



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, AUGUST 10, 2010– 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.

BOARD MEMBERS

Dee Gatliff, Chair
George Kuck, Vice Chair
Duane Laible, Member
Lee Plotkin, Member
Angie Heath Younce, Member
Diana Morton, Secretary

POSTING LOCATIONS

Desert Breeze Community Center-8275 W. Spring Mtn.
Helen Meyer Community Center-4525 Lake Forest
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 27, 2010
 - F. Discuss 2011 Budget Requests
- IV. PUBLIC INPUT – 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 (3) minutes.
- V. PLANNING & ZONING
Action to be taken on the following applications:
SEE ATTACHMENT “A”
- VI. Set next meeting date – Tuesday, August 31, 2010 – 6:30 PM
- VII. Adjournment

*****IF YOU PLAN ON BEING IN ATTENDANCE, IT IS IMPORTANT TO BE ON TIME (6:20 PM) IN CASE SOME ITEMS ARE HEARD OUT OF ORDER. THERE IS A CONFLICT OF HEARING WITH OTHER TOWN BOARDS AND SOMETIMES THE APPLICANT HAS AN EMERGENCY.**

COMMISSIONERS

RORY REID, Chairman – SUSAN BRAGER, Vice-Chair
LAWRENCE L. BROWN III – TOM COLLINS – LAWRENCE WEEKLY – CHRIS GIUNCHIGLIANI – STEVE SISOLAK
VIRGINIA VALENTINE, 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., AUGUST 10, 2010

HELD OVER FROM JULY 27, 2010 TOWN BOARD MEETING

1A. UC-0258-10 – HART-SAHARA, LLC:

USE PERMIT for a banquet facility in conjunction with an existing shopping center on a portion of 1.3 acres in a C-1 (Local Business) Zone and a C-P (Office & Professional) Zone in the MUD-3 Overlay District. Generally located on the east side of Miller Lane, 250 feet south of Sahara within Spring Valley. LB/gc/dr

1B. ZC-0309-10 – WIND APCAHE 3070, LLC:

ZONE CHANGE to reclassify an approximate 5.0 acre site from R-4 (Multiple Family Residential - High Density) Zone and C-2 (General Commercial) Zone both within a P-C (Planned Community Overlay District) Zone to R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.

VARIANCE to reduce the rear setback in conjunction with a residential single family subdivision in the Rhodes Ranch Master Planned Community. Generally located on the south side of Wigwam Avenue, 330 feet west of Fort Apache Road within Spring Valley (description on file). SB/rk/ed

09/07/10 PC

1. UC-0324-10 – PIONEER SQUARE, LLC:

USE PERMIT for a banquet facility on 2.9 acres in a C-1 (Local Business) Zone in the Desert Inn Transition Corridor Overlay District. Generally located on the northwest corner of Decatur Boulevard and Pioneer Avenue within Spring Valley. SB/pb/mb

2. UC-0327-10 – ANDERSON, SUSAN AMELIA:

USE PERMITS for the following: **1)** increased area for accessory structures; and **2)** waive architectural compatibility for an accessory structure in conjunction with an existing single family dwelling on 0.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Torrey Pines Drive, 300 feet south of Palmyra Avenue within Spring Valley. LB/pb/ed

3. UC-0328-10 – 7699 POST ROAD, LLC:

USE PERMIT for an electronic equipment sales and service business in conjunction with an existing office complex on 0.7 acres in a C-P (Office Professional) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Post Road, 470 feet east of Buffalo Drive within Spring Valley. SS/mc/ed

4. UC-0335-10 – DEAN, JERRY L. AND DEANNA S.:

USE PERMIT to allow accessory structures (garage/storage building & decorative fence) prior to the construction of a principal structure on 1.3 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Diablo Drive (alignment) and the east side of Mann Street (alignment) within Spring Valley. RR/mc/ed

5. WT-0345-10 – RHODES RANCH G.P.:

WAIVERS for the following: **1)** modify private street width; and **2)** reduction of street off-set in conjunction with a single family subdivision on 29.3 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 northeast corner of Fort Apache Road and Sherwood Greens Drive within Spring Valley and Enterprise. SB/rk/ed

6. **ZC-0346-10 – RHODES RANCH, G.P.:**
ZONE CHANGE to reclassify an approximate 29.3 acre site from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) Zone under Resolution of Intent to R-2 (Medium Density Residential) Zone both within a P-C (Planned Community Overlay District) Zone to R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in conjunction with a residential single family subdivision in the Rhodes Ranch Master Planned Community. Generally located on the northeast corner Fort Apache Road and Sherwood Greens Drive within Spring Valley and Enterprise (description on file). SB/rk/ed

09/08/10 BCC

7. **ZC-0342-10 – LENNAR COMMUNITIES NEVADA, LLC:**
ZONE CHANGE to reclassify 9.5 acres from R-E (Rural Estates Residential) Zone under resolution of intent to R-4 (Multiple Family Residential - High Density) Zone to RUD (Residential Urban Density) Zone in the MUD-4 Overlay District for a single family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; **2)** reduced open space; and **3)** reduced street off-set. Generally located on the east side of Hualapai Way and the south side of Tompkins Avenue (alignment) within Spring Valley (description on file). SB/gc/xx