



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING



**MINUTES**  
**SPRING VALLEY TOWN ADVISORY BOARD**  
**TUESDAY, JULY 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 **Excused**
- 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 June 29, 2010 **Motion to approve failed 2-2**
- F. Nominate a representative and an alternate to serve on the Community Development Advisory Committee (CDAC) **D. Gatliff was nominated representative and A. Heath Younce nominated as alternate.**

**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.**

**D. Laible asked M. Shannon to look into Section 3.01.10 of County Code as it relates to noting absences of Town Board members in meeting minutes as excused or unexcused. Mr. Laible also suggested changing the meeting time next year to start at 6:00 PM if it would benefit the County.**

**V. PLANNING & ZONING**

**08/03/10 PC**

**1. UC-0258-10 – HART-SAHARA, LLC:**

**USE PERMIT** for a banquet facility in conjunction with an existing shopping center on a portion of 1.3 acres in a C-1 (Local Business) Zone and a C-P (Office & Professional) Zone in the MUD-3 Overlay District. Generally located on the east side of Miller Lane, 250 feet south of Sahara Avenue within Spring Valley. LB/gc/dr

**Held with a request the item return to the Town Board prior to being heard by the Planning Commission as the applicant was not present. The item will be placed on the next Town Board meeting agenda scheduled for July 27, 2010. Vote 4-0**

**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

2. **WS-0269-10 – ANDERSON, TAMARIA:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce corner side setback; and 2) reduce the setback from a street in conjunction with an existing single family residence on 0.7 acres in R-E (Rural Estates Residential) Zone. Generally located on the south side of El Parque Avenue and the west side of Duneville Street within the Spring Valley Planning Area. LB/gc/dr  
**Approval of waiver of development standards #1a and #2a and denial of waiver of development standards #1b and #2b. Vote 4-0**

3. **WS-0280-10 – WIDMANN, JAMES E. & STEWART-WIDMANN, SUSAN M.:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced side setback (corner); and 2) reduce the setback from a street for an accessory structure in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the southwest corner of Fenway Avenue and Hillcroft Way within Spring Valley. SB/gc/dr  
**Denied per staff recommendations. Vote 4-0**

**08/04/10 BCC**

4. **UC-0433-08 (ET-0094-10) – RYDER TRUCK RENTAL, INC.:**  
**USE PERMIT FIRST EXTENSION OF TIME** to commence a truck maintenance facility.  
**DESIGN REVIEW** for a truck maintenance and storage facility on 5.0 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road and the west side of Warbonnet Way (alignment) within Spring Valley. SS/co/dr  
**Approved subject to staff conditions. Vote 4-0**

5. **UC-0448-08 (ET-0095-10) – UNLV RESEARCH FOUNDATION:**  
**USE PERMITS FIRST EXTENSION OF TIME** to commence the following: 1) public/quasi-public buildings and facilities; and 2) accessory uses such as offices, laboratories, manufacturing (pharmaceutical), hazardous materials storage, university related facilities, restaurants, retail sales and services, and personal services.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced parking; and 2) alternative screening and buffering CMA standards.  
**DESIGN REVIEW** for an office/industrial building 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. SS/mk/dr  
**Approved subject to staff conditions. Vote 4-0**

VI. Set next meeting date – **Tuesday, July 27, 2010 – 6:30 PM**  
VII. Adjournment – **7:15 PM**