



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

**SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, APRIL 13, 2010– 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.**

#### **BOARD MEMBERS**

Dee Gatliff, Chair **Present**  
George Kuck, Vice Chair **Present**  
Duane Laible, Member **Present**  
Lee Plotkin, Member **Present**  
Angie Heath Younce, Member **Present**  
Diana Morton, Secretary **Present**

#### **POSTING LOCATIONS**

Desert Breeze Community Center-8275 W. Spring Mtn.  
Helen Meyer Community Center-4525 Lake Forest  
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 March 30, 2010 **Approved 4-1 D. Laible voted against motion.**

IV. PUBLIC INPUT – 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 (3) minutes.

#### **COMMISSIONERS**

RORY REID, Chairman – SUSAN BRAGER, Vice-Chair  
LAWRENCE L. BROWN III – TOM COLLINS – LAWRENCE WEEKLY – CHRIS GIUNCHIGLIANI – STEVE SISOLAK  
VIRGINIA VALENTINE, County Manager  
Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road

## Held Over from March 30, 2010 Town Board Meeting

### 1A. NZC-0089-10 – SPRING MTN AUTO CENTER, LLC:

ZONE CHANGE to reclassify 1.1 acres from C-1 (Local Business) Zone to C-2 (General Commercial) Zone for an automobile maintenance and repair facility.

USE PERMITS for the following: 1) allow automobile repair; and 2) allow an automobile minor paint and body shop.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation between an automobile repair facility and a residential use; 2) reduced parking; and 3) allow alternative landscaping in conjunction with an existing automobile maintenance and repair facility. Generally located on the north side of Spring Mountain Road and the west side of Edmond Street (alignment), 1,100 feet west of Decatur Boulevard within Spring Valley (description on file). SB/pb/dr

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

### 05/04/10 PC

#### 1. UC-0098-10 – T.I.H. HUALAPAI LLC, ET AL:

USE PERMIT for a major training facility in an existing shopping center on 2.2 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the northeast corner of Hualapai Way and Rochelle Avenue within Spring Valley. SB/bk/dr

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

#### 2. VS-0111-10 – CAROLINE'S COURT, LLC:

VACATE AND ABANDON easements of interest to Clark County located at the northwest corner of Buffalo Drive and Warm Springs Road and a portion of right-of-way being Warm Springs Road located between Buffalo Drive and Miller Lane (alignment) in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone in the MUD-3 and CMA Design Overlay Districts within Spring Valley (description on file). SS/mc/dr

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

### 05/05/10 BCC

#### 3. NZC-1333-07 (ET-0021-10) – FAST LANE INVESTMENTS, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 1.6 acres from R-E (Rural Estates Residential) Zone to C-P (Office & Professional) Zone for future commercial development. Generally located on the east side of Westwind Road, 600 feet south of Sahara Avenue within Spring Valley (description on file). LB/jt/dr

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

#### 4. UC-0170-08 (ET-0052-10) – FAST LANE INVESTMENTS, LLC:

USE PERMIT FIRST EXTENSION OF TIME to commence a parking lot.

DESIGN REVIEW for a parking garage on 1.6 acres in a C-P (Office & Professional) Zone. Generally located on the east side of Westwind Road, 600 feet south of Sahara Avenue within Spring Valley. LB/jt/dr

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

#### COMMISSIONERS

RORY REID, Chairman – SUSAN BRAGER, Vice-Chair

LAWRENCE L. BROWN III – TOM COLLINS – LAWRENCE WEEKLY – CHRIS GIUNCHIGLIANI – STEVE SISOLAK

VIRGINIA VALENTINE, County Manager

Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road

5. **UC-0103-09 (ET-0058-10) – WASATCH AVENUE, LLC:**  
**USE PERMIT FIRST EXTENTION OF TIME** to commence modified screening and development standards in conjunction with a single family residential subdivision.  
**DESIGN REVIEW** for a single family residential subdivision on 7.4 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the northeast corner of Grand Canyon Drive and Ford Avenue within Spring Valley. SB/rk/dr  
**Approved the use permit extension of time subject to staff conditions and subject to property taxes to be brought current; denied the design review. Vote 5-0**
6. **WS-0139-10 – UNLV RESEARCH FOUNDATION:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) deviate from the West Village Streetscape Design Standards; and 2) eliminate enhanced paving.  
**DESIGN REVIEW** for monument signs in conjunction with an approved public/quasi-public development (UNLV Research Foundation) on a portion of 122.0 acres in an M-D (Designed Manufacturing) Zone in the MUD-2, MUD-3, and CMA Design Overlay Districts. Generally located on the north side of Sunset Road and the west side of Cimarron Road within Spring Valley. BW/mk/dr  
**Approved the waiver of development standards #1 and the design review; and denial of waiver of developments standards #2. Vote 5-0**
7. **WT-0104-09 (ET-0059-10) – WASATCH AVENUE, LLC:**  
**WAIVER FIRST EXTENSION OF TIME** to commence modified improvement standards on 7.3 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located on the east side of Grand Canyon Drive and the north side of Ford Avenue within Spring Valley. SB/rk/dr  
**Denied. Vote 5-0**
- VI. Set next meeting date – **Tuesday, April 27, 2010 – 6:30 PM**
- VII. Adjournment **7:35 PM**