



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

SPRING VALLEY TOWN ADVISORY BOARD
TUESDAY, JULY 14, 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 June 30, 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. Discuss and make recommendations on Sign Code Rewrite
- 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, July 28, 2015 – 6:30 PM
- X. 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., JULY 14, 2015**

Held over from June 30, 2015 Town Board meeting:

- 1A. **ZC-0338-15 – JRJ INVESTMENTS, INC:**
ZONE CHANGE to reclassify 1.8 acres from C-P (Office & Professional) Zone to C-2 (General Commercial) Zone in the MUD-3 Overlay District.
USE PERMIT to reduce the separation from an automobile maintenance/repair facility (workshop) to residential development.
WAIVER OF CONDITIONS of a zone change (ZC-1495-02) requiring no buildings within 250 feet of the south property line.
DESIGN REVIEW for a building addition (workshop, office, and showroom) on 4.0 acres. Generally located on the south side of Sahara Avenue and the west side of El Camino Road within Spring Valley (description on file). SB/mk/ml (For possible action) **PC 7/22/15**

07/21/15 PC

1. **TM-0106-15 – W.B.C.M.L.P.:**
TENTATIVE MAP consisting of 7 single family residential lots and common lots on 3.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Coley Avenue and Tioga Way within Spring Valley. SB/al/ml (For possible action) **PC 7/21/15**

08/04/15 PC

2. **UC-0236-14 (AR-0042-15) – PROP II, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW of personal services (beauty parlor) within an existing office complex on 0.3 acres in a C-P (Office & Professional) Zone in the MUD-3 Overlay District. Generally located on the west side of Montessori Street, 200 feet south of Sahara Avenue within Spring Valley. SB/co/ml (For possible action) **PC 8/4/15**
3. **UC-0292-13 (ET-0046-15) – BABB INVESTMENTS, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to commence a private school (Challenger) (pre-school through 5th grade).
DESIGN REVIEW for a school on 4.0 acres in an R-E (Rural Estates Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southeast corner of Cimarron Road and Badura Avenue within Spring Valley. SS/co/ml (For possible action) **PC 8/4/15**
4. **UC-0378-15 – DURANGO PLAZA, LLC:**
USE PERMITS for the following: **1)** reduce the separation from on-premises consumption of alcohol (supper club) to a residential use; and **2)** reduce the separation from an existing outside dining and drinking area to a residential use for a supper club within a shopping center on 3.9 acres in a C-2 (General Commercial) Zone. Generally located on the east side Durango Drive and the north side of Peace Way within Spring Valley. SS/al/ml (For possible action) **PC 8/4/15**
5. **UC-0389-15 – TRADE D, LLC:**
USE PERMIT to allow second hand sales of vintage items within an existing shopping center on a portion of 2.8 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally

located on the northwest corner of Jones Boulevard and Russell Road within Spring Valley. SS/mk/ml
(For possible action) **PC 8/4/15**

6. **VS-0390-15 – GRAGSON LONE MESA II, LLC, ET AL:**
VACATE AND ABANDON a portion of right-of-way being Jerry Tarkanian Way located between Hacienda Avenue and Diablo Drive within Spring Valley (description on file). SB/tk/ml (For possible action) **PC 8/4/15**
7. **VS-0394-15 – GREYSTONE NEVADA, LLC:**
VACATE AND ABANDON a portion of right-of-way being Buffalo Drive located between Patrick Lane and Oquendo Road, and a portion of right-of-way being Patrick Lane located between Buffalo Drive and Miller Lane within Spring Valley (description on file). SS/tk/ml (For possible action) **PC 8/4/15**
8. **UC-0703-14 (WC-0047-15) – CENTURY COMMUNITIES OF NEVADA, LLC:**
WAIVER OF CONDITIONS of a use permit requiring right-of-way dedication to include 45 feet to back of curb for Fort Apache Road in conjunction with 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/ml (For possible action) **PC 8/4/15**
9. **TM-0143-14 (WC-0048-15) – CENTURY COMMUNITIES OF NEVADA, LLC:**
WAIVER OF CONDITIONS of a tentative map requiring right-of-way dedication to include 45 feet to back of curb for Fort Apache Road in conjunction with 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/ml (For possible action) **PC 8/4/15**

08/05/15 BCC

10. **DR-0372-15 – WEST TROP STORAGE, LLC:**
DESIGN REVIEW for an additional mini-warehouse building in conjunction with an existing mini-warehouse and vehicle wash on 3.8 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the south side of Tropicana Avenue, 140 feet west of Tee Pee Lane within Spring Valley. SB/jt/ml (For possible action) **BCC 8/5/15**
11. **TM-0123-15 - ROOHANI, RUSTAM & SHAHNAZ, ET AL:**
TENTATIVE MAP consisting of 47 single family residential lots and common lots on 10.1 acres in an R-1 (Single Family Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Post Road, 330 feet west of Riley Street within Spring Valley. SB/pb/ml (For possible action) **BCC 8/5/15**
12. **UC-0405-15 – DIRT POOR, LLC:**
USE PERMITS for the following: **1)** a hospital; and **2)** increase building height.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit alternative landscaping; **2)** waive requirements for cross access and shared parking easements; and **3)** permit non-standard improvements within the right-of-way.

DESIGN REVIEW for a hospital and medical/professional office development on 4.1 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of Flamingo Road and Grand Canyon Drive (alignment) within Spring Valley. SB/al/ml (For possible action) **BCC 8/5/15**

13. **WS-0393-15 – JACKSON-SHAW/PARC POST, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** cross access with adjacent non-residential lots; **2)** a comprehensive architectural concept; and **3)** compatible and consistent roof design for entire complex.

WAIVER OF CONDITIONS of a zone change (ZC-0603-06) requiring architectural elements and materials, colors, fenestration, and complementary roof forms to be consistent for the entire development under this request.

DESIGN REVIEW for warehouse buildings on 9.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Post Road, 700 feet east of Redwood Street within Spring Valley. SS/gc/ml (For possible action) **BCC 8/5/15**

14. **ZC-0346-15 – ROOHANI, RUSTAM & SHAHNAZ, ET AL:**

ZONE CHANGE to reclassify 3.8 acres from R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone.

DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** increased finished grade in conjunction with a proposed single family residential development on 10.1 acres in an R-1 (Single Family Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Post Road, 330 feet west of Riley Street within Spring Valley (description on file). SB/pb/ml (For possible action) **BCC 8/5/15**