



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

**SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, NOVEMBER 29, 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 **Mike Shannon announced the Zappos Rock “n” Roll Marathon would be December 4, 2011.**

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

E. Approval of Minutes of November 8, 2011 **Approved 5-0**

F. Discussion and possible recommendation regarding zoning agenda items that are delinquent with property taxes. **Recommended (5-0) to the extent not prohibited by NRS or other laws that the Board of County Commissioners enact policy and procedures to the effect that property taxes must be current before use permits or any other zoning matters are approved with discretion of the Board of County Commissioners.**

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

A. Heath Younce announced there would be a neighborhood meeting by Lennar Homes November 30, 2011, 6:00 pm at Desert Breeze Community Center.

D. Laible asked that the Public Response Office look into excessive flags and signs along Durango between Spring Valley and Warm Springs.

D. Gatliff asked that the Public Response Office re-inspect the commercial center at the southeast corner of DI and Jones for non-permitted signage. Dee stated the most recent use permit approved at that location was conditioned that all non-permitted signage must be removed.

D. Laible asked that the Public Response Office determine if the U-Haul trucks parked in front of Fabulous Freddy's on Durango are permitted by code and if the operator is in compliance.

VI. PLANNING & ZONING

Possible action to be taken on the following applications:

HELD OVER FROM NOVEMBER 8, 2011 MEETING

1A. 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)

Approved subject to staff conditions. Vote 5-0

12/20/11 PC

1. DR-0510-11 – VONS COMPANIES, INC:

DESIGN REVIEW for a proposed bank on a pad site in conjunction with an existing shopping center on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Durango Drive and Desert Inn Road within Spring Valley. SB/mk/xx (For possible action)

Approved subject to staff conditions. Vote 5-0

2. UC-0506-11 – REYNOLDS FAMILY 1996 TRUST:

USE PERMIT to allow a minor training facility (martial arts) in conjunction with an existing office complex on 1.4 acres in a C-P (Office & Professional) Zone. Generally located on the north side of Spring Mountain Road, 630 feet east of Torrey Pines Drive within Spring Valley. SB/dm/ml (For possible action)

Approved subject to staff conditions and securing to a Clark County Business License. Vote 5-0

3. VS-0502-11 – SO RAINBOW CAP, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Rainbow Boulevard and Montessori Street in a C-2 (General Commercial) Zone in the MUD-3 and CMA Design Overlay Districts within Spring Valley (description on file). SS/co/xx (For possible action)

Approved subject to staff conditions Vote 5-0

4. WS-0511-11 – SHDML, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** reduce the building separation in conjunction with a single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Spanish Heights Drive, 200 feet north of Hacienda Avenue within Spring Valley. SB/pd/ml (For possible action)

Denied. Vote 4-1 L. Plotkin voted against motion.

5. **WS-0508-11 – LIU DINGRONG, ET AL:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced corner setback to an accessory structure; and **2)** reduce setback from a street to an existing accessory structure (storage shed) in conjunction with an existing residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Foxgrove Drive and Starwood Drive within Spring Valley. SB/mk/ml (For possible action)

Denied. Vote 5-0

12/20/11 BCC

6. **ZC-1233-05 (ET-0103-11) – CRE LJ 27 OTHER, LLC:**

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 10.5 acres from C-2 (Commercial General) to U-V (Urban Village-Mixed Use) Zone.

USE PERMITS for the following: **1)** increase building heights; and **2)** density bonus.

DESIGN REVIEW for a mixed-use development in the MUD-2, West Village, and CMA Design Overlay Districts. Generally located on the north side of Sunset Road, 400 feet west of Durango Drive within Spring Valley (description on file). SB/mc/xx (For possible action)

Approved subject to staff conditions and subject to a new design review as a public hearing, use permit review as a public hearing if density increases and a two-year extension of time. 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, December 13, 2011 – 6:30 PM**

IX. Adjournment – **8:00 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