



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

**SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, NOVEMBER 8, 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 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 5-0**

E. Approval of Minutes of October 25, 2011 **Approved 5-0**

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. **A citizen asked the Board for assistance in working with the Constable to enforce the law in regard to a boat being left on the public right-of-way for extended periods of time. The complainant stated that although the boat has been reported to the office of the Constable numerous times throughout the last year it remains in the neighborhood without being moved for months at a time.**

V. TOWN BOARD INPUT - **Duane Laible stated that, during the last BCC meeting, Commissioner Sisolak indicated sign-in-sheets at Town Advisory Board meetings should be used to follow-up with citizens regarding items of interest at all levels of the planning and zoning process. Duane also requested an action item be placed on the next agenda to discuss future recommendations for applicants that are delinquent on property taxes for subject properties under consideration by the Town Advisory Board.**

VI. PLANNING & ZONING

**NOTE: This item was previously heard on October 11, 2011 TAB but is returning with an updated staff report.**

- 1A. **WS-0443-11 – DR HORTON, INC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to modify street improvements deviating from Uniform Standard Drawings.  
**DESIGN REVIEW** for a single family residential development on a portion of 81.9 acres in an RUD (Residential Urban Density) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the south side of Peace Way, 1,600 feet west of Buffalo Drive within Spring Valley. SS/al/xx (For possible action)  
**Approved subject to staff conditions. Vote 5-0**

**12/06/11 PC**

1. **NZC-0500-11 – WELLS CARGO, INC:**  
**ZONE CHANGE** to reclassify 42.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development with a portion within the Desert Inn Transition Corridor Overlay District. Generally located between Desert Inn Road and Spring Mountain Road, and between Tenaya Way and Montessouri Street within Spring Valley (description on file). SB/dg/xx (For possible action)  
**Denied. Vote 4-1 D. Laible voted against motion. Nineteen neighbors present against project expressed concern with traffic and proposed density of the project. Two neighbors were present in favor of project. A letter from Costa Smeralda HOA opposing the project was read into the record.**
2. **UC-0474-11 – 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 0.6 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the southeast corner of Sahara Avenue and Miller Lane within Spring Valley. SB/bk/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**
3. **UC-0476-11 – BECKER INVESTMENT COMPANY, LP:**  
**USE PERMIT** for psychic arts in conjunction with a retail store within a shopping center on 1.5 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located 300 feet south of Sahara Avenue and 750 feet west of Decatur Boulevard within Spring Valley. SB/al/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**
4. **UC-0480-11 – ELDAN, LLC:**  
**USE PERMIT** for a major training facility (yoga) within an office and retail center on 1.9 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Oquendo Road and Rainbow Boulevard within Spring Valley. SS/al/ml (For possible action)  
**Held to November 29, 2011 Town Advisory Board meeting at request of the applicant.**
5. **UC-0485-11 – APACHE STRUCTURES, LLC:**

**USE PERMITS** for the following: **1)** reduce the separation from on-premise consumption of alcohol (supper club) to a residential use; and **2)** reduce the separation from outside dining to a residential use for a proposed supper club in an existing shopping center on 4.1 acres in a C-2 (General Commercial) 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/bk/ml (For possible action)

**Denied. Vote 3-2 L. Plotkin, J. Getter voted against motion.**

6. **UC-0486-11 – DURANGO ROCHELLE, LLC:**

**USE PERMIT** for a recreational facility (children’s play area) inside an existing building in conjunction with a retail center on 1.4 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Nevso Drive and Durango Drive within Spring Valley. SS/bk/ml (For possible action)

**Approved subject to staff conditions. Vote 5-0**

7. **UC-0487-11 – WEST SAHARA PROMENADE COMPANY, LLC:**

**USE PERMITS** for the following: **1)** a recreational facility (indoor laser tag); and **2)** an arcade in conjunction with an existing shopping center on 7.9 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue and the east side of Cimarron Road within Spring Valley. LB/dg/ml (For possible action)

**Approved subject to staff conditions. Vote 5-0**

8. **WS-0491-11 – HANLEY FAMILY TRUST:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; and **2)** increased hardscape in the front yard for a garage addition in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Remuda Trail, 198 feet north of Concho Lane within Spring Valley. SB/bk/xx (For possible action)

**Approved subject to staff conditions. Vote 3-2 D. Gatliff, A. Heath-Younce voted against motion.**

**12/07/11 BCC**

9. **DR-0483-11 – FINDLAY FAMILY PROPERTIES, LP:**

**DESIGN REVIEW** for an addition to an existing automobile dealership on 4.1 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the southwest corner of Sahara Avenue and Edmond Street within Spring Valley. SB/al/ml (For possible action)

**Approved subject to staff conditions. 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. None**

VIII. **Set next meeting date – Tuesday, November 29, 2011 – 6:30 PM**

IX. **Adjournment - 8:30 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