



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

November 13, 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
Dee Gatliff - Vice Chair

John Getter
Darby Johnson, Jr.

Secretary:

Carmen Hayes 702-371-7991 chayes70@yahoo.com

County Liaison:

Mike Shannon 702-455-8338 mds@clarkcountynv.gov

- 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 30, 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 November 13, 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)

- None

VI. Planning & Zoning

1. **VS-18-0817-DOUMANI, DOMINIQUE FAMILY TRUST, ET AL:**
VACATE AND ABANDON a portion of a right-of-way being Russell Road located between Jones Boulevard and Red Rock Street within Spring Valley (description on file). SS/tk/xx (For possible action) **12/04/18 PC**
2. **WS-18-0720-BUFFALO LAS VEGAS LAND, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the height of a proposed freestanding sign; **2)** allow a freestanding sign with an animated (video) unit where not permitted; and **3)** increase the animated sign area for a proposed freestanding sign.
DESIGN REVIEW for a proposed freestanding sign with an animated (video) unit on 10.0 acres in a U-V (Urban Village) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Rafael Rivera Way, 450 feet south of Tioga Way (alignment) within Spring Valley. SS/jor/ml (For possible action) **11/07/18 BCC**
3. **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**
4. **NZC-18-0813-MKAT CAPITAL GROUP, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to C-P (Office & Professional) (AE-60) Zone in the CMA Design Overlay District.
USE PERMIT for a proposed major training facility.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a major training facility and office complex. Generally located on the east side of Santa Margarita Street, 300 feet south of Patrick Lane within Spring Valley (description on file). SS/pb/ml (For possible action) **12/04/18 PC**
5. **UC-18-0807-LAPKO, VITALI:**
USE PERMITS for the following: **1)** to allow a proposed accessory apartment; and **2)** allow 3 proposed kitchens in conjunction with a single family residence on 1.24 acres in an R-E (Rural Estates Residential) (RNP-D) Zone. Generally located on the south side of Eldora Avenue and on the west side of Monte Cristo Way within Spring Valley. SB/jor/ml (For possible action) **12/04/18 PC**

6. **AR-18-400157 (DR-0396-15)-APACHE LAS VEGAS LAND, LLC:**
DESIGN REVIEW FIRST APPLICATION FOR REVIEW for modifications to an approved mixed use development consisting of residential and commercial components on 8.8 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of Hacienda Avenue and Fort Apache Road within Spring Valley. SB/al/ml (For possible action) **12/05/18 BCC**

7. **ET-18-400227 (UC-0906-15)-BUFFALO LAS VEGAS LAND, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to modify the pedestrian realm.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit non-standard improvements within the right-of-way; and **2)** permit an over-length cul-de-sac.
DESIGN REVIEW for modifications to an approved mixed use development on 9.9 acres in a U-V (Urban Village - Mixed Use) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Buffalo Drive, 600 feet south of Sunset Road within Spring Valley. SS/tk/ml (For possible action) **12/05/18 BCC**

8. **WS-18-0832-MINASIAN, NELLI:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced interior side setback; **2)** reduced separation between existing structures; and **3)** increased height of existing gate in conjunction with an existing single family residence on 0.1 acre in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Airview Court, 105 feet south of Edgerton Drive within Spring Valley. SS/jor/ml (For possible action) **12/05/18 BCC**

VII. General Business

- None

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 27, 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/>

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