



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

**SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, DECEMBER 14, 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 4-0**

E. Approval of Minutes of November 30, 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.

Duane Laible confirmed there would be a quorum for the December 28, 2010 meeting.

*****IF YOU PLAN ON BEING IN ATTENDANCE, IT IS IMPORTANT TO BE ON TIME (6:20 PM) IN CASE SOME ITEMS ARE HEARD OUT OF ORDER. THERE IS A CONFLICT OF HEARING WITH OTHER TOWN BOARDS AND SOMETIMES THE APPLICANT HAS AN EMERGENCY.**

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

HOLDOVERS

- 1A. **VS-0407-10 – G&L PARTNERSHIP, LP, ET AL:**
AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Miller Lane (alignment) and Buffalo Drive and between Robindale Road (previously notified as Moberly Avenue (alignment) and Mesa Verde Lane (alignment) and portion of right-of-way being Moberly Avenue located between Buffalo Drive and Warbonnet Way (alignment) (previously notified as Miller Lane in an R-E (Rural Estates Residential) Zone within Spring Valley (description on file). SS/mc/ed
Approved subject to staff conditions and subject to a barricade mutually agreed upon by both parties. Vote 4-0
- 1B. **ZC-0524-10 – MAVERIK, INC:**
ZONE CHANGE to reclassify 5.1 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone in an MUD-3 Overlay District.
DESIGN REVIEW for a convenience store with gasoline sales on 1.5 acres. Generally located on the southeast corner of Fort Apache Road and Sunset Road within Spring Valley (description on file). SB/al/xx
Approved subject to staff conditions except for bullet #6 to read – Record perpetual cross access, ingress/egress easement with the parcel to the east within 200 feet of the southern property line. Vote 4-0

01/04/11 PC

1. **DR-0989-08 (ET-0192-10) – AUGUSTA ASSOCIATES, L.P.:**
DESIGN REVIEW FIRST EXTENSION OF TIME to commence an apartment complex on 10.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Sunset Road, 1,000 feet west of Fort Apache Road within Spring Valley. SB/dg/ml
Approved subject to staff conditions. Vote 4-0
2. **UC-0555-10 – ALBERT COURT INVESTMENTS, LLC:**
USE PERMIT for a place of worship in a portion of an existing office building within a shopping center on 4.5 acres in a C-P (Office & Professional) Zone, a C-1 (Local Business) Zone, and a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the north side of Laredo Street, 500 feet south of Sahara Avenue, and 185 feet west of Jones Boulevard within Spring Valley. LB/tc/xx
Approved subject to staff conditions. Vote 5-0 (G. Kuck arrived)
3. **UC-0556-10 – SO. RAINBOW CAP, LLC:**
USE PERMIT to eliminate the pedestrian access around the perimeter of the patio area.
DESIGN REVIEW for outside dining and drinking, including alcohol, in conjunction with an approved restaurant/supper club in an existing shopping center on 1.5 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, 335 feet south of Arby Avenue within Spring Valley. SS/tc/xx
Approved subject to staff conditions. Vote 4-1 L. Plotkin voted against motion.
4. **WS-0536-10 – FERNANDEZ, JOAQUIN & DAVILA, ELIDA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduced building separation for an accessory structure in conjunction with a single family residence on

0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Mataro Drive, 300 feet east of Avila Street within Spring Valley. SB/dg/ml

Denied. Vote 5-0

5. **WS-0539-10 – BANKS, TOBIN:**

WAIVER OF DEVELOPMENT STANDARDS to reduce the side setback for an existing addition in conjunction with an existing single family residence on 0.6 acres in an R-E (Rural Estates Residential) Zone with a portion of the parcel in the Desert Inn Road Transition Corridor Overlay District. Generally located on the west side of Tioga Way, 280 feet north of Desert Inn Road within Spring Valley. LB/co/ml

Denied. Vote 5-0

6. **WS-0554-10 – LENNAR COMMUNITIES NEVADA, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced street intersection offset; and 2) reduced street improvements in accordance with Clark County's Uniform Standard Drawings in conjunction with an approved single family residential development on 9.5 acres in an RUD (Residential Urban Density) Zone in the MUD-4 Overlay District. Generally located on the east side of Hualapai Way and the south side of Tompkins Avenue (alignment) within Spring Valley. SB/dg/xx

Approved subject to staff conditions. Vote 5-0

01/05/11 BCC

7. **NZC-0995-07 (ET-0195-10) – TROPICANA & LONE MESA, LLC:**

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 9.3 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.

USE PERMIT to increase building height in a C-2 (General Commercial) Zone.

WAIVER OF DEVELOPMENT STANDARDS to increase building height.

DESIGN REVIEW for a multi-use development consisting of an office and retail building and tower and hotel in the MUD-4 and CMA Design Overlay Districts. Generally located at the northeast corner of the 215 Beltway and Tropicana Avenue within Spring Valley (description of file). SB/ar/ml

Approved subject to staff conditions. Vote 4-1 G. Kuck voted against motion.

8. **ZC-0954-07 (ET-0189-10) – MICHAEL & J.E. STRATTON FAMILY TRUST, ET AL:**

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to C-P (Office & Professional) Zone for a future office development in the CMA Design Overlay District. Generally located on the southwest corner of Russell Road and Redwood Street (alignment) within Spring Valley (description on file). MBS/dg/ml

Approved subject to staff conditions. Vote 5-0

VI. Set next meeting date – **Tuesday, December 28, 2010 – 6:30 PM**

VII. Adjournment – **7:50 PM**