



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

**SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, NOVEMBER 13, 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 **Present**  
George Kuck **Present**  
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 announced the December 2, 2012 Rock “n” Roll Marathon details.**
  - D. Approval of Agenda Posted, Including Any Deletions or Corrections **Items 1 and 6 will be heard together. Approved 5-0**
  - E. Approval of Minutes of October 30, 2012 **Approved 5-0**
  - F. Discussion Item: Regional Transportation Plan
- 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 **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.**

VI. PLANNING & ZONING

**HELD OVER FROM OCTOBER 30, 2012**

- 1A. **ZC-0945-06 (ET-0116-12) – NEOPHYTE REO, LLC:**  
**ZONE CHANGE SECOND EXTENSION OF TIME** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.  
**USE PERMITS** for the following: **1)** increased building height; **2)** increased density; and **3)** a mixed-use development in a C-2 (General Commercial) Zone.  
**DESIGN REVIEW** for a mixed use development. Generally located on the southwest corner of Buffalo Drive and Robindale Road within Spring Valley (description on file). SS/dm/ml (For possible action)  
**Approved for one year and subject to a design review. Vote 4-1 John Getter voted against motion.**

**12/04/12 PC**

1. **NZC-0598-12 – DR D'S DYNAMIC DEAL, LLC, ET AL:**  
**ZONE CHANGE** to reclassify 11.1 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced lot area; **2)** allow alternative landscaping; **3)** reduced street off-set; **4)** allow modifications to standard drawings for public street sections; and **5)** reduced street width. Generally located on the west side of Fort Apache Road and the north side of Maule Avenue within Spring Valley (description on file). SB/pb/ml (For possible action)  
**Approval of the zone change and waivers of development standards #3 and #4c; denial of waivers of development standards #1, #2, #4a, #4b, #5a, and #5b. Vote 5-0**
2. **UC-0631-12 – ENDURO, LLC:**  
**USE PERMIT** to allow the sale of packaged liquor within an existing pharmacy (Walgreens) in conjunction with an office and shopping center on a portion of 1.6 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District.  
Generally located on the west side of Durango Drive, 400 feet north of Tropicana Avenue within Spring Valley. SS/dg/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**
3. **UC-0632-12 – WALGREEN CO:**  
**USE PERMIT** to allow the sale of packaged liquor within an existing pharmacy (Walgreens) in conjunction with a shopping center on a portion of 1.2 acres in a C-1 (Local Business) Zone. Generally located on the south side of Desert Inn Road and the west side of Fort Apache Road within Spring Valley. SB/dg/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**
4. **UC-0644-12 – RHODES RANCH, GP:**  
**USE PERMIT** to modify retaining wall height in conjunction with an approved single family residential subdivision on portions of 16.5 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 Seeliger Street between Augusta Course Avenue and Torino Avenue within Spring Valley. SB/rk/ml (For possible action)  
**Approved subject to if approved conditions. Vote 4-1 A. Heath Younce voted against motion.**

5. **VC-0611-12 – SLE INVESTMENTS, LLC:**  
**VARIANCE** for a food cart/booth (shaved ice) not located within an enclosed building in conjunction with a convenience store on 1.3 acres in a C-2 (General Commercial) P-C (Planning Community District) Zone in the MUD-2 and CMA Design Overlay Districts within the Rhodes Ranch Master Planned Community. Generally located on the northwest corner of Durango Drive and Arby Avenue within Spring Valley. SB/rk/ml (For possible action)  
**Approved subject to staff conditions. Vote 3-2 D. Laible and A. Heath Younce voted against motion.**
  
6. **VS-0599-12 – DR. D’S DYNAMIC DEAL, LLC, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Martin Avenue and Maule Avenue, and between Fort Apache Road and Broadacres Ranch Street and a portion of right-of-way being Fort Apache Road located between Martin Avenue and Maule Avenue in an R-E (Rural Estates Residential) Zone within Spring Valley (description on file). SB/pb/ed (For possible action)  
**Approved subject to staff conditions. Vote 5-0**
  
7. **VS-0646-12 – HARMONY 19, LLC, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Fort Apache Road and Grand Canyon Drive, and a portion of right-of-way being Fort Apache Road located between Wigwam Avenue and Ford Avenue in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community within Spring Valley (description on file). SB/rk/ed (For possible action)  
**Approved subject to staff conditions. Vote 4-0 D. Laible stepped out.**
  
8. **ZC-0645-12 – HARMONY 19, LLC, ET AL:**  
**ZONE CHANGE** to reclassify approximately 24.9 acres from R-4 (Multiple Family Residential) Zone and C-2 (General Commercial) P-C (Planned Community Overlay District) Zone to R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.  
**USE PERMIT** for modified wall standards.  
**WAIVERS** for the following: **1)** allow modified street improvement standards; **2)** allow early finished grading; and **3)** reduce street off-set.  
**DESIGN REVIEW** for a single family residential subdivision in the Rhodes Ranch Master Planned Community. Generally located on the northwest corner of Fort Apache Road and Ford Avenue within Spring Valley (description on file). SB/rk/ed (For possible action)  
**Approved subject to staff conditions. Vote 5-0**

**12/05/12 BCC**

9. **UC-0605-12 – FISHER HOLDING COMPANY, LLC:**  
**USE PERMIT** to allow a check cashing business less than 1,500 square feet in size in conjunction with an existing convenience store and car wash on 1.7 acres in a C-2 (Commercial General) Zone. Generally located on the southeast corner of Durango Drive and Rochelle Avenue within Spring Valley. SS/rk/ml (For possible action)  
**Denied. Inappropriate location for business. Vote 5-0**

10. **UC-0640-12 – RAINING RUSSELL LTD:**  
**USE PERMIT** for a hospital on a portion of 9.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.  
**WAIVER OF CONDITIONS** of a zone change (ZC-0097-11) requiring right-of-way dedication to include 30 feet for Santa Margarita Street, and associated spandrels.  
**DESIGN REVIEW** for a hospital. Generally located on the northeast corner of Rainbow Boulevard and Russell Road within Spring Valley. SS/al/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**
11. **UC-0642-12 – NV ENERGY:**  
**USE PERMIT** for vehicle maintenance.  
**DESIGN REVIEW** for a vehicle maintenance facility on a 1.5 acre portion of a 4.4 acre parcel in a C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road, 305 feet west of Redwood Street within Spring Valley. SB/bk/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**
12. **ZC-0634-12 – T & G HOLDINGS, INC:**  
**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone for a vehicle paint/body shop in the MUD-4 Overlay District.  
**USE PERMITS** for the following: **1)** a vehicle paint/body shop; and **2)** vehicle repair.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** permit a vehicle paint/body shop that is not an accessory use to automobile sales; **2)** waive requirements for parking lot landscaping; **3)** eliminate the wall enclosed trash area and **4)** increased wall height.  
**DESIGN REVIEW** for a vehicle paint/body shop and repair facility. Generally located on the north side of Rochelle Avenue, 300 feet east of Hualapai Way within Spring Valley (description on file). SB/al/ml (For possible action)  
**Approved the zone change, use permits, waivers of development standards #1, #3, and #4 and the design review; and denied waiver of development standards #2. Vote 4-0 J. Getter stepped out.**
13. **TA-0603-12 – GATSKI COMMERCIAL**  
**TEXT AMENDMENT** to amend Chapter 30.72, Table 30.72-1 to allow wall signs to exceed 50 square feet per elevation with the submission of a master sign package. (For possible action)  
**Denied based on transitional use. Current guidelines are sufficient. 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 27, 2012 – 6:30 PM**
- IX. **Adjournment 8:30 PM**