



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, JULY 28, 2015– 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

John Catlett
Dee Gatliff, Vice Chair
John Getter, Chair
Darby Johnson, Jr.
Angie Heath Younce
Mike Shannon, Town Liaison (702) 455-8338
Diana Morton, Secretary (702) 254-8413

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 July 14, 2015
- 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. GENERAL BUSINESS
 - A. Liaison/County Staff Business
 - B. Update on 2014-2015 Town Advisory Board Budget Requests
 - C. ACTION ITEM: Nominate a representative and an alternate to serve on the 2015-2016 Community Development Advisory Committee (CDAC)
 - D. Announcement: Clark County’s Neighborhood College is seeking residents interested in learning how County government works to better serve their neighborhoods and the community. The Neighborhood College is a free, eight-week program of interactive workshops and hands-on learning

experiences conducted for Clark County residents by subject matter experts from various County departments. Session topics will include, but are not limited to, Government 101, transportation, health, human and community services, public and neighborhood safety, public works, civic engagement and code enforcement. The class starts on Sept. 21 and will meet from 6 to 9 p.m. on Mondays for eight weeks. Each night will begin with an informal “Power Hour” from 5 to 6 p.m. for networking. The classes will be held in the Pueblo Room on the first floor of the County Government Center, 500 S. Grand Central Parkway. Applications are due by 5 p.m. on Monday, Aug. 31. Class size is limited to 28 students, so interested citizens are encouraged to apply soon. To apply for the Neighborhood College: Obtain an application from the Organizational Development Center located on the first floor of the Clark County Government Center at 500 S. Grand Central Parkway, or; Complete an application online via this Web link, <https://www.surveymonkey.com/r/FNVTG96>, or; Download the application, then fax, mail or email the completed application to Tyrone Thompson at fax: (702) 455-3211, email: tyt@clarkcountynv.gov, or mail to: Clark County Organizational Development Center 500 S. Grand Central Parkway Las Vegas, NV 89155

VII. 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.

VIII. 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.

IX. Set next meeting date – Tuesday, August 11, 2015 – 6:30 PM

X. Adjournment

ATTACHMENT A

**SPRING VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:30 P.M., JULY 28, 2015**

08/18/15 PC

1. **DR-0396-15 – CARL E. ROSS LIVING TRUST, ET AL:**
DESIGN REVIEW for modifications to an approved mixed use development consisting of residential and commercial components on 8.8 acres in a U-V (Urban Village - Mixed Use) Zone within an MUD-3 Design Overlay District.
WAIVERS OF CONDITIONS of a zone change (ZC-1738-05) requiring the following: **1)** design review to address: pedestrian realm along Ali Baba Lane, a 20 foot wide intense landscape buffer along the entrance with 24 inch box trees, and re-evaluate location of sports court and pool to the north property line away from the west property line to address landscape buffers; **2)** each phase of development containing the same ratio of residential to commercial components as the overall project or submitting a construction phasing plan to be approved by staff; and **3)** twenty-four hour security to be provided on-site. Generally located on the northwest corner of Hacienda Avenue and Fort Apache Road within Spring Valley. SB/al/ml (For possible action) **PC 8/18/15**

2. **UC-0417-15 – DESANTI, MARCO:**
USE PERMITS for the following: **1)** an accessory structure (skate ramp) that is not architecturally compatible with the principal building; **2)** increase the area of an accessory structure; and **3)** waive applicable design standards of Table 30.56-2A for an accessory structure in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the southeast corner of Castle Rock Court and Mosswood Drive within Spring Valley. SS/al/ml (For possible action) **PC 8/18/15**

3. **UC-0422-15 – EJM ARROYO BUFFALO & SUNSET PROPERTY, LLC:**
USE PERMIT for vehicle (motorcycle) sales and repair in conjunction with a shopping center on a portion of 3.5 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the east side of Buffalo Drive and the south side of Sunset Road within Spring Valley. SS/rk/ml (For possible action) **PC 8/18/15**

4. **UC-0433-15 – CENTURY COMMUNITIES OF NEVADA, LLC:**
USE PERMIT for modified residential development standards in conjunction with a single family development on portions of approximately 125.0 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone and an R-3 (Multiple Family 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 and the south side of Sherwood Greens Drive within Spring Valley and Enterprise. SB/rk/ml (For possible action) **PC 8/18/15**

5. **VS-0397-15 – CARL E. ROSS LIVING TRUST, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Ali Baba Lane and Hacienda Avenue and between Fort Apache Road and Tee Pee Lane, and portions of rights-of-way being Ali Baba Lane located between Fort Apache Road and Tee Pee Lane, and Fort Apache Road located between Ali Baba Lane and Hacienda Avenue within Spring Valley (description on file). SB/al/ml (For possible action) **PC 8/18/15**

6. **WS-0368-15 – WELLS CARGO, INC:**

WAIVER OF DEVELOPMENT STANDARDS to increase height for accessory structures (silos).
DESIGN REVIEW for accessory structures (silos and truck scales) in conjunction with an existing gravel pit and batch plant on 71.1 acres in an R-E (Rural Estates Residential) Zone with a portion of the site in the Desert Inn Transition Corridor Overlay. Generally located on the northwest corner of Spring Mountain Road and Tenaya Way within Spring Valley. SB/jt/ml (For possible action) **PC 8/18/15**

7. **WS-0412-15 – D.R. HORTON, INC:**

WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback for 1 lot within an approved single family residential development on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Eldora Avenue, 500 feet east of Tioga Way within Spring Valley. SB/rk/ml (For possible action) **PC 8/18/15**

08/19/15 BCC

8. **UC-0652-14 (AR-0051-15) – SAINT JOHN THE BAPTIST GREEK ORTHODOX CHURCH:**

USE PERMITS FIRST APPLICATION FOR REVIEW of the following: 1) a recreational facility; and 2) live outdoor entertainment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced separation from live outdoor entertainment to a residential use; and 2) reduced parking.

DESIGN REVIEW for a recreational facility on 8.5 acres in an R-E (Residential Estates) Zone in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue and the east side of El Camino Road within Spring Valley. SS/jvm/ml (For possible action) **BCC 8/19/15**

9. **DR-0427-15 – KB HOME LV DIABLO FORT APACHE, LLC:**

DESIGN REVIEWS for the following: 1) revisions to lot count and density; and 2) open space area on a 9.8 acre portion of a 47.7 acre developing single family residential development in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts.

WAIVER OF CONDITIONS of a tentative map (TM-0041-14) requiring right-of-way dedication to include 30 feet for Lone Mesa Drive and associated spandrels. Generally located on the southwest corner of Hacienda Avenue and Lone Mesa Drive (alignment) within Spring Valley. SB/dg/ml (For possible action) **BCC 8/19/15**

10. **DR-0430-15 – AMOEBA DEFENSE, LLC:**

DESIGN REVIEW for modifications to a previously approved retail center with a convenience store and gasoline station.

WAIVER OF CONDITIONS of a use permit (UC-0024-15) requiring per plans submitted on March 4, 2015 on 1.4 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Hualapai Way and Russell Road within Spring Valley. SB/al/ml (For possible action) **BCC 8/19/15**

11. **TM-0131-15 - KB HOME LV DIABLO FORT APACHE, LLC:**

TENTATIVE MAP consisting of 82 single family residential lots and common lots on 9.8 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southwest corner of Hacienda Avenue and Lone Mesa Drive (alignment) within Spring Valley. SB/dg/ml (For possible action) **BCC 8/19/15**

12. **VS-0426-15 – KB HOME LV DIABLO FORT APACHE, LLC:**
VACATE AND ABANDON a portion of right-of-way being Lone Mesa Drive located between Hacienda Avenue and Diablo Drive within Spring Valley (description on file). SB/dg/ml (For possible action) **BCC 8/19/15**

13. **WS-0435-15 – TROPICANA APTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a projecting sign where not permitted; **2)** increase the area of a projecting sign; and **3)** allow increased projection of a projecting sign.
DESIGN REVIEW for a comprehensive sign package in conjunction with a multiple family residential development on 9.4 acres in an R-5 (Apartment Residential) Zone in the CMA Design and MUD-4 Overlay Districts. Generally located on the northeast corner of Tropicana Avenue and the 215 Beltway within Spring Valley. SS/mk/ml (For possible action) **BCC 8/19/15**