



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, MAY 13, 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 April 29, 2014
 - E. Liaison/County Staff Business
 - F. ACTION ITEM: Receive an update on the Community Plan Project and select two representatives to serve on the Community Plan Project Working Group
- 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 27, 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., MAY 13, 2014**

HELD OVER FROM APRIL 29, 2014 TAB MEETING:

1A. **UC-0176-14 – MREC WRG RIDGEHAVEN, LLC:**

USE PERMIT to allow the elimination of 1 side yard (zero lot line) for a portion of the single family dwelling (garage) and only for a portion of the overall lots within the development.

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks.

DESIGN REVIEW for a single family attached and detached residential development on 10.5 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Oquendo Road and the east side of Fort Apache Road within Spring Valley. SB/dg/ml (For possible action)

06/03/14 PC

1. **UC-0116-13 (ET-0050-14) – 7235 INVESTMENT, LLC:**

USE PERMIT FIRST EXTENSION OF TIME to review a food cart (shaved ice) not located within an enclosed building.

DESIGN REVIEW for a food cart (shaved ice) in conjunction with an existing auto maintenance facility and car wash on 1.6 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Rainbow Boulevard, 470 feet north of Warm Springs Road within Spring Valley. SS/co/ml (For possible action)

2. **TM-0068-14 – CENTURY COMMUNITIES OF NEVADA, LLC:**

TENTATIVE MAP consisting of 72 single family residential lots and common lots on 11.3 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the east side of Fort Apache Road, 125 feet south of Hidden Mountain Way within Spring Valley and Enterprise. SB/rk/ml (For possible action)

3. **UC-0221-14 – ADAMS PARK, LLC:**

USE PERMITS for the following: **1)** permanent make-up; and **2)** personal services (esthetician) in conjunction with an existing office building on 2.1 acres in a C-P (Office & Professional) Zone. Generally located on the southeast corner of Jones Boulevard and Coley Avenue (alignment) within Spring Valley. SB/jt/ml (For possible action)

4. **UC-0231-14 – THE CHURCH IN LAS VEGAS:**

USE PERMIT for a place of worship.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** reduced street landscaping; **3)** reduced landscaping adjacent to a less intensive use; **4)** trash enclosure; **5)** reduced drive aisle width; and **6)** allow non-standard driveway improvements.

DESIGN REVIEWS for the following: **1)** a place of worship; and **2)** allow 2 parallel parking spaces on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Edna Avenue, 100 feet west of Hauck Street within Spring Valley. SB/rk/ml (For possible action)

5. **UC-0236-14 - PROP II, LLC:**

USE PERMIT for personal services (beauty parlor) within an existing office complex on 0.3 acres in a C-P (Office & Professional) Zone in the MUD-3 Overlay District. Generally located on the west side of Montessori Street, 200 feet south of Sahara Avenue within Spring Valley. SB/mk/ml (For possible action)

6. **UC-0242-14 – CENTURY COMMUNITIES OF NEVADA, LLC:**
USE PERMIT for modified residential development standards in conjunction with a single family development.
WAIVERS for the following: **1)** allow modified street improvement standards; and **2)** allow early final grading.
DESIGN REVIEW for a single family residential development on 11.3 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the east side of Fort Apache Road, 125 feet south of Hidden Mountain Way within Spring Valley and Enterprise. SB/rk/ml (For possible action)
7. **VS-0211-14 – PN II, INC:**
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 portions of right-of-way being Fort Apache Road located between Warm Springs Road (alignment) and Maule Avenue within Spring Valley (description on file). SB/mc/ml (For possible action)

06/04/14 BCC

8. **UC-0561-13 (ET-0048-14) – STEPHENS, PAUL D.:**
USE PERMIT FIRST EXTENSION OF TIME to review exotic animals (2 servals) in conjunction with a single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Laredo Street, 210 feet west of Rosanna Street within Spring Valley. SB/co/ml (For possible action)
9. **TM-0069-14 – HUALAPAI HACIENDA, LLC:**
TENTATIVE MAP consisting of 100 single family residential lots and common lots on 12.4 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Hualapai Way and the north side of Hacienda Avenue within Spring Valley. SB/gc/ml (For possible action)
10. **UC-0229-14 – SFKF, LLC:**
USE PERMIT to expand an existing school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** reduced setbacks; **3)** trash enclosure; **4)** allow a flat roof; **5)** mechanical equipment screening; **6)** allow vehicles to back into the right-of-way; **7)** off-site improvements; **8)** traffic study; and **9)** drainage study.
DESIGN REVIEW for an expansion to an existing school on 4.2 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northwest corner of Oakey Boulevard and Red Rock Street within the Spring Valley Planning Area. SB/jt/ml (For possible action)
11. **UC-0561-13 (WC-0049-14) – STEPHENS, PAUL D.:**
WAIVER OF CONDITIONS of a use permit allowing no more than 2 servals at any 1 time in conjunction with a single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Laredo Street, 210 feet west of Rosanna Street within Spring Valley. SB/co/ml (For possible action)

12. **WS-0244-14 – HUALAPAI HACIENDA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.
DESIGN REVIEW for a single family attached residential development on 12.4 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Hualapai Way and the north side of Hacienda Avenue within Spring Valley. SB/gc/ml (For possible action)