



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

**SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, OCTOBER 29, 2013– 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 October 8, 2013
 - E. Liaison/County Staff Business
 - F. Discussion: Discuss ongoing issues associated with 2014 Spring Valley Land Use Plan update.
- 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, November 12, 2013 – 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., OCTOBER 29, 2013**

11/19/13 PC

1. **UC-0599-13 – TEEPEE DEVELOPMENT, LLC:**
USE PERMIT to allow a tattoo parlor not incidental to a beauty salon in conjunction with an existing shopping center on 4.4 acres in a C-1 (Local Business) Zone in the MUD-4 Overlay District. Generally located on the northwest corner of Tropicana Avenue and Tee Pee Lane within Spring Valley. SB/gc/ml (For possible action)

2. **UC-0611-13 – 6236 LAREDO, LLC:**
USE PERMIT for a communication tower.
DESIGN REVIEW for a communication tower in conjunction with an existing office on 0.5 acres in a CRT (Commercial Residential Transition) Zone in the MUD-3 Overlay District. Generally located on the north side of Laredo Street, 165 feet west of Bronco Street within Spring Valley. SB/dm/ml (For possible action)

3. **UC-0618-13 – LVB & P, LLC:**
USE PERMIT for a food cart (shaved ice) not located within an enclosed building.
DESIGN REVIEW for a food cart (shaved ice) in conjunction with an existing retail/commercial center on 4.1 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located 200 feet south of Arby Avenue on the east side of Durango Drive within Spring Valley. SS/mk/ml (For possible action)

4. **WS-0614-13 – UHS OF SPRING MOUNTAIN, INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow buildings adjacent to residential neighborhoods to be designed with a non-residential appearance; **2)** allow access to a residential local street (Montessouri Street); and **3)** allow a non-commercial driveway.
DESIGN REVIEW for building additions to an existing psychiatric hospital on 5.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northeast corner of Spring Mountain Road and Montessouri Street within Spring Valley. SB/gc/ml (For possible action)

11/20/13 BCC

5. **DR-0598-13 – NEW RUSSELL ONE, LLC:**
DESIGN REVIEWS for the following: **1)** a parking lot; and **2)** modifications to Phase I of an approved mixed use development (Gramercy) on 21.0 acres in a U-V (Urban Village - Mixed Use) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southeast corner of Russell Road and Rocky Hill Street within Spring Valley. SB/gc/ml (For possible action)

11/21/13 PC

6. **NZC-0608-13 – BELTWAY 4.77, LLC:**
ZONE CHANGE to reclassify 4.5 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone in the CMA Design and MUD-2 Overlay Districts.
DESIGN REVIEW for an office/warehouse and distribution building. Generally located on the west side of Gagnier Boulevard, 660 feet south of Sunset Road on Pitching Avenue within Spring Valley (description on file). SS/rk/ml (For possible action)
7. **NZC-0612-13 – LABBE FAMILY TRUST, ET AL:**
ZONE CHANGE to reclassify 5.1 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) Zone (AE-60) Zone to R-2 (Medium Density Residential) and R-2 (Medium Density Residential) (AE-60) Zone in the CMA Design Overlay District.
DESIGN REVIEW for a single family residential development. Generally located on the north and south sides of Quail Avenue (alignment), east of Rosanna Street within Spring Valley (description on file). SS/rk/ml (For possible action)
8. **NZC-0619-13 – FORT APACHE PLAZA, LLC:**
ZONE CHANGE to reclassify a 9.1 acre portion of 10.5 acres from R-E (Rural Estates Residential) Zone and C-2 (General Commercial) Zone to R-3 (Multiple Family Residential) Zone in the CMA Design and MUD-3 Overlay Districts.
DESIGN REVIEW for an apartment complex. Generally located on the northeast corner of Fort Apache Road and Russell Road within Spring Valley (description on file). SB/al/ml (For possible action)
9. **NZC-0622-13 – TROP GRAND CANYON 5, LLC**
ZONE CHANGE to reclassify 5.0 acres from C-1 (Local Business) Zone to R-3 (Multiple Family Residential) Zone in the MUD-4 Overlay District.
DESIGN REVIEW for a multi-family residential development. Generally located on the south side of Tropicana Avenue, 400 feet west of Tee Pee Lane within Spring Valley (description on file). SB/pb/ml (For possible action)
10. **NZC-0624-13 – HACIENDA 50, LLC, ET AL:**
ZONE CHANGE to reclassify 50.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts.
DESIGN REVIEW for a single family residential development. Generally located on the southeast corner of Fort Apache Road and Hacienda Avenue within Spring Valley (description on file). SB/al/ml (For possible action)
11. **NZC-0625-13 – GOOBER, LLC 70%, ET AL:**
ZONE CHANGE to reclassify 10.3 acres from R-E (Rural Estates Residential) Zone, C-P (Office & Professional) Zone, and C-P (Office & Professional) (AE-60) Zone to R-2 (Medium Density Residential) Zone and R-2 (Medium Density Residential) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts.
DESIGN REVIEW for a single family residential development. Generally located between Arby Avenue and Warm Springs Road, on the east side of Myers Street within Spring Valley (description on file). SS/rk/ml (For possible action)

12. **NZC-0626-13 – ROOHANI FAMILY TRUST, ET AL:**
ZONE CHANGE to reclassify 16.9 acres from R-E (Rural Estates Residential) Zone and R-2 (Medium Density Residential) Zone to R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts.
DESIGN REVIEW for a single family residential development. Generally located on the north side of Martin Avenue and the east side of Quarterhorse Lane within Spring Valley (description on file). SB/rk/ml (For possible action)
13. **NZC-0630-13 –CARL E. ROSS LIVING TRUST:**
ZONE CHANGE to reclassify 5.3 acres from R-E (Rural Estates Residential) Zone under Resolution of Intent to U-V (Urban Village – Mixed Use) Zone to R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** the requirement that all elevations shall include architectural enhancement; **2)** allow modifications to standard drawings for public street sections; and **3)** reduce street intersection off-sets.
DESIGN REVIEW for a single family residential subdivision. Generally located on the north side of Hacienda Avenue, 330 feet west of Fort Apache Road within Spring Valley (description on file). SB/pb/ml (For possible action)
14. **NZC-0634-13 – CRAZY 4, LLC:**
ZONE CHANGE to reclassify 5.1 acres from CRT (Commercial Residential Transition) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.
WAIVER OF DEVELOPMENT STANDARDS for reduced street intersection off-set.
DESIGN REVIEW for a single family residential development. Generally located on the north side of Windmill Lane, 300 feet east of Gagnier Boulevard within Spring Valley (description on file). SS/rk/ml (For possible action)
15. **NZC-0636-13 – PHILLIP W. ARCE TRUST:**
ZONE CHANGE to reclassify 5.3 acres from C-1 (Local Business) Zone to R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** the requirement that all elevations shall include architectural enhancement; **2)** increased wall height; and **3)** allow modifications to standard drawings for public street sections.
DESIGN REVIEW for a single family residential subdivision. Generally located on the south side of Tropicana Avenue and the east side of Conquistador Street within Spring Valley (description on file). SB/pb/ml (For possible action)
16. **NZC-0639-13 – GK ACQUISITIONS, LLC, ET AL:**
ZONE CHANGE to reclassify 5.3 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts.
DESIGN REVIEW for a single family residential development. Generally located on the east side of Riley Street and the north side of Post Road within Spring Valley (description on file). SB/dg/ml (For possible action)

17. **NZC-0640-13 – HEINRICH J. ABERLE REVOCABLE TRUST:**
ZONE CHANGE to reclassify 5.4 acres from C-2 (Local Business) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** the requirement that all elevations shall include architectural enhancement; **2)** allow alternative landscaping; **3)** allow modifications to standard drawings for public street sections; and **4)** reduce street intersection off-sets.
DESIGN REVIEW for a single family residential subdivision. Generally located on the south side of Russell Road and the west side of Grand Canyon Drive within Spring Valley. SB/pb/ml (For possible action)
18. **NZC-0642-13 – DORA, LLC, ET AL:**
ZONE CHANGE to reclassify 10.7 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts.
DESIGN REVIEW for a single family residential development. Generally located on the south side of Badura Avenue, 300 feet east of Cimarron Road within Spring Valley (description on file). SS/rk/ml (For possible action)
19. **NZC-0645-13 – AZURE 10 INVESTMENTS, ET AL:**
ZONE CHANGE to reclassify 21.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
DESIGN REVIEW for a single family residential development in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Patrick Lane and the west side of Durango Drive within Spring Valley (description on file). SB/dg/ml (For possible action)
20. **NZC-0646-13 – DAYAN FAMILY TRUST:**
ZONE CHANGE to reclassify 4.8 acres from C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-sets.
DESIGN REVIEW for a single family residential subdivision. Generally located on the north side of Russell Road, 230 feet east of Hualapai Way within Spring Valley (description on file). SB/pb/ml (For possible action)
21. **NZC-0648-13 – GRAND FLAMINGO CAPITAL MGMT, LLC:**
ZONE CHANGE to reclassify 8.1 acres from C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone in the MUD-4 Overlay.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** provide alternative landscaping; and **2)** allow modifications to standard drawings for public street sections.
DESIGN REVIEW for a single family residential subdivision. Generally located on the west side of Grand Canyon Drive and the north side of Peace Way within Spring Valley (description on file). SB/pb/ml (For possible action)
22. **NZC-0649-13 – RAMS HORN PROPERTIES, LLC:**
ZONE CHANGE to reclassify 10.5 acres from C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased block wall height; and **2)** modified street improvements in accordance with Clark County’s Uniform Standard Drawings.
DESIGN REVIEW for a single family residential development. Generally located on the north side of Oquendo Road and the east side of Fort Apache Road within Spring Valley (description on file). SB/dg/ml (For possible action)

23. **NZC-0650-13 – BURBANK, LLC, ET AL:**
ZONE CHANGE to reclassify 15.0 acres from C-2 (General Commercial) Zone and M-D (Designed Manufacturing) Zone to R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts.
WAIVER OF DEVELOPMENT STANDARDS for modified street improvements in accordance with Clark County Uniform Standard Drawings.
DESIGN REVIEW for a single family residential development. Generally located on the south side of Sunset Road and the west side of Warbonnet Way (alignment) within Spring Valley (description on file). SS/rk/ml (For possible action)
24. **NZC-0656-13 – DIGITAL DESERT, LLC:**
ZONE CHANGE to reclassify 21.0 acres from C-1 (Local Business) Zone (under Resolution of Intent to M-D zone) to R-3 (Multi-Family Residential) Zone in the CMA Design and MUD-3 Overlay Districts.
DESIGN REVIEW for a multiple family residential development. Generally located on the north side of Patrick Lane and the east side of Riley Street within Spring Valley (description on file). SB/dg/ml (For possible action)
25. **NZC-0657-13 – TEG SPANISH RIDGE, LLC:**
ZONE CHANGE to reclassify 13.0 acres from C-P (Office & Professional) Zone to R-2 (Medium Density Residential) Zone for a single family residential development in the CMA Design Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified street improvements; and 2) reduced street intersection off-set.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) a single family residential development within the Hillside and Foothills Transition Boundary area. Generally located on the southwest corner of Hacienda Avenue and Riley Street within Spring Valley (description on file). SB/al/ml (For possible action)
26. **NZC-0660-13 – GKT ACQUISITIONS, ET AL:**
ZONE CHANGE to reclassify 13.0 acres from R-E (Rural Estates Residential) Zone and C-1 (Local Business) Zone to R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) the requirement that all elevations shall include architectural enhancement; and 2) modified street improvements.
DESIGN REVIEW for a single family residential development. Generally located on the south side of Spanish Ridge Avenue, 300 feet west of Durango Drive within Spring Valley (description on file). SB/al/ml (For possible action)
27. **NZC-0664-13 – GABRIELLE SCOTT TRUST, ET AL:**
ZONE CHANGE to reclassify 9.2 acres from C-2 (General Commercial) Zone to R-4 (Multiple Family Residential - High Density) Zone in the CMA Design, MUD-3, and MUD-2 Overlay Districts.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; and 2) reduced setbacks for garage openings to a drive aisle.
DESIGN REVIEW for a multiple family residential development. Generally located on the east side of the 215 Beltway and the north and south sides of Post Road (alignment) within Spring Valley (description on file). SB/dg/ml (For possible action)

28. **NZC-0665-13 – VILLAGE AT RUSSELL-PHASE II, LLC:**
ZONE CHANGE to reclassify 4.8 acres from C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified street improvements; and 2) reduced street intersection off-set.
DESIGN REVIEW for a single family residential development. Generally located on the north side of Russell Road, 400 feet west of Jerry Tarkanian Way within Spring Valley (description on file). SB/al/ml (For possible action)
29. **VS-0613-13 – LABBE FAMILY TRUST, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Rosanna Street and Rainbow Boulevard, and Oquendo Road and Russell Road within Spring Valley (description on file). SS/rk/ml (For possible action)
30. **VS-0635-13 – CRAZY 4, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Santoli Avenue, and Gagnier Boulevard and Cimarron Drive (alignment) and a portion of right-of-way being Santoli Avenue located between Gagnier Boulevard and Cimarron Drive (alignment) within Spring Valley (description on file). SS/rk/ml (For possible action)
31. **VS-0637-13 - PHILLIP W. ARCE TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Conquistador Street and Grand Canyon Drive within Spring Valley (description on file). SB/pb/ml (For possible action)
32. **VS-0641-13 – HEINRICH J. ABERLE REVOCABLE TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Quail Avenue, and between Grand Canyon Drive and Conquistador Street and a portion of right-of-way being Russell Road located between Grand Canyon Drive and Conquistador Street within Spring Valley (description on file). SB/pb/ml (For possible action)
33. **VS-0644-13 – DORA, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Badura Avenue and Arby Avenue, and Cimarron Road and Myers Street within Spring Valley (description on file). SS/rk/ml (For possible action)
34. **VS-0647-13 – DAYAN FAMILY TRUST:**
VACATE AND ABANDON portions of rights-of-way being Russell Road located between Hualapai Way and Grand Canyon Drive; Eula Way (alignment) located between Russell Road and Dewey Drive (alignment); and Dewey Drive (alignment) located between Hualapai Way and Grand Canyon Drive within Spring Valley (description on file). SB/pb/ml (For possible action)
35. **VS-0651-13 - RAMS HORN PROPERTIES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Rocky Hill Street (alignment), and between Oquendo Road and Russell Road and a portion of a right-of-way being Fort Apache Road located between Oquendo Road and Russell Road within Spring Valley (description on file). SB/dg/ml (For possible action)

36. **VS-0652-13 - BURBANK, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Rafael Rivera Way, and between Valadez Street and Warbonnet Way (alignment) and a portion of right-of-way being Valadez Street located between Sunset Road and Rafael Rivera Way and a portion of right-of-way being Wagon Trail Avenue located between Valadez Street and Warbonnet Way (alignment) within Spring Valley (description on file). SS/rk/ml (For possible action)
37. **VS-0658-13 – GKT ACQUISITION, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Riley Street and Durango Drive, and between Spanish Ridge Avenue and Dewey Drive (alignment), and a portion of right-of-way being Bonita Vista Street located between Spanish Ridge Avenue and Dewey Drive (alignment) within Spring Valley (description on file). SB/al/ml (For possible action)
38. **VS-0663-13 - CARL E. ROSS LIVING TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Hacienda Avenue and Ali Baba Lane, and between Fort Apache Road and Tee Pee Lane, and portions of a right-of-way being Ali Baba Lane and Hacienda Avenue located between Fort Apache Road and Tee Pee Lane within Spring Valley (description on file). SB/pb/ml (For possible action)
39. **VS-0666-13 - VILLAGE AT RUSSELL-PHASE II, LLC:**
VACATE AND ABANDON easements of interest to Clark County located on the north side of Russell Road between Rocky Hill Street and Jerry Trakanian Way, and a portion of right-of-way being Russell Road located between Rocky Hill Street and Jerry Trakanian Way within Spring Valley (description on file). SB/al/ml (For possible action)