



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, JANUARY 12, 2016– 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.

If you need to contact a Board member, please call 455-8338.

BOARD MEMBERS

John Catlett
Dee Gatliff, Vice Chair
John Getter, Chair
Darby Johnson, Jr.
Angie Heath Younce
Mike Shannon, Town Liaison (702) 455-8338
Diana Morton, Secretary (702) 254-8413

POSTING LOCATIONS

Desert Breeze Community Center-8275 W. Spring Mtn.
Helen Meyer Community Center-4525 New Forest Dr.
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. Approval of Agenda Posted, Including Any Deletions or Corrections
- D. Approval of Minutes of December 29, 2015

IV. COMMENTS BY THE GENERAL PUBLIC –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 minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.

V. TOWN BOARD INPUT

VI. GENERAL BUSINESS

- A. Liaison/County Staff Business
- B. Update on Community Planning Work Group

VII. PLANNING & ZONING

Possible action to be taken on the following applications:

SEE ATTACHMENT “A”

Items on the agenda may be taken out of order.

The Spring Valley Town Advisory Board may combine two or more agenda items for consideration.

The Spring Valley Town Advisory Board may remove an item from the agenda or delay

discussion relating to an item at any time.

- VIII. **COMMENTS BY THE GENERAL PUBLIC** – 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 minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.
- IX. Set next meeting date – Tuesday, January 26, 2016 – 6:30 PM
- X. Adjournment

COMMISSIONERS

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice Chair
SUSAN BRAGER – MARILYN KIRKPATRICK – LAWRENCE WEEKLY - CHRIS GIUNCHIGLIANI - MARY BETH SCOW
DON BURNETTE, County Manager
Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road

ATTACHMENT A

**SPRING VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:30 P.M., JANUARY 12, 2016**

01/19/16 PC

1. **TM-0210-15 – RYLAND HOMES NEVADA, LLC:**
TENTATIVE MAP consisting of 20 single family residential lots and common lots on 5.0 acres in an R-1 (Single Family Residential) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Torrey Pines Drive and Diablo Drive within Spring Valley. SS/al/ml (For possible action) **PC 1/19/16**

02/02/16 PC

2. **VC-1996-93 (ET-0172-15) – WELTY, GERALD:**
VARIANCE SECOND EXTENSION OF TIME to review an existing manufactured home as a second residence on 1.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Ponderosa Way and Red Rock Street within Spring Valley. SS/co/ml (For possible action) **PC 2/2/16**
3. **UC-0861-15 – DRABZIN INTERNATIONAL, LLC:**
USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing commercial center on 0.1 acres in a C-1 (Local Business) Zone. Generally located on the west side of Durango Drive, 300 feet north of Rochelle Avenue within Spring Valley. SS/gc/ml (For possible action) **PC 2/2/16**
4. **VS-0848-15 – FABULOUS FREDA’S FINANCIAL FAIT ACCOMPLI, LLC:**
VACATE AND ABANDON a portion of right-of-way being Durango Drive located between Russell Road and Oquendo Road within Spring Valley (description on file). SS/gc/ml (For possible action) **PC 2/2/16**
5. **TM-0211-15 – FABULOUS FREDA’S FINANCIAL FAIT ACCOMPLI, LLC:**
TENTATIVE MAP for a commercial subdivision on 8.5 acres in a C-1 (Local Business) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the southeast corner of Russell Road and Durango Drive within Spring Valley. SS/gc/ml (For possible action) **PC 2/2/16**

02/03/16 BCC

6. **DR-0830-15 – UNLV RESEARCH FOUNDATION:**
DESIGN REVIEW for proposed wall signage in conjunction with an existing school on 6.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the southeast corner of Patrick Lane and Jim Rogers Way within Spring Valley. SS/gc/ml (For possible action) **BCC 2/3/16**

7. **DR-0850-15 – SUMMIT TECO, LLC:**
DESIGN REVIEW for single family residences in conjunction with an approved single family residential development on 4.7 acres in an R-E (Rural Estate Residential) (AE-60 & AE-65) Zone and an R-E (Rural Estates Residential) (RNP-I) (AE-60 & AE-65) Zone in the CMA Design Overlay District. Generally located on the north side of Teco Avenue and the west and east sides of Duneville Street (alignment) within Spring Valley. SS/al/ml (For possible action) **BCC 2/3/16**
8. **DR-0862-15 – VALLEY HOSPITAL MEDICAL CENTER, INC:**
DESIGN REVIEW for a building addition in conjunction with an existing hospital (Spring Valley) on a portion of 33.6 acres in a C-P (Office & Professional) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Rainbow Boulevard and Hacienda Avenue within Spring Valley. SS/gc/ml (For possible action) **BCC 2/3/16**
9. **DR-0535-15 (WC-0173-15) – HDS DURANGO, LLC:**
WAIVER OF CONDITIONS of a design review requiring that the monument sign must be located outside the existing 45 foot drainage easement in conjunction with an approved restaurant on 0.5 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Durango Drive, 460 feet north of Warm Springs Road within Spring Valley. SS/co/ml (For possible action) **BCC 2/3/16**
10. **WS-0846-15 – PALM MORTUARY, INC:**
WAIVER OF DEVELOPMENT STANDARDS to permit a wall sign in conjunction with a funeral home where not permitted.
DESIGN REVIEW for a comprehensive sign plan for a funeral home on 4.3 acres in an R-E (Rural Estates Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northeast corner of Warm Springs Road and Myers Street within Spring Valley. SS/al/ml (For possible action) **BCC 2/3/16**
11. **WS-0852-15 – DIGNITY HEALTH:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** parking lot landscaping; and **2)** alternative street landscaping.
DESIGN REVIEW for carports with photovoltaic solar panels for on-site distributed electric generation in conjunction with an existing hospital on 29.6 acres in a C-P (Office & Professional) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Warm Springs Road and the west side of Cimarron Road within Spring Valley. SS/gc/ml (For possible action) **BCC 2/3/16**
12. **WS-0856-15 – NEVADA AUTO REAL ESTATE INVESTMENTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the height of freestanding signs; and **2)** increase the area of a freestanding sign.
DESIGN REVIEW for modifications to an approved comprehensive sign package for an approved automobile dealership on 10.0 acres in a C-2 (General Commercial) Zone and an M-D (Designed Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Rafael Rivera Way and the west side of Warbonnet Way within Spring Valley. SS/jt/ml (For possible action) **BCC 2/3/16**