



# Spring Valley Town Advisory Board

## NOTICE OF PUBLIC MEETING

### AGENDA

**SPRING VALLEY TOWN ADVISORY BOARD**  
**TUESDAY, APRIL 30, 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 April 9, 2013
  - E. Liaison/County Staff Business
- 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, May 14, 2013 – 6:30 PM
- IX. Adjournment

**ATTACHMENT A**

**SPRING VALLEY TOWN ADVISORY BOARD  
ZONING AGENDA  
TUESDAY, 6:30 P.M., APRIL 30, 2013**

05/21/13 PC

1. **NZC-0177-13 – MICHAEL SCARPELLI, JR. & DENISE L. SCARPELLI FAMILY TRUST:**  
**ZONE CHANGE** to reclassify 5.3 acres from C-1 (Local Business) Zone to R-2 (Medium Density Residential) Zone for a single family residential development. Generally located on the north side of Russell Road, 300 feet west of Grand Canyon Drive within Spring Valley (description on file). SB/rk/ml (For possible action)
  
2. **NZC-0178-13 – SAMM TROPICANA, LLC:**  
**ZONE CHANGE** to reclassify 9.4 acres from C-2 (General Commercial) Zone to R-5 (Apartment Residential) Zone for a multiple family residential development in the MUD-4 and CMA Design Overlay Districts.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative landscaping and screening; **2)** reduced setbacks; and **3)** increased wall height.  
**DESIGN REVIEW** for a multiple family residential development. Generally located on the northeast corner of Tropicana Avenue and the 215 Beltway within Spring Valley (description on file). SS/al/ml (For possible action)
  
3. **NZC-0184-13 – GREYSTONE NEVADA, LLC:**  
**ZONE CHANGE** to reclassify 2.0 acres from C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone for a single family residential development in the MUD-4 Overlay District.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased wall height; **2)** intersection off-set; and **3)** non-standard street improvements. Generally located on the southeast corner of Tropicana Avenue and Hualapai Way within Spring Valley (description on file). SB/al/ml (For possible action)
  
4. **NZC-0186-13 – KND REAL ESTATE 18, LLC, ET AL:**  
**ZONE CHANGE** to reclassify 15.3 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** non-standard off-site improvements; **2)** reduce intersection off-set; and **3)** over length cul-de-sac. Generally located on the southwest corner of Robindale Road and Buffalo Drive within Spring Valley (description on file). SS/al/ml (For possible action)
  
5. **VS-0179-13 – SAMM TROPICANA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County and portions of unnamed rights-of-way located between the 215 Beltway and Lone Mesa Drive (alignment), and between Tropicana Avenue and Sapphire Point Avenue in a C-2 (General Commercial) Zone in the MUD-4 and CMA Design Overlay Districts within Spring Valley (description on file). SS/al/ed (For possible action)

6. **VS-0187-13 - KND REAL ESTATE 18, LLC, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Robindale Road and Mesa Verde Lane, and between Miller Lane and Buffalo Drive and a portion of right-of-way being Moberly Avenue located between Miller Lane and Buffalo Drive in an R-2 (Medium Density Residential) Zone within Spring Valley (description on file). SS/al/ed (For possible action)

**05/22/13 BCC**

7. **DR-0039-11 (ET-0030-13) – RAINBOW & DI, LLC:**  
**DESIGN REVIEW FIRST EXTENSION OF TIME** to commence an addition to an existing office building on 2.1 acres in a C-P (Office & Professional) Zone in the Desert Inn Road Transition Corridor Overlay District. Generally located on the northeast corner of Desert Inn Road and Rosanna Street within Spring Valley. SB/bk/ml (For possible action)
8. **WS-0173-13 – KOSTA PROPERTY GROUP, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase combined wall/retaining wall height; and **2)** alternative street landscaping.  
**WAIVER OF CONDITIONS** of a zone change (ZC-1245-06) requiring landscaping per plans.  
**DESIGN REVIEW** for an office building on 0.5 acres in a C-P (Office & Professional) Zone. Generally located on the east side of Rainbow Boulevard, 120 feet south of Tara Avenue within Spring Valley. SB/gc/ml (For possible action)
9. **ZC-0163-13 – NV PEACE, LLC:**  
**ZONE CHANGE** to reclassify 24.8 acres from C-2 (General Commercial) Zone to R-4 (Multiple Family Residential - High Density) Zone in the MUD-3 and MUD-4 Overlay Districts.  
**DESIGN REVIEW** for an apartment complex. Generally located on the east side of Hualapai Way and the north side of Peace Way within Spring Valley (description on file). SB/pb/ml (For possible action)

**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