



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### AGENDA

**SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, SEPTEMBER 28, 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 September 14, 2010
  - F. Finalize Spring Valley Budget Recommendations
  - G. Announcement: Applications are available for anyone that lives in Spring Valley and is interested in serving on the Spring Valley Town Advisory Board.
- 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, October 12, 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., SEPTEMBER 28, 2010**

10/19/10 PC

1. **UC-0421-10 – AAA LAND INVESTMENT, LLC:**  
**USE PERMITS** for the following: 1) reduce the set back between a car wash and a residential use; and 2) reduce the separation between a convenience store and a residential use in conjunction with a retail center.  
**DESIGN REVIEW** for a retail center on a portion of 5.3 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Fort Apache Road and Warm Springs Road within Spring Valley. SB/pb/ed
2. **UC-0436-10 – SAMM FLAMINGO, LLC:**  
**USE PERMIT** to reduce the separation for automobile (motorcycle) maintenance to a residential development in conjunction with an existing retail building on 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Flamingo Road, 280 feet west of Duneville Street within Spring Valley. SB/pb/ml
3. **UC-0413-10 – ACHIARDI, JACQUES & SANDRA:**  
**USE PERMIT** for second hand sales (jewelry) in conjunction with a diamond appraisal business in an existing office building on 0.5 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Flamingo Road and Gagnier Boulevard within Spring Valley. SB/mc/ml
4. **UC-0414-10 – GALLERIA CENTER, LLC:**  
**USE PERMIT** to reduce the separation between a proposed convenience store and an existing residential use within an existing retail building on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the east side of Duneville Street, 110 feet south of Tropicana Avenue within Spring Valley. RR/pb/ml
5. **UC-0422-10 – W. SAHARA AVE & S. RAINBOW BLVD, LLC:**  
**USE PERMIT** for a school within an existing office building on 1.5 acres in a CRT (Commercial Residential Transition) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Eldora Avenue within Spring Valley. LB/gc/mb
6. **UC-0435-10 – GERALD A. NIZNICK FAMILY TRUST:**  
**USE PERMITS** for the following: 1) offices as a principal use; and 2) a major training facility in conjunction with an existing office/warehouse complex on 1.1 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the north side of Russell Road, 800 feet east of the 215 Beltway within Spring Valley. SB/gc/ml
7. **WS-0432-10 – PASQUALOTTO FAMILY TRUST:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the height of decorative columns within the front yard in conjunction with an existing single family residence on 2.1 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Ponderosa Way and Sorrel Street within Spring Valley. RR/pb/ml

10/20/10 BCC

8. **DR-0410-10 – PIONEER POST, LLC & PF 1 BUFFALO, LLC:**  
**DESIGN REVIEW** for an outside storage yard and parking lot in conjunction with an office/warehouse complex on a 4.0 acre portion of an approximate 16.0 acre site in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Pioneer Way, 435 feet north of Teco Avenue within Spring Valley. SS/pb/ml
  
9. **DR-0428-10 – COUNTY OF CLARK (AVIATION):**  
**DESIGN REVIEWS** for the following: **1)** a bank with drive-thru service; and **2)** a sign package including a freestanding sign, wall signs, and directional signs on a portion of 36.3 acres in a C-2 (General Commercial) Zone and a C-P (Office & Professional) Zone in the CMA Design Overlay District.  
**WAIVERS OF CONDITIONS** of a waiver of development standards (WS-0715-06) requiring the following: **1)** plans submitted on file; and **2)** no additional freestanding signs on site. Generally located on the south side of Warm Springs Road and the east side of Durango Drive within Spring Valley. SS/pb/mb
  
10. **WS-0399-10 – STORYBOOK HOMES:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced lot size; **2)** waive sidewalks; **3)** reduced driveway length; **4)** reduced side yard setback; and **5)** allow an alternative street landscape buffer in conjunction with a proposed residential subdivision.  
**DESIGN REVIEW** for a single family subdivision on 5.3 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue, 300 feet west of Buffalo Drive within Spring Valley. SS/tc/ml