



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

**SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, SEPTEMBER 27, 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 **Excused**  
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 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

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

E. Approval of Minutes of September 13, 2011 **Approved 4-0**

F. Discuss and make recommendations regarding 2011-2012 Town Advisory Board Budget

G. Action: Resolution thanking Metro officers for response to Wal-Mart shooting. **Held over to next meeting. Vote 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

**John Getter stated that Town Advisory Board members had received a letter from the Costa Smeralda Home Owners' Association.**

**John Getter suggested that a specific timeline be included with any items placed on the agenda at the request of Board members.**

VI. PLANNING & ZONING

**HELD OVER FROM SEPTEMBER 13, 2011 MEETING**

- 1A. **VS-0187-11 – STORYBOOK HOMES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located along the south side of Hacienda Avenue between Buffalo Drive and Cimarron Road (alignment) in an R-2 (Medium Density Residential) Zone within Spring Valley (description on file). SS/co/ml (For possible action)  
**Approved subject to staff conditions. Vote 4-0**
- 1B. **WS-0435-09 (ET-0077-11) – DECATUR RETAIL PARTNERS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to commence a roof sign.  
**DESIGN REVIEWS** for the following: **1)** a restaurant, convenience store with gasoline pumps and car wash; and **2)** a comprehensive sign plan on 1.6 acres in a C-2 (General Commercial) (AE-60) (AE-65) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Sunset Road and Decatur Boulevard within Spring Valley. SS/mc/ml (For possible action)  
**Approved subject to staff conditions. Vote 4-0**

**10/18/11 PC**

1. **UC-0400-11 – TENAYA LOFTS, LLC:**  
**USE PERMIT** to allow a health club within an existing office/warehouse complex on a portion of 5.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Tenaya Way, 275 feet north of Sunset Road within Spring Valley. SS/pd/ml (For possible action)  
**Approved subject to staff conditions. Vote 4-0**

**10/19/11 BCC**

2. **NZC-0126-08 (ET-0079-11) – BURBANK, LLC, ET AL:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 8.8 acres from M-D (Designed Manufacturing) Zone to R-4 (Multiple Family Residential - High Density) Zone for a future development in the MUD-3 and CMA Design Overlay Districts.  
**WAIVER OF DEVELOPMENT STANDARDS** for increased building height. Generally located on the southeast corner of Sunset Road and Valadez Street within Spring Valley (description on file). SS/dm/ml (For possible action)  
**Approved subject to staff conditions with a one year extension of time. Vote 4-0**

3. **VS-1359-07 (WC-0087-11) – RHODES RANCH GP:**  
**WAIVER OF CONDITIONS** of a vacation and abandonment requiring concrete cap the area between the perimeter wall and manway (no landscaping allowed) on 1.0 acre 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 west side of Durango Drive, 570 feet south of Rhodes Ranch Parkway within Spring Valley. SB/rk/ml (For possible action)  
**Denied. Vote 4-0**

4. **VS-1360-07 (WC-0088-11) – RHODES RANCH GP:**

**WAIVER OF CONDITIONS** of a vacation and abandonment requiring concrete cap the area between the perimeter wall and manway (no landscaping allowed) on 0.6 acres 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 west side of Durango Drive, 650 feet north of Rhodes Ranch Parkway within Spring Valley. SB/rk/ml (For possible action)  
**Denied. 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, October 11, 2011 – 6:30 PM**

IX. Adjournment - **7:30 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