



Spring Valley Town Advisory Board

Desert Breeze Community Center
8275 West Spring Mountain Road
Las Vegas, NV 89103

November 12, 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
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Secretary: Carmen Hayes 702-371-7991 chayes70@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 29, 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 November 12, 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)

VI. Planning & Zoning

1. **VS-19-0811-R & J RAINBOW LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street (alignment) and between Sobb Avenue and Post Road within Spring Valley (description on file). MN/jt/ja (For possible action) **12/03/19 PC**
2. **VS-19-0817-SULLIVAN SQUARE LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Gagnier Boulevard (alignment), and between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/jt/ja (For possible action) **12/03/19 PC**
3. **VS-19-0819-USA:**
VACATE AND ABANDON easements of interest to Clark County located between Pioneer Street (alignment) and Spring Mountain Road, and between Riley Street and Durango Drive within Spring Valley (description on file). JJ/al/jd (For possible action) **12/03/19 PC**
4. **VS-19-0839-COUNTY OF CLARK (PK & COMM SERV):**
VACATE AND ABANDON a portion of a right-of-way being Buffalo Drive located between Russell Road and Diablo Drive within Spring Valley (description on file). MN/jt/jd (For possible action) **12/03/19 PC**
5. **WS-19-0781-A & A, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce trash enclosure setback; **2)** reduce parking lot landscaping; **3)** modified loading zone requirements; **4)** waive CMA Design Overlay District standards; and **5)** modified driveway design standards.
DESIGN REVIEW for a proposed retail center consisting of an in-line retail building and an attached restaurant building with drive-thru on 1.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Fort Apache Road, 630 feet north of Tropicana Avenue within Spring Valley. JJ/rk/ja (For possible action) **11/20/19 BCC**
6. **NZC-19-0818-USA:**
ZONE CHANGE to reclassify 10.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** reduced setback to visitor call box for access control gates; and **3)** reduced street intersection off-set.
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increased finished grade. Generally located on the northeast corner of Riley Street and Spring Mountain Road within Spring Valley (description on file). JJ/al/jd (For possible action) **12/03/19 PC**

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7. **TM-19-500219-USA:**
TENTATIVE MAP consisting of 74 single family residential lots and common lots on 10.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Riley Street and Spring Mountain Road within Spring Valley (description on file). JJ/al/jd (For possible action) **12/03/19 PC**

8. **UC-19-0801-HORDEN CATHERINE TRUST LLC:**
USE PERMITS for the following: **1)** hookah lounge; **2)** supper club; and **3)** reduce the separation from a residential use on a portion of 2.5 acres in a C-1 (Local Business). Generally located on the east side of Jones Boulevard and the south side of Cherokee Avenue within Spring Valley. JJ/bb/jd (For possible action) **12/03/19 PC**

9. **UC-19-0823-WEST SAHARA PROMENADE CO, LLC:**
USE PERMIT to allow a hookah lounge in conjunction with a supper club within an existing shopping center on a portion of 8.0 acres in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue and the east side of Cimarron Road within Spring Valley. JJ/lm/jd (For possible action) **12/03/19 PC**

10. **ET-19-400138 (WS-0690-17)-UL 215, LLC & UW 215, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** allow alternative landscaping; and **2)** modified CMA Design Overlay District standards.
DESIGN REVIEW for modifications to a previously approved shopping center on 14.0 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the north side of Rafael Rivera Way within Spring Valley. JJ/tk/jd (For possible action) **12/04/19 BCC**

11. **ET-19-400139 (DR-0083-17)-VESICA ALLIANCE, LTD:**
DESIGN REVIEW FIRST EXTENSION OF TIME for a redesign of a previously approved commercial center for office uses only on 4.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Sunset Road and Riley Street within Spring Valley. JJ/tk/jd (For possible action) **12/04/19 BCC**

12. **UC-19-0802-EQ DURANGO, LLC:**
USE PERMIT for a marijuana establishment (retail marijuana store) within an existing retail/restaurant building on 1.4 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 400 feet north of Sunset Road within Spring Valley. MN/md/jd (For possible action) **12/04/19 BCC**

13. **WS-19-0832-FLY VEGAS HOLDINGS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the height of a freestanding sign; **2)** increase sign area for a freestanding sign; and **3)** increase animation area for a freestanding sign.
DESIGN REVIEW for a proposed freestanding sign in conjunction with a proposed recreational facility (indoor skydiving) establishment on a portion of 1.7 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Roy Horn Way, 390 feet east of Buffalo Drive within Spring Valley. MN/lm/jd (For possible action) **12/04/19 BCC**

VII. General Business

1. 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 26, 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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