



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### AGENDA

SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, FEBRUARY 10, 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 January 27, 2015
- E. Liaison/County Staff Business
- F. Receive and discuss a report on the Consolidated Urban Land Use Policies

#### 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 24, 2015 – 6:30 PM
- IX. Adjournment

**SPRING VALLEY TOWN ADVISORY BOARD  
ZONING AGENDA  
TUESDAY, 6:30 P.M., FEBRUARY 10, 2015**

**03/03/15 PC**

1. **UC-0029-15 – LEE & YU INVESTMENT, LLC, ET AL:**  
**USE PERMITS** for the following: **1)** reduce the separation between an outside dining and drinking area and a residential use; **2)** waive the minimum 48 inch wide pedestrian access around the perimeter of the outside dining and drinking area; and **3)** allow an outside dining and drinking area with on-premise consumption of alcohol without primary means of access from the interior of the restaurant.  
**DESIGN REVIEW** for an outside dining and drinking area in conjunction with an existing restaurant within an existing shopping center on a portion of 7.9 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Spring Mountain Road and the east side of Rainbow Boulevard within Spring Valley. SB/gc/ml (For possible action)
2. **WS-0007-15 – WATER OF LIFE LUTHERAN CHURCH:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a second monument sign where only 1 is allowed; and **2)** increase the height of an accessory structure.  
**DESIGN REVIEW** for signage and a shade canopy in conjunction with an existing place of worship on 3.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Grand Canyon Drive and the south side of Mesa Vista Avenue within Spring Valley. SB/jvm/ml (For possible action)
3. **WS-0018-15 – LAREDO I, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall/fence height in conjunction with a proposed single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Laredo Street, 210 feet east of Montessori Street within Spring Valley. SB/dg/ml (For possible action)

**03/04/15 BCC**

4. **DR-0026-15 – HIMARK KST, LLC:**  
**DESIGN REVIEW** for an addition to a restaurant (Popeye's Restaurant) in conjunction with an existing shopping center on 1.4 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southeast corner of Durango Drive and Arby Avenue within Spring Valley. SS/jt/ml (For possible action)
5. **UC-0024-15 – AMOEBA DEFENSE, LLC:**  
**USE PERMITS** for the following: **1)** reduce the separation between a convenience store and a residential use; and **2)** reduce the separation between a gasoline station and a residential use in conjunction with a proposed retail center and existing tavern (PT's Pub).  
**WAIVERS OF CONDITIONS** of a zone change (ZC-0746-02) requiring the following: **1)** a design review as a public hearing for all subsequent land use applications; and **2)** undulation berms a minimum of 3 feet in height shall be placed in the landscape buffer with pedestrian linkage from the sidewalk.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; and **2)** reduced driveway separations to an intersection.  
**DESIGN REVIEW** for a retail center with a convenience store and gasoline station on 2.3 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Hualapai Way and Russell Road within Spring Valley. SB/al/ml (For possible action)
6. **WS-0019-15 – NV I-215 BUFFALO, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a freestanding sign; and 2) reduce the separation from a project identification sign to a freestanding sign.

**DESIGN REVIEWS** for the following: 1) a freestanding sign; and 2) project identification signs in conjunction with an approved multiple family residential development on 17.2 acres in an R-4 (Multiple Family Residential - High Density) Zone and an R-4 (Multiple Family Residential - High Density) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Rafael Rivera Way, 350 feet west of Buffalo Drive within Spring Valley. SS/gc/ml (For possible action)

## **HELD OVER FROM JANUARY 27, 2015 TOWN BOARD MEETING**

**Please Note: Application UC 1011-14 was withdrawn.**

**02/18/15 BCC**

7. **UC-0664-12 (ET-0158-14) – THE HOWARD HUGHES CORP., ET AL:**  
**USE PERMIT FIRST EXTENSION OF TIME** to commence and review a future expansion to a private recreational facility (water park) and allow a temporary parking lot in conjunction with a private recreational facility.  
**VARIANCE** to allow a temporary parking lot have a semi-permanent surface instead of asphalt or concrete.  
**WAIVER** to defer full off-site improvements (Maule Avenue) on 41.2 acres in an R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone within Village 16A in the Summerlin South Master Planned Community. Generally located on the south side of Maule Avenue, 1,300 feet west of Fort Apache Road within Summerlin South and the Spring Valley Planning Area. SB/jvm/ml (For possible action)

### **COMMISSIONERS**

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice Chair  
SUSAN BRAGER – TOM COLLINS – LAWRENCE WEEKLY - CHRIS GIUNCHIGLIANI - MARY BETH SCOW  
DON BURNETTE, County Manager

Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road