



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### AGENDA

SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, DECEMBER 8, 2015– 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 November 24, 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

#### 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, December 29, 2015 – 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., DECEMBER 8, 2015**

01/05/16 PC

1. **TM-0196-15 - TOWNE STORAGE – BUFFALO, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on 5.0 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive, 700 feet south of Warm Springs Road within Spring Valley. SS/pb/ml (For possible action) **PC 1/5/16**
2. **UC-0771-15 – AKSAS HOLDINGS, LLC:**  
**USE PERMIT** to reduce the separation from an on-premises consumption of alcohol establishment (proposed supper club) to a residential use within an existing shopping center on a portion of 0.7 acres in a C-2 (General Commercial) Zone. Generally located 120 feet east of Durango Drive and 470 feet north of Rochelle Avenue within Spring Valley. SS/pb/ml (For possible action) **PC 1/5/16**
3. **VS-0759-15 – POST ROAD LAND, LLC:**  
**VACATE AND ABANDON** right-of-way easements of interest to Clark County located between Sobb Avenue and Teco Avenue, and between Mohawk Street (alignment) and Decatur Boulevard within Spring Valley (description on file). SS/co/ml (For possible action) **PC 1/5/16**
4. **VS-0767-15 – TOWNE STORAGE – BUFFALO, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Buffalo Drive and Warbonnet Way (alignment), and between Warm Springs Road and Eldorado Lane (alignment) within Spring Valley (description on file). SS/pb/ml (For possible action) **PC 1/5/16**
5. **VS-0768-15 – TOLL SOUTH LV, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Hualapai Way and Grand Canyon Drive and between Maule Avenue and Sunset Road within Spring Valley (description on file). SB/jvm/ml (For possible action) **PC 1/5/16**
6. **WS-0769-15 – RYLAND HOMES NEVADA, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the side street setback on 1 lot in conjunction with a developing single family residential subdivision on 0.1 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Estella Hills Avenue and Belgiano Vista Drive, south of Dewey Drive within Spring Valley. SS/mk/ml (For possible action) **PC 1/5/16**