



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, April 8, 2014– 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 March 25, 2014
 - E. Liaison/County Staff Business
 - F. Land Use Plan Update Information
- 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, April 29, 2014 – 6:30 PM
- IX. Adjournment

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

ATTACHMENT A

**SPRING VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:30 P.M., APRIL 8, 2014**

05/06/14 PC

1. **UC-0151-14 – AMERCO REAL ESTATE COMPANY:**
USE PERMIT to allow vehicle rentals (U-Haul trucks and trailers).
WAIVER OF DEVELOPMENT STANDARDS to permit outside display of vehicles (U-Haul trucks and trailers) to be visible from a public right-of-way in conjunction with an existing mini-warehouse storage on 4.0 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Jones Boulevard and Hacienda Avenue within Spring Valley. SS/mk/ml (For possible action)

2. **UC-0163-14 – NOBLE, NANCY L. & BERNARD T.:**
USE PERMITS for the following: **1)** allow retail sales not designed to primarily serve the employees/customers of a business park; **2)** allow exterior advertising for retail sales; **3)** increase maximum floor area for retail sales; and **4)** allow electronic equipment sales and service in conjunction with an existing office building on 0.2 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Decatur Boulevard, 150 feet north of Via De Palma Drive within Spring Valley. SB/gc/ml (For possible action)

3. **UC-0179-14 – WARM SPRINGS & DURANGO PARTNERS, LLC:**
USE PERMITS for the following: **1)** reduce the separation for outside dining areas from a residential use; **2)** allow an outside dining area without a protective barrier constructed between the outside dining area and any sidewalk and parking area; **3)** waive the minimum 48 inch wide pedestrian access around the perimeter of the outside dining areas; and **4)** allow an outside dining area with on-premise consumption of alcohol without primary means of access from the interior of the restaurant.
DESIGN REVIEW for outside dining areas in conjunction with an existing shopping center on 1.8 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the north side of Warm Springs Road, 400 feet west of Durango Drive within Spring Valley. SB/gc/ml (For possible action)

4. **UC-0180-14 – STORYBOOK RESIDENTIAL, LLC:**
USE PERMITS for the following: **1)** increase density; and **2)** reduce parking.
WAIVER OF DEVELOPMENT STANDARDS to allow balconies to overlook a single family residential development and single family yards.
DESIGN REVIEW for a mixed use development on 5.2 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of Tropicana Avenue and Grand Canyon Drive within Spring Valley. SB/dg/ml (For possible action)

05/07/14 BCC

5. **NZC-0161-08 (ET-0038-14) - RHODES RANCH GP:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 1.1 acres from R-3 (Multiple Family Residential) Zone to C-2 (General Commercial) Zone.
WAIVER OF DEVELOPMENT STANDARDS to modify street improvement standards. Generally located on the southwest corner of Fort Apache Road and Post Road within Spring Valley (description on file). SB/co/ml (For possible action)
6. **TM-0050-14 – RICHARD & MARY, LLC:**
TENTATIVE MAP consisting of 33 single family residential lots and common lots on 5.3 acres in an R-2 (Medium Density Residential) Zone Generally located on the south side of Oquendo Road, 350 feet east of Durango Drive within Spring Valley. SS/mk/ml (For possible action)
7. **TM-0051-14 – QUINT, ROBERT A. MED CORP PEN PI:**
TENTATIVE MAP consisting of 25 single family residential lots and common lots on 3.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Oquendo Road, 300 feet west of Tomsik Street within Spring Valley. SS/mk/ml (For possible action)
8. **VS-0172-14 – RICHARD & MARY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Patrick Lane, and between Durango Drive and Fly Fisher Street within Spring Valley (description on file). SS/mk/ml (For possible action)
9. **VS-0173-14 – QUINT, ROBERT A, MED CORP PEN PI:**
VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Feather Duster Court, and between Fly Fisher Street and Tomsik Street within Spring Valley (description on file). SS/mk/ml (For possible action)
10. **UC-0505-12 (WC-0037-14) – MEDICAL FACILITIES DEVELOPMENT ENTERPRISES, LLC:**
WAIVER OF CONDITIONS of a use permit requiring a pedestrian realm along Patrick Lane per Figure 30.48-J1 in conjunction with a hospital on 5.0 acres in a C-1 (Local Business) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Patrick Lane, 282 feet west of Durango Drive within Spring Valley. SB/co/ml (For possible action)
11. **VS-0494-13 (WC-0039-14) – RHODES RANCH, GP:**
WAIVER OF CONDITIONS of a vacation and abandonment requiring right-of-way dedication to include 40 feet for El Capitan Way in conjunction with a single family residential development on 43.3 acres in an R-2 (Medium Density Residential) Zone with portions of the site in the CMA Design and MUD-2 Overlay Districts. Generally located on the north side of Maule Avenue, 660 feet east of Quarterhorse Lane within Spring Valley. SB/co/ml (For possible action)
12. **ZC-0493-13 (WC-0040-14) – RHODES RANCH, GP:**
WAIVER OF CONDITIONS of a zone change requiring right-of-way dedication to include 40 feet for El Capitan Way in conjunction with a single family residential subdivision on 43.3 acres in an R-2 (Medium Density Residential) Zone with portions of the site in the CMA Design and MUD-2 Overlay Districts. Generally located on the north side of Maule Avenue, 660 feet east of Quarterhorse Lane within Spring Valley. SB/co/ml (For possible action)

13. **NZC-0403-13 (WC-0041-14) – PN II, INC:**
WAIVER OF CONDITIONS of a zone change requiring no vehicular access gates allowed in conjunction with an approved single family subdivision on 20.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located between Warm Springs Road and Arby Avenue (alignment) and the west side of Myers Street (alignment) within Spring Valley. SS/mc/ml (For possible action)
14. **WS-0156-14 – MKD NEVADA PROPERTIES WEST, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a monument sign.
DESIGN REVIEW for a monument sign in conjunction with an existing commercial/industrial complex on 4.3 acres in a C-2 (General Commercial) (AE-60) Zone and an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northeast corner of Tenaya Way and Rafael Rivera Way within Spring Valley. SS/gc/ml (For possible action)
15. **WS-0160-14 – MILLER LANE TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced lot area; and **2)** off-site improvements (streetlights, curb, gutter, sidewalk, and partial paving) in conjunction with a single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Miller Lane, 350 feet south of Tara Avenue within Spring Valley. SB/gc/ml (For possible action)
16. **ZC-0168-14 – QUINT, ROBERT A. MED CORP PEN PL:**
ZONE CHANGE to reclassify 3.9 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family subdivision.
DESIGN REVIEW for a single family residential development. Generally located on the south side of Oquendo Road, 300 feet west of Tomsik Street within Spring Valley (description on file). SS/mk/ml (For possible action)
17. **ZC-0169-14 – RICHARD & MARY, LLC:**
ZONE CHANGE to reclassify 5.3 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.
DESIGN REVIEW for a single family residential development. Generally located on the south side of Oquendo Road, 350 feet east of Durango Drive within Spring Valley (description on file). SS/mk/ml (For possible action)