



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, MAY 27, 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 May 13, 2014
 - 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, June 10 , 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 27, 2014**

HELD OVER FROM PREVIOUS MEETING:

1A. **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)

1B. **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)

1C. **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)

06/03/14 PC

1. **TM-0074-14 - TENAYA LOFTS, LLC:**

TENTATIVE MAP consisting of 75 single family residential lots and common lots on 13.3 acres in an R-1 (Single Family Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Tenaya Way, 900 feet north of Sunset Road within Spring Valley. SS/pb/ml (For possible action)

06/17/14 PC

2. **VS-0437-14 – WOODSIDE HOMES NEVADA, LLC:**

VACATE AND ABANDON a portion of right-of-way being Maureen Way located between Russell Road and Oquendo Road within Spring Valley (description on file). SB/al/ml (For possible action)

06/18/14 BCC

3. **TM-0235-13 – OQUENDO LAND HOLDINGS, LLC:**

AMENDED HOLDOVER TENTATIVE MAP consisting of 79 (previously notified as 81) single family residential lots and common lots on 10.5 acres in an R-3 (Multiple Family Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southwest corner of Oquendo Road and Jerry Tarkanian Way within Spring Valley. SB/mk/ml (For possible action)

4. **UC-0321-14 – E-GRAND VENTURES, LLC:**
USE PERMIT for a massage establishment as a principal use within an existing shopping center on 8.7 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the west side of Grand Canyon Drive, 670 feet south of Flamingo Road within Spring Valley. SB/mk/ml (For possible action)

5. **WS-0827-13 – OQUENDO LAND HOLDINGS, LLC:**
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** open space requirement; **2)** reduced street intersection off-sets (no longer needed); and **3)** non-standard off-site improvements.
DESIGN REVIEW for a single family residential development on 10.5 acres in an R-3 (Multiple Family Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southwest corner of Oquendo Road and Jerry Tarkanian Way within Spring Valley. SB/mk/ml (For possible action)

6. **ZC-0290-14 – MONTESSOURI INVESTMENTS, LLC, ET AL:**
ZONE CHANGE to reclassify 1.7 acres from C-1 (Local Commercial) Zone and C-P (Office and Professional) Zone, both within the MUD-3 Overlay District to C-2 (General Commercial) Zone.
USE PERMIT for vehicle paint and body shop.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow vehicle paint and body shop when not in conjunction with auto sales; **2)** allow a zero foot separation to a residential use when a 200 foot separation is required; and **3)** allow an overhead door to face a public street.
DESIGN REVIEW for a vehicle paint and body shop. Generally located on the east side of Belcastro Street, 170 feet south of Sahara Avenue within Spring Valley (description on file). SB/jvm/ml (For possible action)

7. **ZC-0391-14 – NOBLE REPUBLIC, LTD:**
ZONE CHANGE to reclassify 1.6 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts.to correct the zoning for an existing office building.
DESIGN REVIEW for a wall sign in conjunction with an office building. Generally located on the north side of the 215 Beltway, 345 feet west of Gagnier Boulevard (alignment) within Spring Valley (description on file). SS/al/ml (For possible action)