



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

**SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, SEPTEMBER 9, 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 (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 August 26, 2014
 - E. Liaison/County Staff Business
 - F. Discuss 2015 Budget Requests
 - G. Announcement: Applications are available for the Spring Valley Town Advisory Board. Terms are for two years beginning in January 2015. If selected, required training is in January 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. 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, September 30, 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., SEPTEMBER 9, 2014

10/07/14 PC

1. **TM-0143-14 – CENTURY COMMUNITIES OF NEVADA, LLC: (Ft. Apache/Sherwood Greens)**
TENTATIVE MAP consisting of 247 single family residential lots and common lots on 40.0 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/xx (For possible action)

PC 10/07/14

2. **UC-0680-14 – WATER OF LIFE LUTHERAN CHURCH OF LAS VEGAS: (5430 S. Grand Canyon)**
USE PERMITS for the following: 1) reduce the setback for a temporary outdoor commercial event from a residential development; and 2) reduce the setback for live entertainment for a temporary outdoor commercial event from a residential development on 3.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Grand Canyon Drive and Mesa Vista Avenue within Spring Valley. SB/gc/ml (For possible action)

PC 10/07/14

3. **UC-0703-14 – CENTURY COMMUNITIES OF NEVADA, LLC: (Ft. Apache/Sherwood Greens)**
USE PERMIT for modified residential development standards in conjunction with a single family development.
WAIVERS for the following: 1) allow modified street improvement to Clark County Standard Drawings; and 2) allow early final grading.
DESIGN REVIEW for a single family residential development on 40.0 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/xx (For possible action)

PC 10/07/14

4. **WS-0687-14 – MADOLE JOHN S & MICHELE LEE: (2895 Montessori)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; and 2) eliminate separation between structures in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Montessori street and Edna Avenue within Spring Valley. SB/mk/xx (For possible action)

PC 10/07/14

5. **WS-0700-14 – GOLDEN SPRING MOUNTAIN, LLC: (5925 Spring Mountain Rd)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow temporary signs on a permanent basis; **2)** increase the area of temporary signs; **3)** eliminate the minimum separation for a temporary sign from a single family residence; and **4)** reduce the setback from a right-of-way for temporary signs.
DESIGN REVIEW for temporary signage in conjunction with an existing office/retail building on 2.1 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Spring Mountain Road and Duneville Street within Spring Valley (description on file). SB/jt/xx (For possible action)
PC 10/07/14

10/08/14 BCC

6. **UC-0698-14 – CALVARY CHAPEL SPRING VALLEY: (7175 West Oquendo Rd)**
USE PERMITS for the following: **1)** reduce the setback for a temporary outdoor commercial event from a residential development; and **2)** reduce the setback for live entertainment for a temporary outdoor commercial event from a residential development.
DESIGN REVIEW for a temporary outdoor commercial event in conjunction with a place of worship and private school on 13.2 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Oquendo Road and Belcastro Street within Spring Valley. SS/al/ml (For possible action)
BCC 10/08/14

7. **ZC-0497-14 – AAG - REAL ESTATE/LAS VEGAS, LLC & NEVADA POWER COMPANY:**
(6205, 6225, 6245, and 6275 West Sahara)
ZONE CHANGE to reclassify 1.0 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
USE PERMITS for the following: **1)** an automobile repair and **2)** an automobile minor paint/body shop.
DESIGN REVIEWS for the following: **1)** an automobile dealership on 2.9 acres in a C-2 (General Commercial) Zone and MUD-3 Overlay District and **2)** a parking lot and driveway redesign in conjunction with an existing office building on 4.0 acres in a C-P (Office & Professional) Zone, a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue, between Bronco Street and El Camino Road within Spring Valley (description on file). SB/jt/ml (For possible action)
BCC 10/08/14

8. **ZC-0689-14 – YU SUEMIN REVOCABLE TRUST & DSH HOLDING, LLC: (Sunset/Tenaya)**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) (AE-60) Zone to C-2 (General Commercial) (AE-60) Zone for a future commercial development within the CMA Design Overlay District. Generally located on the north side of Sunset Road, 250 feet east of Tenaya Way within Spring Valley (description on file). SS/pb/xx (For possible action)
BCC 10/08/14