



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### AGENDA

**SPRING VALLEY TOWN ADVISORY BOARD**  
**TUESDAY, AUGUST 31, 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  
George Kuck, Vice Chair  
Duane Laible, Member  
Lee Plotkin, Member  
Angie Heath Younce, Member  
Diana Morton, Secretary

#### **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
  - E. Approval of Minutes of August 10, 2010
  - F. Update on 2010-2011 Budget Request
- 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.
- V. PLANNING & ZONING  
Action to be taken on the following applications:  
SEE ATTACHMENT “A”
- VI. Set next meeting date – Tuesday, September 14, 2010 – 6:30 PM
- VII. Adjournment

**\*\*\*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

**ATTACHMENT A**  
**SPRING VALLEY TOWN ADVISORY BOARD**  
**ZONING AGENDA**  
**TUESDAY, 6:30 P.M., AUGUST 31, 2010**

**HELD OVER FROM AUGUST 10, 2010 TOWN BOARD MEETING**

**1A. 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

**09/21/10 PC**

**1. UC-0364-10 – INNES, JOHN R.:**

**USE PERMITS** for the following: **1)** allow an accessory structure to not be architecturally compatible with the principal building; **2)** allow an accessory structure to exceed one-half the footprint of the principal dwelling; and **3)** allow the cumulative area of all accessory structures to exceed the footprint of the principal dwelling.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for an accessory structure.

**DESIGN REVIEW** for a proposed accessory structure in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Quail Avenue and Mohawk Street within Spring Valley. RR/al/mb

**2. WS-0350-10 – DEAN, JERRY L. & DEANNA S., ET AL:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow non-standard off-site improvements in conjunction with an existing single family residence and proposed accessory structure on 2.0 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Diablo Drive and the east and west sides of Mann Street (alignment) within Spring Valley. RR/jt/ml

**09/22/10 BCC**

**3. DR-0613-08 (ET-0118-10) – DIGITAL DESERT, LLC:**

**DESIGN REVIEW FIRST EXTENSION OF TIME** to commence an office warehouse complex on 19.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the northeast corner of Riley Street and Patrick Lane within Spring Valley. SB/al/xx

**4. NZC-1364-07 (ET-0119-10) – DIGITAL DESERT, LLC:**

**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 19.4 acres from C-1 (Local Business) Zone to M-D (Designed Manufacturing) Zone for an office warehouse complex in the MUD-3 and CMA Design Overlay Districts. Generally located on the northeast corner of Riley Street and Patrick Lane within Spring Valley (description on file). SB/al/xx

**5. VS-0662-08 (ET-0120-10) – DIGITAL DESERT, LLC:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** for a portion of right-of-way being Patrick Lane located between Riley Street and Bonita Vista Street in a C-1 (Local Business) Zone in the MUD-3 and CMA Design Overlay Districts within Spring Valley (description on file). SB/al/xx

6. **NZC-1077-08 (WC-0124-10) – JAMD, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring hours of operation to be open from 7:00 a.m. to 2:00 a.m. in conjunction with an existing tavern on 0.9 acres in a C-2 (General Commercial) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the northeast corner of Cimarron Road and Warm Springs Road within Spring Valley. SS/pd/ed
  
7. **WS-0214-10 – ARBY-RAINBOW PARTNERS, LLC:**  
**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase the height of a freestanding sign; **2)** reduce the width of the pole cover for a sign; and **3)** reduce the separation between freestanding signs.  
**DESIGN REVIEW** for a freestanding sign in conjunction with an approved restaurant on 0.7 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, 200 feet south of Arby Avenue within Spring Valley. SS/pb/dr
  
8. **WS-0371-10 – DR HORTON, INC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; and **2)** allow street improvements that do not comply with Public Works Uniform Standard Drawings.  
**WAIVERS OF CONDITIONS** of a zone change (NZC-1391-04) requiring the following: **1)** a minimum 25 foot setback along the south property line for any principal residential building, as depicted per plans; **2)** landscape widths of 10 feet along Buffalo Drive, and a range of 20 feet to 50 feet along Peace Way, as depicted per plans; and **3)** full off-site improvement to include full off-sites along Peace Way to Durango Drive with Phase I of development.  
**DESIGN REVIEW** for a single family residential development on 81.9 acres in an RUD (Residential Urban Density) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the south side of Peace Way, 1,000 feet west of Buffalo Drive within Spring Valley. SB/al/xx
  
9. **ZC-0360-10 – AMERICAN MANAGEMENT INVESTMENT, LLC:**  
**ZONE CHANGE** to reclassify 2.1 acres from C-1 (Neighborhood Commercial) Zone and C-2 (General Commercial) Zone to C-2 (General Commercial) Zone for an existing shopping center including a proposed billiard hall and arcade. Generally located on the east side of Jones Boulevard, 300 feet north of Spring Mountain Road within Spring Valley. SB/pd/ed