



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

October 30, 2018

6:30 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at 702-371-7991 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members: Angie Heath Younce – Chair John Getter
 Dee Gatliff - Vice Chair Darby Johnson, Jr.

Secretary: Carmen Hayes 702-371-7991 chayas70@yahoo.com

County Liaison: Mike Shannon 702-455-8338 mds@clarkcountynv.gov

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
 - II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
 - III. Approval of Minutes October 9, 2018 (For possible action)

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager

IV. Approval of Agenda for October 30, 2018 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)

- Applications are available until Tuesday, November 13, 2018 for appointments by the Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year term beginning January 2019. (For discussion only)
- Metro Traffic/Training is sponsoring a Traffic Safety Event at Desert Breeze Community Center on Friday, November 2, 2018 from 5:00pm to 8:00pm
- Clark County Water Reclamation District along with Green Alliance is coordinating the Clean Water Fest at the Flamingo Water Resource Center, 5857 East Flamingo Road on Saturday, November 3, 2018 from 8:00am to 3:00pm. The Clean Water Fest will provide opportunities to tour the largest wastewater treatment facility in Nevada and learn about the water care cycle.

VI. Planning & Zoning

1. **VS-18-0752-K B HOME L V ALDER LANDING, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Robindale Road and Windmill Lane and between Durango Drive and Cimarron Road (alignment) within Spring Valley (description on file). SS/sd/ml (For possible action) **11/20/18 PC**
2. **VS-18-0770-DR D'S DYNAMITE DIRT, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Fort Apache Road located between Wigwam Avenue and Huntington Cove Parkway within Spring Valley (description on file). SB/md/ml (For possible action) **11/20/18 PC**
3. **TM-18-500172-RAINBOW & SUNSET INVESTMENTS, LLC:**
TENTATIVE MAP for a commercial subdivision on 2.1 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and 275 feet north of Sunset Road within Spring Valley. SS/jor/ml (For possible action) **11/06/18 PC**
4. **UC-18-0718-O'NEIL-CHANG FAMILY TRUST, ET AL & CHANG, RUBY S. TRS:**
USE PERMITS for the following: **1)** a proposed minor training facility (physical fitness); and **2)** a proposed recreational facility (senior activities) in conjunction with an existing office facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow commercial access onto a residential street; and **2)** alternative landscaping.
DESIGN REVIEW for modifications to an existing office facility on 0.8 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Jones Boulevard and the south side of Palmyra Avenue within Spring Valley. SB/pb/ml (For possible action) **11/06/18 PC**

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YOLANDA KING, County Manager

5. **DR-18-0745-OREC LV, LLC:**
DESIGN REVIEWS for the following: 1) a proposed walk-up restaurant building with drive-thru (Dutch Brother's Coffee); and 2) alternative parking lot landscaping on 0.4 acres in a C-1 (Local Business) Zone in the Desert Inn Road Transition Corridor Overlay. Generally located on the west side of Rainbow Boulevard, 150 feet north of Desert Inn Road within Spring Valley. SB/rk/ml (For possible action) **11/07/18 BCC**

6. **WC-18-400211 (ZC-0279-15)-OREC LV, LLC:**
WAIVER OF CONDITIONS of a zone change requiring development per plans submitted on July 23, 2015 on 0.4 acres in a C-1 (Local Business) Zone in the Desert Inn Road Transition Corridor Overlay. Generally located on the west side of Rainbow Boulevard, 150 feet north of Desert Inn Road within Spring Valley. SB/rk/ml (For possible action) **11/07/18 BCC**

7. **WS-18-0761-SOUTHERN HILLS MEDICAL CTR, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between a proposed animated sign (message unit) and a residential use.
DESIGN REVIEW for a proposed freestanding sign with animation (message unit) in conjunction with a hospital (Southern Hills) on 39.9 acres in a C-1 (Local Business) Zone and C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northeast corner of Sunset Road and Fort Apache Road within Spring Valley. SB/al/ml (For possible action) **11/07/18 BCC**

8. **TM-18-500180-DR D'S DYNAMITE DIRT, LLC:**
TENTATIVE MAP consisting of 1 lot on 2.3 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road, 650 feet north of Wigwam Avenue within Spring Valley. SB/md/ml (For possible action) **11/20/18 PC**

9. **UC-18-0760-WINNER PROPERTIES, LLC:**
USE PERMIT for proposed personal services (skin care) within a portion of an existing office and commercial complex on 7.9 acres in a C-P (Office and Professional) Zone, C-1 (Local Business) Zone, and C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue and the west side of Miller Lane within Spring Valley. SB/md/ml (For possible action) **11/20/18 PC**

10. **UC-18-0765-TEEPEE DEVELOPMENT, LLC:**
USE PERMIT for a proposed secondhand sales establishment (vinyl record store) within a portion of an existing shopping center on 4.4 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of Tropicana Avenue and Tee Pee Lane within Spring Valley. SB/jt/ml (For possible action) **11/20/18 PC**

11. **UC-18-0791-PIONEER SQUARE, LLC:**
USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing shopping center on 1.8 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Decatur Boulevard and Pioneer Avenue within Spring Valley. SB/al/ml (For possible action) **11/20/18 PC**

12. **UC-18-0782-8480 DESERT INN, LLC:**
USE PERMIT for a proposed massage establishment within an existing shopping center on a portion of 0.6 acres in a C-2 (General Commercial) Zone. Generally located 150 feet east of Durango Drive and 700 feet north of Desert Inn Road within Spring Valley. SB/dg/ml (For possible action) **11/20/18 BCC**
13. **UC-18-0790-DURUS HOLDING, LLC:**
USE PERMITS for the following: **1)** proposed mini-warehouse facility; **2)** commercial vehicle and trailer rental; and **3)** recreational vehicle storage.
WAIVER OF DEVELOPMENT STANDARDS for increased building height.
DESIGN REVIEWS for the following: **1)** proposed mini-warehouse facility; **2)** comprehensive sign plan; and **3)** increase finished grade on 2.4 acres in C-1 (Local Business) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Durango Drive and the south side of Russell Road within Spring Valley. SS/dg/ml (For possible action) **11/20/18 BCC**
14. **WC-18-400225 (ZC-0546-15)-DURUS HOLDING, LLC:**
WAIVER OF CONDITIONS for a zone change requiring landscaping per plans on file in conjunction of a proposed mini-warehouse facility on 2.4 acres in C-1 (Local Business) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Durango Drive and the south side of Russell Road within Spring Valley (description on file). SS/tk/dg/ml (For possible action) **11/20/18 BCC**
15. **ZC-18-0786-EDUCATION CONSULTANTS NEVADA, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to C-P (Office and Professional) (AE-60) Zone.
USE PERMIT for a proposed school (K through 6th grade).
WAIVER OF DEVELOPMENT STANDARDS for reduced improvement standards (throat depth) where required per uniform standard drawings.
DESIGN REVIEWS for the following: **1)** proposed school; and **2)** increased finished grade on 5.0 acres in a C-P (Office and Professional) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Patrick Lane, 675 feet west of Rainbow Boulevard within Spring Valley (description on file). SS/mk/ml (For possible action) **11/20/18 BCC**
16. **VS-18-0671-JRJ INVESTMENTS, INC.:**
VACATE AND ABANDON a portion of a right-of-way being Laredo Street located between El Camino Road and Mann Street (alignment) within Spring Valley (description on file). SB/lm/ml (For possible action) **11/06/18 PC**
17. **ET-18-400210 (ZC-0477-15)-DIAMOND ARROYO LTD:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 5.0 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; and **2)** cross access.
DESIGN REVIEW for an office/warehouse complex in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Badura Avenue, 450 feet west of Tenaya Way within Spring Valley. SS/tk/ml (For possible action) **11/07/18 BCC**

VII. General Business

- Review/finalize FY 2019/2020 budget request(s) and take public comment on the budget request(s). (For possible action)

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

IX. Next Meeting Date: November 13, 2018

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Desert Breeze Community Center, 8275 W. Spring Mountain Rd.

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

<https://notice.nv.gov/>