



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, MAY 31, 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 May 10, 2016

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

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, June 14, 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., MAY, 31, 2016

HELD OVER FROM MAY 10, 2016 MEETING:

- 1A. **TM-0056-16 – PARDEE HOMES NEVADA INC:**
TENTATIVE MAP consisting of 48 single family residential lots and common lots on 7.8 acres in a in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Patrick Lane, 660 feet east of Fort Apache Road within Spring Valley. SB/mk/ml (For possible action) **BCC 6/8/16**
- 1B. **VS-0264-16 – PARDEE HOMES NEVADA INC:**
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Sobb Avenue (alignment), and between Fort Apache Road and Jerry Tarkanian Way; and a portion of a right-of-way being Patrick Lane located between Fort Apache Road and Jerry Tarkanian Way within Spring Valley (description on file). SB/mk/ml (For possible action) **BCC 6/8/16**
- 1C. **WS-0262-16 – PARDEE HOMES NEVADA INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall height; **2)** reduced rear setback; **3)** allow modifications to standard drawing for 30-inch roll curb; and **4)** allow modifications to standard drawing for cross gutter design for “L” curb.
DESIGN REVIEWS for the following: **1)** single family residential subdivision; and **2)** increase the finish grade.
WAIVER OF CONDITION of a zone change (NZC-0005-14) requiring development per revised plans dated February 19, 2014 on 7.8 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Patrick Lane, 660 feet east of Fort Apache Road within Spring Valley. SB/mk/ml (For possible action) **BCC 6/8/16**

06/21/16 PC

1. **DR-0306-16 – CIMARRON COURTYARD 1, LLC:**
DESIGN REVIEW for an office complex in conjunction with 2 existing office buildings on 6.9 acres in a C-2 (General Commercial) Zone in the CMA Design MUD-3 Overlay Districts. Generally located on the east side of Cimarron Road and the north side of Badura Avenue within Spring Valley. SS/rk/ml (For possible action) **PC 6/21/16**

2. **UC-0297-16 – SERIES 1 OF THE NORA'S DUNEVILLE, LLC:**
USE PERMIT to reduce the separation for an outside dining/drinking area (patio) from a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** recording of a perpetual cross access, ingress/egress and shared parking easements; and **2)** reduced parking for an approved restaurant with on-premises consumption of alcohol (service bar) on 0.9 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Flamingo Road and Duneville Street within Spring Valley. SB/pb/mcb (For possible action) **PC 6/21/16**

3. **UC-0308-16 – ISAACMAN REVOCABLE TRUST:**
USE PERMIT to reduce the setback for a vehicle (automobile) wash facility from a residential use.
WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping.
DESIGN REVIEW for a proposed vehicle (automobile) wash facility on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard, 200 feet south of Flamingo Road within Spring Valley. SS/pb/ml (For possible action) **PC 6/21/16**

4. **UC-0313-16 – COUNTY OF CLARK (AVIATION):**
USE PERMITS for the following: **1)** replace the existing communication tower; and **2)** increase the height of a communication tower.
DESIGN REVIEW for a proposed communication tower in conjunction with an existing pump station maintenance facility and reservoir on a portion of 18.3 acres in a P-F (Public Facility) Zone. Generally located on the north side of Warm Springs Road and the west side of Montessouri Street within Spring Valley. SS/mk/mcb (For possible action) **PC 6/21/16**

5. **UC-0320-16 – HOLIDAY TRAVEL PARK, LLC:**
USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within an existing shopping center on a portion of 4.1 acres in a C-1 (Local Business) Zone. Generally located on the west side of Fort Apache Road and the south side of Reno Avenue within Spring Valley. SB/mk/mcb (For possible action) **PC 6/21/16**

6. **VS-0272-16 – TROPICANA SR DEVELOPMENT COMPANY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Shadowgate Court, and between Conquistador Street and Grand Canyon Drive within Spring Valley (description on file). SB/co/ml (For possible action) **PC 6/21/16**

7. **VS-0301-16 – MACONAMA INVESTMENTS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Ponderosa Way, and between Jones Boulevard and Red Rock Street and a portion of a right-of-way being Jones Boulevard located between Oquendo Road and Ponderosa Way within Spring Valley (description on file). SS/co/ml (For possible action) **PC 6/21/16**
8. **WS-0282-16 – FRANZ, ROBERT K.:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing balcony addition to a single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Morning Canyon Street, 50 feet south of Twain Avenue within Spring Valley. SB/al/raj (For possible action) **PC 6/21/16**

06/22/16 BCC

9. **DR-0318-16 – NEVADA AUTO REAL ESTATE INVESTMENTS, LLC:**
DESIGN REVIEW for a proposed vehicle sales lot in conjunction with an existing automobile dealership on a portion of 14.1 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 south side of Sunset Road, 315 feet west of Warbonnet Way within Spring Valley. SS/jt/raj (For possible action) **BCC 6/22/16**
10. **VS-0173-14 (ET-0064-16) – M R E C W R G VISTAVIEW, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Oquendo Road and Feather Duster Court and between Fly Fisher Street and Tomsik Street within Spring Valley. SS/tk/ml (For possible action) **BCC 6/22/16**
11. **TM-0181-15 – ROBINDALE CIMARRON, LLC:**
AMENDED HOLDOVER TENTATIVE MAP consisting of 18 (previously notified as 12) single family residential lots on 2.5 acres in an R-2 (Medium Density Residential) Zone (previously notified as R-1 (Single Family Residential) Zone) in the CMA Design Overlay District. Generally located on the west side of Cimarron Road, 300 feet south of Robindale Road within Spring Valley. SS/gc/lc (For possible action) **BCC 6/22/16**
12. **TM-0063-16 - FORT APACHE PLAZA, LLC:**
TENTATIVE MAP for a 1 lot commercial subdivision on 9.2 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northeast corner of Fort Apache Road and Russell Road within Spring Valley. SB/jt/ml (For possible action) **BCC 6/22/16**

13. **UC-0321-16 – PALMER NINE INVESTMENTS LLC:**
USE PERMITS for the following: **1)** a proposed assisted/independent living facility; and **2)** a proposed congregate care facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following; **1)** permit alternative landscaping adjacent to collector and arterial streets; **2)** waive landscaping adjacent to a less intense use; **3)** reduce trash enclosure setback; and **4)** increase building height.
WAIVERS OF CONDITIONS of a zone change (ZC-1186-04) requiring the following: **1)** providing a 15 foot wide landscape buffer along Sunset Road and Grand Canyon Drive with medium trees, 24 inch in size, with shrubs to cover 50% of the landscape area; and **2)** landscaping per Figure 30.64-11 along the east and north property lines.
DESIGN REVIEW for a proposed combination assisted living and congregate care facility with accessory commercial uses on 5.0 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Sunset Road and Grand Canyon Drive within Spring Valley. SB/al/raj (For possible action) **BCC 6/22/16**
14. **VS-0669-15 – ROBINDALE CIMARRON, LLC:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Robindale Road and Mesa Verde Lane (alignment) and between Gagnier Boulevard (alignment) and Cimarron Road (alignment) within Spring Valley (description on file). SS/gc/lc (For possible action) **BCC 6/22/16**
15. **VS-0284-16 – FORT APACHE PLAZA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Diablo Drive and Russell Road and between Fort Apache Road and Rocky Hill Street (alignment), a portion of a right-of-way being Russell Road located between Fort Apache Road and Rocky Hill Street (alignment), and a portion of right-of-way being a flood channel located between Fort Apache Road and Rocky Hill Street (alignment) within Spring Valley (description on file). SB/jt/ml (For possible action) **BCC 6/22/16**
16. **WS-0304-16 – BABB INVESTMENTS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow a proposed wall sign for a private school where not permitted.
DESIGN REVIEW for a comprehensive sign plan for a private school under construction on 4.0 acres in an R-E (Rural Estates Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southeast corner of Cimarron Road and Badura Avenue within Spring Valley. SS/al/ml (For possible action) **BCC 6/22/16**
17. **ZC-0668-15 – ROBINDALE CIMARRON, LLC:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone (previously notified as R-1 (Single Family Residential) Zone) in the CMA Design Overlay District.
DESIGN REVIEW for a single family residential development. Generally located on the west side of Cimarron Road, 300 feet south of Robindale Road within Spring Valley (description on file). SS/gc/lc (For possible action) **BCC 6/22/16**

18. **ZC-0283-16 – FORT APACHE PLAZA, LLC:**
ZONE CHANGE to reclassify 4.6 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
USE PERMIT for a proposed congregate care facility.
WAIVER OF DEVELOPMENT STANDARDS to allow a roofline (gasoline canopy) longer than 100 feet not broken up by articulations in the façade, change in height of roof proportions, or other elements.
DESIGN REVIEWS for the following: **1)** congregate care facility; and **2)** convenience store with gasoline sales and vehicle wash in conjunction with a proposed shopping center on 9.2 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northeast corner of Fort Apache Road and Russell Road within Spring Valley (description on file). SB/jt/mcb (For possible action) **BCC 6/22/16**
19. **ZC-0289-16 – SCUBBIE, LLC, ET AL:**
ZONE CHANGE to reclassify 2.2 acres from a C-P (Office & Professional) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.
DESIGN REVIEW for a proposed expansion to an existing office/warehouse and distribution development on 8.7 acres in the CMA Design Overlay District. Generally located on the north side of Teco Avenue and the west side of Pioneer Way within Spring Valley (description on file). SS/rk/mcb (For possible action) **BCC 6/22/16**