



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, JUNE 12, 2012– 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
Duane Laible, Vice Chair
Angie Heath Younce, Chair
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. Liaison/County Staff Business
 - D. Approval of Agenda Posted, Including Any Deletions or Corrections
 - E. Approval of Minutes of May 29, 2012
- 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 26, 2012 – 6:30 PM
- IX. Adjournment

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

ATTACHMENT A

**SPRING VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:30 P.M., JUNE 12, 2012**

07/03/12 PC

1. **UC-0400-05 (ET-0053-12) – WIJEKULARATNE, GRASHANTHI AND MANGALA:**
USE PERMIT THIRD EXTENSION OF TIME to review a daycare facility.
WAIVER OF DEVELOPMENT STANDARDS to permit a daycare that is not adjacent to and accessed from a collector or arterial street on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located 150 feet south of Oakey Boulevard and 150 feet west of Edmond Street within the Spring Valley Planning Area. SB/co/ml (For possible action)
2. **UC-0226-12 – SAHARA PALM PLAZA, LLC:**
USE PERMIT for on-premise consumption of alcohol (service bar) in conjunction with an existing restaurant within an existing shopping center on 0.7 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue, 200 feet east of Miller Lane within Spring Valley. SB/dg/ml (For possible action)
3. **UC-0235-12 – G.C.P. PROPERTIES, LLC:**
USE PERMIT for a communication tower.
DESIGN REVIEW for a communication tower and supporting ground equipment on a portion of 2.5 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road, 260 feet east of Jones Boulevard within Spring Valley. SS/bk/ml (For possible action)
4. **UC-0255-12 – PACIFIC PENINSULA, LLC:**
USE PERMIT to allow a personal service business (skin care salon) in conjunction with an existing office development on a portion of 7.7 acres in a C-P (Office & Professional) Zone and a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue between Redwood Street and Sorrel Street within Spring Valley. SB/dg/ml (For possible action)
5. **UC-0243-12 – BUFFALO STORAGE 1, LLC:**
USE PERMIT to allow vehicle rental (commercial vehicles) in conjunction with an existing mini-warehouse facility.
WAIVER OF DEVELOPMENT STANDARDS to allow outside storage/display of commercial vehicles visible from public streets and residential developments on 3.5 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Viking Road and Buffalo Drive within Spring Valley. SB/al/ml (For possible action)
6. **VS-0233-12 – MONGOOSE INVESTMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Teco Avenue, and between Rainbow Boulevard and Santa Margarita Street in a C-2 (General Commercial) (AE-60) Zone within Spring Valley (description on file). SS/mk/xx (For possible action)

7. **UC-0400-05 (WC-0064-12) – WIJEKULARATNE, GRASHANTHI AND MANGALA:**
WAIVER OF CONDITIONS of a use permit requiring intense landscaping per Figure 30.64-12 along the north and east property lines in conjunction with an existing daycare center on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located 150 feet south of Oakey Boulevard, and 150 feet west of Edmond Street within the Spring Valley Planning Area. SB/co/ml (For possible action)
8. **WS-0242-12 – GREYSTONE NEVADA, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the side street (corner) setback; and **2)** reduce the setback to a right-of-way for 2 lots within a single family residential subdivision on 9.5 acres in an RUD (Residential Urban Density) Zone in the MUD-4 Overlay. Generally located on the southeast corner of Castel Martini Court and Campo Tizzoro Avenue, 295 feet east of Hualapai Way within Spring Valley. SB/bk/ml (For possible action)
9. **WS-0237-12 – SPRING VALLEY BAPTIST CHURCH:**
WAIVER OF DEVELOPMENT STANDARDS for an animated sign (video screen) where not allowed.
DESIGN REVIEW for a freestanding sign in conjunction with an existing place of worship on 3.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northwest corner of Rainbow Boulevard and Darby Avenue within Spring Valley. SB/bk/ml (For possible action)
10. **WS-0258-12 – TRUSTEE CLARK COUNTY TREASURER & R&S HORIZON, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to permit non-standard street improvements in conjunction with a proposed single family residential development on 10.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Edna Avenue and Van Allen Street within Spring Valley. SB/al/ml (For possible action)

07/03/12 BCC

11. **UC-0245-12 – RHODES RANCH, GP:**
USE PERMIT for modified residential development standards in conjunction with a single family subdivision.
WAIVERS for the following: **1)** allow modified street improvement standards; **2)** allow early grading; and **3)** defer off-site improvements for Seeliger Street on 16.5 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 Hidden Mountain Way and the south side of Augusta Course Avenue within Spring Valley. SB/rk/xx (For possible action)
12. **VS-0247-12 – CVT, LLC:**
VACATE AND ABANDON a portion of right-of-way being Russell Road located between Tioga Way and Pioneer Way in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District within Spring Valley (description on file). SS/jt/xx (For possible action)
13. **ZC-2223-04 (WC-0057-12) – CVT, LLC:**
WAIVER OF CONDITIONS of a zone change requiring a 20 foot wide landscape buffer with 2 off-set rows of medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area along Russell Road in conjunction with a future residential development on 2.5 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Russell Road, 660 feet east of Buffalo Drive within Spring Valley (description on file). SS/co/ml (For possible action)

14. **ZC-0232-12 – TAMURA, ALVIN B. & PATTI A:**
ZONE CHANGE to reclassify 0.5 acres from R-E (Rural Estates Residential) Zone to CRT (Commercial Residential Transition) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping and screening requirements; **2)** permit alternative parking lot design standards; **3)** reduced setbacks; **4)** trash enclosure; and **5)** commercial curb return driveway.
DESIGN REVIEW to convert an existing single family residence into an office building. Generally located on the northwest corner of Rainbow Boulevard and Edna Avenue within Spring Valley (description on file). SB/al/xx (For possible action)