



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### AGENDA

**SPRING VALLEY TOWN ADVISORY BOARD**  
**TUESDAY, JANUARY 29, 2013– 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**

Dee Gatliff  
John Getter  
George Kuck, Vice-Chair  
Duane Laible, Chair  
Angie Heath Younce  
Diana Morton, Secretary

#### **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 January 15, 2013
  - E. Liaison/County Staff Business
  - F. Introduction and Discussion of 2013-2014 Bylaws
- 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. 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.

- VII. 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.
- VIII. Set next meeting date – Tuesday, February 12, 2013 – 6:30 PM
- IX. Adjournment

**COMMISSIONERS**  
SUSAN BRAGER, Chair – STEVE SISOLAK, Vice-Chair  
LAWRENCE L. BROWN III – TOM COLLINS – 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 29, 2013**

**HELD OVER FROM JANUARY 15, 2013 MEETING**

**1A. UC-0718-12 – CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS:**

**USE PERMIT** for a congregate care facility.

**WAIVER OF DEVELOPMENT STANDARDS** to allow access to residential local streets.

**DESIGN REVIEW** for a congregate care facility on 5.0 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Hacienda Avenue and Montessouri Street within Spring Valley. SS/gc/ml (For possible action)

**02/19/13 PC**

**1. NZC-0761-12 – 2010-1 CRE NV-LAND, LLC, ET AL:**

**ZONE CHANGE** to reclassify 14.6 acres from C-2 (General Commercial) Zone to R-4 (Multiple Family Residential - High Density) (AE-60) Zone for a multiple family residential development in the CMA Design Overlay District.

**DESIGN REVIEW** for a multiple family residential development. Generally located on the southwest corner of Buffalo Drive and Badura Avenue within Spring Valley (description on file). SS/al/ml (For possible action)

**2. NZC-0006-13 – AGRW WARM SPRINGS, LLC:**

**ZONE CHANGE** to reclassify 46.1 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone, R-3 (Multiple Family Residential) Zone, and C-2 (General Commercial) Zone for a single family residential development, a multiple family residential development, and a commercial development.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased wall height; **2)** permit non-standard street improvements in conjunction with a proposed single family residential development; **3)** permit early grading; **4)** reduce right-of-way intersection off-site; **5)** waive full off-site improvements; and **6)** reduce right-of-way width.

**DESIGN REVIEWS** for the following: **1)** a single family residential development on 22.0 acres in an R-2 zone; **2)** a multiple family residential development on 19.1 acres in an R-3 zone; **3)** a commercial development on 5.0 acres in a C-2 zone; and **4)** preliminary grading plan for single and multiple family residential developments within a Hillside & Transition Boundary. Generally located on the northwest corner of Fort Apache Road and Warm Springs Road (alignment) within Spring Valley (description on file). SB/al/xx (For possible action)

**3. UC-0004-13 – SUNSET MARKS PLAZA, LLC:**

**USE PERMIT** to allow vehicle (automobile) maintenance in conjunction with an existing retail building.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking in conjunction with an existing retail building on 1.4 acres in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue, 600 feet west of Rainbow Boulevard within Spring Valley. SB/pb/ml (For possible action)

**4. VS-0007-13 - AGRW WARM SPRINGS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road (alignment) and Arby Avenue (alignment) west of Fort Apache Road and a portion of right-of-way being Fort Apache Road located between Warm Springs Road (alignment) and Arby Avenue (alignment) in an R-2 (Medium Density Residential) Zone, an R-3 (Multiple Family Residential) Zone, and a C-2 (General Commercial) Zone within Spring Valley (description on file). SB/al/xx (For possible action)