



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

**SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, JUNE 8, 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 **Absent**  
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 4-0**
  - E. Approval of Minutes of May 25, 2010 **Approved 4-0**
- 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.

Town Board Member, Duane Laible, has issues with Ordinance 0081-10 going to the Board of County Commissioners June 16, 2010. His concerns are the \$50.00 fee for an appeal and that a Town Board Member or Citizens Advisory Council Member are prohibited from the appeal process of the application if they voted on the item.

#### **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

## V. PLANNING & ZONING

### HELDOVER FROM MAY 11, 2010 MEETING

- 1A. **UC-164-10 – BLUSKI LIVING REVOCABLE TRUST:**  
**USE PERMIT** for a minor training facility in conjunction with an existing office complex on 3.8 acres in a C-P (Office & Professional) Zone. Generally located on the southeast corner of Jones Boulevard and Tara Avenue within Spring Valley.  
**Approved subject to staff conditions. Applicant had eight letters of approval from neighbors. Vote 4-0**

### 07/06/10 PC

1. **UC-0217-10 – FLAMINGO POINTE PARTNERS, LLC:**  
**USE PERMIT** for a massage establishment as a principal use within an existing commercial development on 5.5 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the north side of Flamingo Road, 260 feet west of Fort Apache Road within Spring Valley. SB/pb/dr  
**Approved subject to staff conditions. Vote 4-0**
2. **VS-0231-10 – DECATUR RETAIL PARTNERS, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Decatur Boulevard located between Post Road and Sunset Road in a C-2 (General Commercial) (AE-65) Zone within Spring Valley (description on file). RR/jt/dr  
**Approved subject to staff conditions. Vote 4-0**
3. **WS-0200-10 – WILLBANKS, RONALD LEE & J G VEGAS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking for a place of worship in conjunction with a shopping center on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Spring Mountain Road and Hauck Street within Spring Valley. SB/bk/ed  
**Approved subject to staff conditions. Vote 3-1 A. Younce voted against motion to approve.**

### 07/07/10 BCC

4. **DR-0205-10 – NEVADA WEST PALMS, LLC, ET AL:**  
**DESIGN REVIEWS** for the following: 1) increase approved density for an existing mixed use development; and 2) convert commercial units to residential live/work units in conjunction with an existing mixed use development on 9.4 acres in a U-V (Urban Village - Mixed Use) (AE-60) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the southeast corner of Myers Street and Badura Avenue, 700 feet west of Buffalo Drive within Spring Valley. SS/ar/dr  
**Applicant no show. Have item return to Town Board. Vote 4-0**
5. **WS-0214-10 – ARBY-RAINBOW PARTNERS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase the height of a freestanding sign; 2) reduce the width of the pole cover for a sign; and 3) reduce the separation between freestanding signs.  
**DESIGN REVIEW** for a freestanding sign in conjunction with an approved restaurant on 0.7 acres in a C-2 (General Commercial) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the west side of Rainbow Boulevard, 200 feet south of Arby Avenue within Spring Valley. SS/pb/dr  
**Denied with staff recommendation. Vote 3-1 D. Laible voted against motion to deny.**
6. **WS-0227-10 – PF 1 BUFFALO, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow horizontal roof lines longer than 100 feet to not be broken up.

**WAIVERS OF CONDITIONS** of a zone change (ZC-1568-06) requiring the following: **1)** setback as shown per plans; and **2)** single story only.

**DESIGN REVIEW** for a light manufacturing and distribution center on a 6.5 acre portion of an office/warehouse complex on 17.6 acres in an M-D (Designed Manufacturing) (AE-60) Zone and a C-P (Office & Professional) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Teco Avenue and Pioneer Way within Spring Valley. SS/gc/dr

**Approved the design review, approved the waivers of conditions, approved the waiver of development standards with the condition that the applicant add notch detail to roof line.**  
**Vote 4-0**

7. **WS-0232-10 – NEVSO FLAMINGO PADS I, LLC & NEVSO, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow roof signs where not permitted.

**DESIGN REVIEW** for a restaurant with a drive-thru on a portion of 0.9 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Flamingo Road, 300 feet west of Grand Canyon Drive within Spring Valley. SB/gc/dr

**Approved subject to staff conditions. Vote 4-0**

VI. Set next meeting date – **Tuesday, June 29, 2010 – 6:30 PM**

VII. Adjournment – **7:50 PM**

**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