trash enclosure.
DESIGN REVIEW to convert an existing single family residence into an office building. Generally located on the northwest corner of Rainbow Boulevard and Edna Avenue within Spring Valley (description on file). SB/al/ml (For possible action)
Denied the zone change, denied all the waivers of development standards and denied the design review because of an on-going complete lack of compliance on all standards by the applicant.
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.

VIII. Set next meeting date – **Tuesday, September 13, 2011 – 6:30 PM**

IX. Adjournment - **8:00 PM**