



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, JULY 31, 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 July 10, 2012
 - F. Action: Nominate a representative and an alternate to serve on the Community Development Advisory Committee (CDAC)
- 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, August 14, 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., JULY 31, 2012**

08/08/12 BCC

1. **UC-0159-12 – FISHER HOLDING COMPANY, LLC:**
HOLDOVER APPEAL USE PERMIT to allow outside storage/display of rental trucks and trailers visible from public streets and a residential development in conjunction with an existing convenience store and car wash on 1.7 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Durango Drive and the south side of Rochelle Avenue within Spring Valley. SS/pb/ml (For possible action)

08/21/12 PC

2. **NZC-0331-12 – WESTMONT, INC:**
ZONE CHANGE to reclassify 3.7 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone for a proposed senior housing facility and 1.4 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone for a future commercial development.
USE PERMIT for a senior housing facility.
DESIGN REVIEW for a senior housing facility on 3.7 acres. Generally located on the north side of Flamingo Road, 660 feet west of Durango Road within Spring Valley (description on file). SB/pb/ml (For possible action)
3. **UC-0025-12 – SOUTHERN HILLS MEDICAL CENTER, LLC:**
USE PERMIT for a congregate care facility.
WAIVER OF DEVELOPMENT STANDARDS to allow access to a local street where access to an arterial or collector street is required.
DESIGN REVIEW for a congregate care facility on 5.0 acres in an R-E (Rural Estates Residential) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the southeast corner of Post Road and Medical Center Street within Spring Valley. SB/bk/ml (For possible action)
4. **UC-0309-12 – MONTE CRISTO PLAZA, INC:**
USE PERMIT for a psychic arts establishment within an existing shopping center on a portion of 1.8 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue and the east side of Monte Cristo Way within Spring Valley. SB/dg/ml (For possible action)

08/22/12 BCC

5. **WS-0292-12 – ST. MICHAEL ANTIOCHIAN ORTHODOX CHURCH:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a place of worship to be accessed from a local street where access from a collector or arterial street is required; **2)** alternative landscaping standards adjacent to a less intensive use; **3)** increase the height of a decorative block wall; **4)** increase the height of a decorative fence; and **5)** reduced setback.
DESIGN REVIEW for a previously approved place of worship on 2.1 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Post Road and El Camino Road within Spring Valley. SS/bk/ml (For possible action)

6. **ZC-0277-12 – BASE PROPERTIES, LLC:**
ZONE CHANGE to reclassify 0.7 acres from R-E (Rural Estates Residential) Zone to CRT (Commercial Residential Transition) Zone in the Desert Inn Transition Corridor Design Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow tandem parking spaces where not allowed; **2)** waive screening required of mechanical equipment; and **3)** waive trash enclosure requirement.
DESIGN REVIEW to convert an existing single family dwelling into an office building. Generally located on the north side of Desert Inn Road, 210 feet west of Rosanna Street within Spring Valley (description on file). SB/pb/ml (For possible action)