



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

**SPRING VALLEY TOWN ADVISORY BOARD**  
**TUESDAY, JULY 27, 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 **M. Shannon reported on Section 3.01.10 of County Code as it relates to noting absences in meeting minutes.**
- D. Approval of Agenda Posted, Including Any Deletions or Corrections **Approved 5-0**
- E. Approval of Minutes of June 29, 2010 **Approved noting A. Heath Younce Excused 5-0**
- F. Approval of Minutes of July 13, 2010 **Approved noting L. Plotkin Excused 5-0**

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.

#### **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 JULY 13, 2010 MEETING:**

**1A. 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 within Spring Valley. LB/gc/dr

**Held until the next Town Board meeting on August 10, 2010 as applicant was not present.**

**This was the second time the applicant was a no show and the Town Board has asked that the Planning Commission be advised to hold item and have it return to the Town Board. Vote 5-0**

08/17/10 PC

1. **WS-0633-08 (ET-0113-10) – RYDER TRUCK RENTALS, INC:**

**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to commence the reduction in separation between a truck maintenance facility and a residential use in conjunction with an approved 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, 1,000 feet east of Cimarron Road within Spring Valley. SS/co/ed

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

2. **UC-0298-10 – CLARK COUNTY CREDIT UNION:**

**USE PERMITS** for the following: 1) tire sales and installation; 2) reduce the separation from a tire sales and installation facility to a residential use; and 3) reduce the separation from an auto maintenance facility to a residential use.

**DESIGN REVIEW** for an auto maintenance and tire sales and installation facility on 0.7 acres in a C-2 (General Commercial) Zone within the MUD-4 Overlay District. Generally located on the east side of Hualapai Way, 600 feet south of Desert Inn Road within Spring Valley. LB/dg/ml

**Denied per staff recommendations and concern with a request for a 90% setback reduction. Vote 5-0 Five neighbors present in opposition.**

3. **WS-0200-10 – WILLBANKS, RONALD LEE & JG VEGAS, LLC:**

**AMENDED HOLDOVER 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

**Withdrawn by applicant.**

4. **WS-0302-10 – GABE, RANDALL & ROBYN TRUST, ET AL:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback to 2 proposed patio covers in conjunction with an existing single family residence on 0.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Coley Avenue, 150 feet west of Mann Street within Spring Valley. LB/dg/ml

**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. **WS-0312-10 – BML PURPLE SHADOW, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setback; and 2) reduced separation for an existing detached patio cover behind an existing residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Purple Shadow Avenue, 175 feet west of Lost Valley Street within Spring Valley. SS/tc/ed  
**Denied based on the 100% reduction of setbacks. Vote 5-0**
  
6. **ZC-0309-10 – WIND APCAHE 3070, LLC:**  
**ZONE CHANGE** to reclassify an approximate 5.0 acre site from R-4 (Multiple Family Residential - High Density) Zone and C-2 (General Commercial) Zone both within a P-C (Planned Community Overlay District) Zone to R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.  
**VARIANCE** to reduce the rear setback in conjunction with a residential single family subdivision in the Rhodes Ranch Master Planned Community. Generally located on the south side of Wigwam Avenue, 330 feet west of Fort Apache Road within Spring Valley (description on file). SB/rk/ed  
**Held by applicant for two weeks.**

**08/18/10 BCC**

7. **VS-1359-07 (ET-0107-10) – RHODES RANCH, G.P.:**  
**VACATE AND ABANDON FIRST EXTENTION OF TIME** for public right-of-way being a portion of the Durango Flood Control Channel located on the south side of Rhodes Ranch Parkway and the west side of Durango Drive in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community within Spring Valley (description on file). SB/rk/ed  
**Approved subject to staff conditions. Vote 5-0**
  
8. **VS-1360-07 (ET-0108-10) – RHODES RANCH, G.P.:**  
**VACATE AND ABANDON FIRST EXTENTION OF TIME** for public right-of-way being a portion of the Durango Flood Control Channel located on the north side of Rhodes Ranch Parkway and the west side of Durango Drive in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community within Spring Valley (description on file). SB/rk/ed  
**Approved subject to staff conditions. Vote 5-0**
  
9. **UC-0308-10 – PIEDEMONTTE FAMILY TRUST, ET AL:**  
**USE PERMITS** for the following: 1) a convenience store; 2) truck rental; and 3) reduced separation from a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow outside storage to be visible from a residential development; and 2) allow outside storage for rental trucks to be located outside a service yard in conjunction with an existing office and retail complex on 1.3 acres in a C-P (Office & Professional) Zone, a C-1 (Local Business) Zone, and a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive, 975 feet north of Tropicana Avenue within Spring Valley. SB/tc/ed  
**Approved subject to staff conditions. Vote 5-0**

VI. Set next meeting date – **Tuesday, August 10, 2010 – 6:30 PM**

VII. Adjournment – **7:40 PM**