



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

**SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, DECEMBER 10, 2013– 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, Vice- Chair **Present**  
Duane Laible, Chair **Present**  
Angie Heath Younce **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. Approval of Agenda Posted, Including Any Deletions or Corrections **Items 7 & 8 heard together. Approved 5-0**
  - D. Approval of Minutes of November 26, 2013 **Approved 3-0 G. Kuck, J. Getter abstained**
  - E. Liaison/County Staff Business **None**
  - F. Announcement: The County is accepting applications for the Animal Advisory Committee until December 16, 2013.
- 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
  - J. Getter asked CCPRO to look into code violations at the U-Haul business at Hacienda & Jones.**
  - A. Heath Younce commented on the attractive artist paintings on the utility boxes around Desert Breeze Community Center.**

## VI. PLANNING & ZONING

01/07/14 PC

1. **UC-0766-13 – THOMPSON FAMILY TRUST:**  
**USE PERMITS** for the following: **1)** allow an accessory structure not architecturally compatible with the principal structure; and **2)** allow an accessory structure to exceed one-half the footprint of the principal structure in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Montessouri Street, 200 feet south of Eldora Avenue within Spring Valley. SB/gc/ml (For possible action)  
**Approved subject to staff conditions. Vote 4-1 A. Heath Younce voted against motion.**
2. **VS-0756-13 – LV POST, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Durango Drive located between Post Road and Teco Avenue (alignment) within Spring Valley (description on file). SB/jt/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**
3. **VS-0757-13 – NV PEACE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rochelle Avenue and Peace Way, and between Hualapai Way and Grand Canyon Drive within Spring Valley (description on file). SB/co/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**
4. **VS-0764-13 – WARM SPRINGS AND MYERS, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Warm Springs Road located between Myers Street and Cimarron Road within Spring Valley (description on file). SS/rk/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**
5. **VS-0765-13 – KB HOME LV BUFFALO POST, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Buffalo Drive and Pioneer Way, and between Post Road and Patrick Lane within Spring Valley (description on file). SS/bk/ml (For possible action)  
**Approved subject to staff conditions. Vote 5-0**

01/08/14 BCC

6. **UC-0138-11 (ET-0115-13) – MADRAS DURANGO, LLC:**  
**USE PERMITS FIRST EXTENSION OF TIME** to commence the following: **1)** a convenience store; **2)** reduce the separation from a convenience store to a residential use; **3)** a service station; and **4)** reduce the setback from a service station to a residential use.  
**DESIGN REVIEW** for a commercial development consisting of an office and retail building, convenience store, and service station on 1.4 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 150 feet north of Robindale Road within Spring Valley. SS/bk/ml (For possible action)  
**Denied. Area has changed, circumstances have changed, the project has changed and it did not commence on time. Vote 5-0**

7. **VS-0778-13 – KB HOMES LV DIABLO FORT APACHE:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Lone Mesa Drive and between Hacienda Avenue and Diablo Drive, and portions of right-of-way being Fort Apache Road and Hacienda Avenue located between Diablo Drive and Hacienda Avenue and between Fort Apache Road and Lone Mesa Drive within Spring Valley (description on file). SB/mk/ml (For possible action)  
**Denied. Vote 5-0**
8. **WS-0777-13 – KB HOME LV DIABLO FORT APACHE, ET AL:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modifications to standard drawings for public street sections.  
**DESIGN REVIEW** for a single family residential development on 47.7 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southeast corner of Fort Apache Road and Hacienda Avenue within Spring Valley. SB/pb/ml (For possible action)  
**Denied. 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, January 14, 2014 – 6:30 PM**
- IX. Adjournment – **7:30 PM**