



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 Spring Valley Road

Las Vegas, NV 89103

October 8, 2019

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:

Darby Johnson, Jr. – Chair
Angie Heath Younce
Rodney Bell

Yvette Williams – Vice Chair
Catherine Godges

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 September 24, 2019 (For possible action)

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES – MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

IV. Approval of Agenda for October 8, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
 - Coffee and Community with Commissioner Jones from 9:00am – 11:00am at Desert Breeze Community Center on October 9, 2019.
 - Enterprise Area Command Trunk or Treat October 24, 2019 at The Crossing, 7950 West Windmill Lane from 5:00pm – 10:00pm.
 - Desert Breeze Community Center Halloween Event October 24, 2019 from 5:00pm – 8:00pm.
 - Spring Valley Area Command Trunk or Treat Halloween Party in Downtown Summerlin October 31, 2019 from 5:00pm – 7:00pm.

VI. Planning & Zoning

1. **VS-19-0729-L V MAULE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Roy Horn Way and Maule Avenue (alignment), and between Buffalo Drive and Cimarron Road within Spring Valley (description on file). MN/md/jd (For possible action) **11/05/19 PC**
2. **VS-19-0738-WICHERT PROPERTIES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Tioga Way (alignment), and between Oquendo Road and Quail Avenue (alignment) within Spring Valley (description on file). MN/al/jd (For possible action) **11/05/19 PC**
3. **VS-19-0739-R W INVESTMENTS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Post Road and Teco Avenue (alignment), and between Pioneer Way and Buffalo Drive within Spring Valley (description on file). MN/tk/jd (For possible action) **11/05/19 PC**
4. **DR-19-0659-WATER PARK, LLC:**
DESIGN REVIEW for incidental alcohol service areas in conjunction with a recreational facility (waterpark) on 17.2 acres in an R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone in Village 16A in the Summerlin South Master Planned Community. Generally located on the west side of Fort Apache Road, 620 feet south of Maule Avenue within Spring Valley. JJ/jvm/jd (For possible action) **10/16/19 BCC**
5. **NZC-19-0737-WICHERT PROPERTIES, LLC:**
ZONE CHANGE reclassify 2.5 acres from C-P (Office and Professional) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increased finished grade. Generally located on the east side of Buffalo Drive, 330 feet north of Oquendo Road within Spring Valley (description on file). MN/al/jd (For possible action) **11/05/19 PC**

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6. **TM-19-500192-WICHERT PROPERTIES, LLC:**
TENTATIVE MAP consisting of 18 single family residential lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Buffalo Drive, 330 feet north of Oquendo Road within Spring Valley. MN/al/jd (For possible action) **11/05/19 PC**
7. **UC-19-0711-ROTHBUCHER LORENZ & THEA TRUST & ROTHBUCHER THEA TRS:**
USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); and **2)** reduced separation from residential in conjunction with a commercial center on a portion of 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the south side of Flamingo Road, 327 feet west of Decatur Boulevard within Spring Valley. MN/nr/jd (For possible action) **11/05/19 PC**
8. **WS-19-0706-KAUFFMAN DONALD & ORTEGA LINDA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** driveway design; and **3)** hardscape within front and side yards in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Ashton Pines Court and the west side of Erin Glen Street within Spring Valley. JJ/bb/ja (For possible action) **11/05/19 PC**
9. **WS-19-0707-DORAL ACADEMY OF NEVADA:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the distance between an animated wall sign and residential development.
DESIGN REVIEW for signage in conjunction with an existing school on 3.8 acres in a C-1 (Local Business) Zone. Generally located on the south side of Saddle Avenue, 1,317 feet west of Fort Apache Road within Spring Valley. JJ/nr/jd (For possible action) **11/05/19 PC**
10. **WS-19-0708-JOHNS, DANNY:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for a room addition in conjunction with an existing single family residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Desert Inn Road and the west side of Redwood Street within Spring Valley. JJ/nr/jd (For possible action) **11/05/19 PC**
11. **WS-19-0720-FERNANDEZ, JOSE E.:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Firefalls Drive and the west side of Crest Horn Drive within Spring Valley. JJ/bb/jd (For possible action) **11/05/19 PC**
12. **WS-19-0733-NEEL ELIZABETH M:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for a room addition in conjunction with an existing single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Hacienda Avenue and the east side of Shadow View Street within Spring Valley. JJ/nr/jd (For possible action) **11/05/19 PC**

13. **UC-19-0749-GALLERIA CENTER, LLC:**
USE PERMIT for a marijuana establishment (retail store) within an existing retail building on 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue, 125 feet east of Duneville Street within Spring Valley. MN/md/jd (For possible action) **11/06/19 BCC**

14. **UC-19-0750-GALLERIA CENTER, LLC:**
USE PERMIT for a marijuana establishment (retail store) within an existing retail building on 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue, 125 feet east of Duneville Street within Spring Valley. MN/md/jd (For possible action) **11/06/19 BCC**

15. **WS-19-0721-PEAKS CORPORATE PARK, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow elimination of screening adjacent to a freeway in conjunction with a business park on 2.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road and south of the CC 215 within Spring Valley. JJ/nr/xx (For possible action) **11/06/19 BCC**

16. **ZC-19-0742-NERVOSA, LLC:**
ZONE CHANGE to reclassify 0.5 acres from R-E (Rural Estates Residential) Zone to CRT (Commercial Residential Transitional) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; and 2) allow modified driveway design standards.
DESIGN REVIEW to convert an existing single family residence into an office in the Desert Inn Road Transition Corridor Overlay District. Generally located on the north side of Desert Inn Road, 150 feet east of Torrey Pines Drive within Spring Valley (description on file). JJ/pb/xx (For possible action) **11/06/19 BCC**

VII. General Business

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: October 29, 2019

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/>

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