



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

August 11, 2020

6:30pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) 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 the Board of County Commissioners' Zoning Commission (BCC) or the 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 a 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, TDD at (702) 385-7486, or Relay Nevada toll-free at (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 or chaves 70@yahoo.com and is/will be available on the County's website at www.clarkcountynv.gov.

Board/Council Members: Darby Johnson, Jr. – Chair
Angie Heath Younce
Rodney Bell

Yvette Williams – Vice Chair
Catherine Godges

Secretary: Carmen Hayes 702-371-7991 chaves70@yahoo.com

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

- I. Call to Order, Pledge of Allegiance, Roll Call, and 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 (3) 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 Chairperson or the Board/Council by majority vote.
- III. Approval of Minutes for July 28, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS

MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager

- IV. Approval of the Agenda for August 11, 2020 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 and Zoning
 - 1. **AR-20-400064 (UC-0933-14) -HUALAPAI ASSOCIATES, LLC:**
USE PERMIT SECOND APPLICATION FOR REVIEW for a massage establishment in conjunction with an existing commercial/office complex on 1.7 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Hualapai Way and the south side of Twain Avenue within Spring Valley. JJ/rk/jd (For possible action) **08/19/20 BCC**
 - 2. **ZC-20-0321-ACHC, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone for a future light manufacturing development. Generally located on the west side of Karms Park Court, 610 feet north of Sunset Road within Spring Valley (description on file). MN/rk/jd (For possible action) **09/02/20 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/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 (3) 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 Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: August 25, 2020.
- 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>



Spring Valley Town Advisory Board

July 28, 2020

MINUTES

Board Members: Darby Johnson, Jr. – Chair PRESENT Yvette Williams – Vice Chair PRESENT
Angie Heath Younce PRESENT Catherine Godges PRESENT
Rodney Bell PRESENT

Secretary: Carmen Hayes, 702 371-7991, chayes@yahoo.com PRESENT

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

I. Call to Order, Pledge of Allegiance and Roll Call

Darby Johnson called the meeting to order at 6:34pm

II. Public Comment

- None

III. Approval of **July 14, 2020** Minutes

Motion by: **Angie Heath Younce**

Action: **Approved** as published.

Vote: **3/0** with Darby Johnson abstaining and Yvette Williams absent

IV. Approval of Agenda for **July 28, 2020**

Motion by: **Darby Johnson**

Action: **Approved as amended**

Vote: **4/0** with Yvette Williams absent

V. Informational Items

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

- None

VI Planning & Zoning

1. **NZC-20-0289-LABBE FAMILY TRUST & LABBE SIMN J & NOLA E TRS:**
ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (AE-60) Zone and C-2 (General Commercial) (AE-60) Zone to R-2 (Medium Density Residential) Zone and R-2 (Medium Density Residential) (AE-60) Zone in the CMA Design Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce street intersection off-set; and 3) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) increase finished grade. Generally located on the east and west sides of Rosanna Street, 290 feet south of Russell Road within Spring Valley (description on file). MN/md/xx (For possible action) **08/04/20 PC**

Motion by: **Darby Johnson**

Action: **Approve** as presented with staff if approved conditions

Vote: **4/1 Catherine Godges NAY**

2. **VS-20-0290-KELSAY TAMMIE & ANDERSON ROBERT:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Montessori Street and Rainbow Boulevard within Spring Valley (description on file). MN/md/xx (For possible action) **08/04/20 PC**

Motion by: **Darby Johnson**

Action: **Approve** with staff conditions

Vote: **5/0 Unanimous**

3. **TM-20-500096-KELSAY TAMMIE & ANDERSON ROBERT:**
TENTATIVE MAP consisting of 67 single family residential lots and common lots on 10.0 acres in an R-2 (Medium Density Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east & west sides of Rosanna Street, 290 feet south of Russell Road within Spring Valley. MN/md/xx (For possible action) **08/04/20 PC**

Motion by: **Darby Johnson**

Action: **Approve** as presented

Vote: **4/1 Catherine Godges NAY**

4. **ET-20-400063 (UC-0308-16)-COMHAR HOLDINGS JONES, LLC:**
USE PERMIT SECOND EXTENSION OF TIME to reduce the setback for a vehicle (automobile) wash facility from a residential use.
WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping.
DESIGN REVIEW for a proposed vehicle (automobile) wash facility on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard, 200 feet south of Flamingo Road within Spring Valley. MN/tk/jd (For possible action) **08/18/20 PC**

Motion by: **Yvette Williams**

Action: **Approve** with staff conditions

Vote: **5/0 Unanimous**

5. **NZC-20-0275-LH VENTURES, LLC:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** reduce street intersection off-set.
DESIGN REVIEW for a single family residential development in the CMA Design Overlay District. Generally located on the southeast corner of Arby Avenue and Myers Street within Spring Valley (description on file). MN/al/jd (For possible action) **08/18/20 PC**

Motion by: **Yvette Williams**
Action: **DENY**
Vote: **5/0 Unanimous**

6. **VS-20-0276-LH VENTURES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Myers Street and Buffalo Drive within Spring Valley (description on file). MN/al/jd (For possible action) **08/18/20 PC**

Motion by: **Darby Johnson**
Action: **Approve** with staff conditions
Vote: **5/0 Unanimous**

7. **TM-20-500091-LH VENTURES, LLC:**
TENTATIVE MAP consisting of 42 residential lots and common lots on 5.0 acres in an R-3 (Multiple Family Residential) Zone in a CMA Design Overlay District. Generally located on the southeast corner of Arby Avenue and Myers Street within Spring Valley. MN/al/jd (For possible action) **08/18/20 PC**

Motion by: **Darby Johnson**
Action: **DENY**
Vote: **5/0 Unanimous**

8. **AR-20-400064 (UC-0933-14) -HUALAPAI ASSOCIATES, LLC:**
USE PERMIT SECOND APPLICATION FOR REVIEW for a massage establishment in conjunction with an existing commercial/office complex on 1.7 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Hualapai Way and the south side of Twain Avenue within Spring Valley. JJ/rk/jd (For possible action) **08/19/20 BCC**

Motion by: **Darby Johnson**
Action: **HOLD** to August 11, 2020 Spring Valley TAB meeting due to applicant being a no show.
Vote: **5/0 Unanimous**

9. **ET-20-400043 (NZC-0052-17) -GRAGSON LONE MESA II, LLC ETAL & BALEL FAMILY LP:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 9.6 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
DESIGN REVIEW for a proposed office and retail complex located in the CMA Design Overlay District. Generally located on the southwest corner of Hacienda Avenue and Jerry Tarkanian Way within Spring Valley (description on file). JJ/tk/jd (For possible action) **08/19/20 BCC**

Motion by: **Yvette Williams**
Action: **Approve** with staff conditions
Vote: **5/0 Unanimous**

10. **ZC-20-0301-BELTWAY DEWEY, LLC:**
ZONE CHANGE to reclassify 0.7 acres from R-2 (Medium Density Residential) Zone to C-P (Office and Professional) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative screening to a less intense use; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) office complex; and 2) alternative parking lot landscaping on 10.3 acres in a C-P (Office and Professional) and C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Hacienda Avenue and Jerry Tarkanian Way within Spring Valley (description on file). JJ/jt/jd (For possible action) **08/19/20 BCC**
- Motion by: **Yvette Williams**
Action: **Approve** with staff conditions
Vote: **5/0 Unanimous**
11. **VS-20-0302-BELTWAY DEWEY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Hacienda Avenue and Diablo Avenue, and between Jerry Tarkanian Way and Valonga Street (alignment) within Spring Valley (description on file). JJ/jt/jd (For possible action) **08/19/20 BCC**
- Motion by: **Yvette Williams**
Action: **Approve** with staff conditions
Vote: **5/0 Unanimous**
12. **TM-20-500100-BELTWAY DEWEY, LLC:**
TENTATIVE MAP for a commercial subdivision on 10.3 acres in the C-P (Office and Professional) zone and C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Hacienda Avenue and Jerry Tarkanian Way within Spring Valley. JJ/jt/jd (For possible action) **08/19/20 BCC**
- Motion by: **Yvette Williams**
Action: **Approve** with staff conditions
Vote: **5/0 Unanimous**
13. **VS-20-0312-DURANGO BASIN PROPERTY, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Hacienda Avenue (alignment) located between Durango Drive and Riley Street (alignment) within Spring Valley (description on file). JJ/md/jd (For possible action) **08/19/20 BCC**
- Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
Vote: **5/0 Unanimous**
14. **VS-20-0313-DURANGO BASIN PROPERTY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Hacienda Avenue (alignment) and Mesa Vista Avenue (alignment), and between Durango Drive and Riley Street (alignment) and a portion of a right-of-way being Durango Drive located between Hacienda Avenue (alignment) and Mesa Vista Avenue (alignment) within Spring Valley (description on file). JJ/md/jd (For possible action) **08/19/20 BCC**
- Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
Vote: **5/0 Unanimous**

15. **WS-20-0306-DURANGO BASIN PROPERTY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified commercial driveway geometrics; 2) reduce departure distance; and 3) alternative parking lot landscaping.
DESIGN REVIEW for a proposed medical office building on 4.4 acres in a C-1 (Commercial Neighborhood) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive and the south side of Hacienda Avenue (alignment) within Spring Valley. JJ/bb/jd (For possible action) **08/19/20 BCC**
- Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
Vote: **5/0 Unanimous**
16. **TM-20-500101-DURANGO BASIN PROPERTY, LLC:**
TENTATIVE MAP for a 1 lot commercial subdivision on 4.4 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue (alignment) and the west side of Durango Drive within Spring Valley. JJ/md/jd (For possible action) **08/19/20 BCC**
- Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
Vote: **5/0 Unanimous**
17. **UC-20-0304-GRAMERCY (MIXED-USE) OWNER, LLC:**
USE PERMIT to increase building height for a residential component of an existing mixed-use development.
DESIGN REVIEW for a multiple family residential development in conjunction with a mixed-use project on a portion of 11.0 acres of a 21 acre site in a U-V (Urban Village – Mixed-Use) Zone in the CMA Design Overlay District. Generally located 350 feet south of Russell Road and 450 feet east of Rocky Hill Street within Spring Valley. JJ/al/jd (For possible action) **08/19/20 BCC**
- Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
Vote: **5/0 Unanimous**
18. **WC-20-400070 (ZC-0994-06) -GRAMERCY (MIXED-USE) OWNER, LLC:**
WAIVER OF CONDITIONS of a zone change requiring each phase of development containing the same ratio of residential to commercial components as the overall project or submitting a construction phasing plan to be approved by staff in conjunction with a mixed-use development on 21.0 acres in a U-V (Urban Village – Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the south side of Russell Road and the east side of Rocky Hill Street within Spring Valley. JJ/al/xx (For possible action) **08/19/20 BCC**
- Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
Vote: **5/0 Unanimous**

VII General Business

1. None

VIII Public Comment

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.

- **A comment was made by an attendee related to mail ballots for the upcoming election and concern with signature verification and the possibility for illegal ballot harvesting.**

IX. Next Meeting Date

The next regular meeting will be **August 11, 2020** at 6:30pm

X Adjournment

Motion by: **Darby Johnson**

Action: **Adjourn**

Vote: **5-0 / Unanimous**

The meeting was adjourned at 8:27 p.m.

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/>

08/19/20 BCC AGENDA SHEET

MASSAGE
(TITLE 30)

HUALAPAI WY/TWAIN AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-20-400064 (UC-0933-14) -HUALAPAI ASSOCIATES, LLC:

USE PERMIT SECOND APPLICATION FOR REVIEW for a massage establishment in conjunction with an existing commercial/office complex on 1.7 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Hualapai Way and the south side of Twain Avenue within Spring Valley. JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:
163-18-314-005

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary

- Site Address: 3700 S. Hualapai Way #106
- Site Acreage: 1.7
- Project Type: Massage establishment
- Square Feet: 1,334 (lease space)
- Parking Required/Provided: 108/114

Site Plan

The request is for a massage establishment (New Life Body) that offers massage treatment to help people to relax and restore body movement. The facility occupies a 1,334 square foot suite on the first floor of the building and on the east side of the site. There have been no changes to the exterior of the building and no additional parking was required for this use beyond the 114 spaces currently provided.

Landscaping

All parking lot and street landscaping exists and no additional landscaping is proposed or required with this request.

Floor Plans

The approved floor plans show 5 therapy rooms, an office, waiting/reception area, employee breakroom, and a rest room.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0933-14 (AR-0128-17):

Current Planning

- Until August 16, 2020 to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Listed below are the approved conditions for UC-0933-14:

Current Planning

- 2 years to commence and review as public hearing
- Applicant is advised that any change in circumstances or regulations may be justification for denial of an extension of time.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

Applicant's Justification

The applicant states they have abided by all requirements of Clark County and have no incidents from the Las Vegas Police Department. In addition, the applicant is requesting to make this use permit permanent with no future reviews.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0922-14 (AR-0128-17)	First application for review of a massage establishment	Approved by BCC	October 2017
UC-0933-14	Massage establishment	Approved by BCC	January 2015
UC-0567-09	Massage establishment – expired	Approved by PC	October 2009
DR-2011-03	Commercial/office complex	Approved by BCC	February 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High	R-3	Condominium complex
South	Commercial Neighborhood	C-2	Commercial/office complex
East	Commercial Neighborhood	C-1	Commercial/office complex
West	Major Development Project (Summerlin South) Commercial	C-2	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval. Since the original approval there have been no known complaints or issues from the Las Vegas Metropolitan Police Department or Clark County Code Enforcement. This applicant has remained in good standing with Clark County Business License and there are no outstanding violations. Staff can support this application for review and can support the removal of the time limit.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: JIANGANG LIU
CONTACT: JIANGANG LIU, NEW LIFE JIANHUI LLC, 9984 STAR LAKE AVE, LAS VEGAS, NV 89148

DRAFT

09/02/20 BCC AGENDA SHEET

FUTURE DEVELOPMENT
(TITLE 30)

KARMS PARK CT/SUNSET RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-20-0321-ACHC, LLC:

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone for a future light manufacturing development.

Generally located on the west side of Karms Park Court, 610 feet north of Sunset Road within Spring Valley (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:
163-35-801-006

LAND USE PLAN:
SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6420 Karms Park Court
- Site Acreage: 2.5
- Project Type: Future light manufacturing development

Request

This request is a conforming zone boundary amendment with no specific development plans. A future land use application for a specific manufacturing development will be submitted at a later date. The site has frontage along Karms Park Court to the east and is over 600 feet north of Sunset Road.

Applicant's Justification

The applicant indicates that the request conforms to the Spring Valley Land Use Plan and the proposed zoning is consistent with existing and planned land uses in the area. More specifically, the site is entirely surrounded by M-D zoned parcels which are developed.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business and Design/Research Park	M-D	Office/warehouse complex
East	Business and Design/Research Park	M-D	Distribution center
West	Business and Design/Research Park	M-D	Warehouse building (Creel Printing)

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

The request to M-D zoning conforms to the Sunrise Manor Land Use Plan. The zoning will be compatible with the existing office/warehouse development surrounding this site. With a condition that a design review as a public hearing on final plans be submitted for the specific manufacturing development, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing for future development;
- All applicable standard conditions for this application type.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Karms Park Court with a portion of a cul-de-sac;
- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: THE KORTE COMPANY

CONTACT: MACK MCKNIGHT, 3DMG LLC, 5606 S. EASTERN AVENUE, LAS VEGAS,
NV 89119

DRAFT



Enterprise Town Advisory Board

Clark County Commission Chambers

500 South Grand Central Pkwy

Las Vegas, NV 89155

August 12, 2020

6:00pm

AGENDA

Note:

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Board/Council Members: Jenna Waltho – Chair
Rachel Pinkston
Kendal Weisenmiller

Barris Kaiser – Vice Chair
David Chestnut

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

County Liaison(s): Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov

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- III. Approval of Minutes for July 29, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS

MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager

- IV. Approval of the Agenda for August 12, 2020 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 and Zoning
1. **AG-20-900314:** The Enterprise Town Advisory Board conduct a public hearing on a proposed amendment to the North Blue Diamond RNP equestrian trail alignments as part of the Clark County Trails Map-Las Vegas Valley; and after considering the request, forward a recommendation to the Planning Commission. (For possible action) **08/18/20 PC**
 2. **UC-20-0278-BLUE DIAMOND M-E, LLC & ALBERTSON'S, LLC LEASE:**
USE PERMIT for automobile brake repair and maintenance.
DESIGN REVIEW for a proposed automobile brake repair and maintenance building in conjunction with a shopping center on a portion of 32.1 acres in a C-2 (General Commercial) Zone and P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. JJ/rk/jd (For possible action) **08/18/20 PC**
 3. **ZC-20-0284-LH VENTURES, LLC:**
ZONE CHANGE to reclassify a 14.6 acre portion of a 37.5 acre site from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.
DESIGN REVIEWS for the following: **1)** a proposed charter school site; and **2)** increase finished grade. Generally located on the east side of Tenaya Way and the north side of Agate Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **08/18/20 PC**
 4. **VS-20-0285-LH VENTURES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Montessouri Street (alignment), and between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **08/18/20 PC**
 5. **ET-20-400069 (VS-18-0408) -LEWIS INVESTMENT COMPANY NEVADA, LLC:**
VACATION AND ABANDONMENT FIRST EXTENSION OF TIME for easements of interest to Clark County located between Oleta Avenue and Blue Diamond Road and between Conquistador Street and Grand Canyon Drive within Enterprise (description on file). JJ/jor/jd (For possible action) **08/19/20 BCC**

6. **UC-20-0319-HECKMAN, BRUCE & SANDRA:**
USE PERMIT for modified development standards for a reduced setback in conjunction with an existing single family residence on 0.16 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountains Edge Master Planned Community. Generally located on the north side of Benidorm Avenue, 187 feet east of Almenia Street within Enterprise. JJ/jor/jd (For possible action) **09/01/20 PC**

7. **UC-20-0320-BAYUDAN, DANIEL & CHRISTINE MARIE:**
USE PERMIT for modified development standards for a reduced setback for a patio cover in conjunction with an existing single family residence on 0.08 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountains Edge Master Planned Community. Generally located on the west side of Jeffcott Street, 36 feet north of Cabarita Avenue within Enterprise. JJ/jor/jd (For possible action) **09/01/20 PC**

8. **VS-20-0316-MEMA FAMILY TRUST & HUTCHESON, ERIC C. & MARLENE V. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Moberly Avenue and Robindale Road and between Fairfield Avenue and Placid Street within Enterprise (description on file). MN/sd/jd (For possible action) **09/01/20 PC**

9. **WS-20-0317-DBAC, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow vertical metal siding on a single family residence.
DESIGN REVIEW for a single family residential development on 4.0 acres in an R-E (Residential Estates Residential) Zone. Generally located on the south side of Maule Avenue and the east side of Rogers Street within Enterprise. MN/nr/jd (For possible action) **09/01/20 PC**

10. **ET-20-400073 (WS-18-0387)-MOUNTAIN WEST ASSOCIATES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** increased wall height; **2)** increased building height; **3)** reduced roof pitch; **4)** increased width of architectural enclosures; and **5)** reduced street intersection off-set.
DESIGN REVIEW for a proposed single family residential development on 20.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Lindell Road (alignment) and the south side of Pyle Avenue (alignment) within Enterprise. JJ/bb/jd (For possible action) **09/02/20 BCC**

11. **ET-20-400074 (VS-18-0388)-MOUNTAIN WEST ASSOCIATES, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Lindell Road (alignment) and Edmond Street (alignment), and between Pyle Avenue (alignment) and Haleh Avenue (alignment), and a portion of a right-of-way being Lindell Road located between Pyle Avenue (alignment) and Haleh Avenue (alignment), and a portion of a right-of-way being Pyle Avenue located between Lindell Road (alignment) and Edmond Street (alignment) within Enterprise (description on file). JJ/bb/jd (For possible action) **09/02/20 BCC**

12. **WS-20-0318-COUNTY OF CLARK(AVIATION) & BELTWAY BUSINESS PARK WAREHOUSE NO 8, LLC (LEASE):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased signage; **2)** reduced landscaping; **3)** reduced approach distance; and **4)** reduced throat depth.
DESIGN REVIEW for signage and landscaping in conjunction with a data center on 40.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Badura Avenue, east side of Jones Boulevard, south side of the CC 215, and west side of Lindell Road within Enterprise. MN/nr/jd (For possible action) **09/02/20 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/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 (3) 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 Chairperson or the Board/Council by majority vote.

- IX. Next Meeting Date: August 26, 2020 at 6:00 p.m.

X. Adjournment.

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

Windmill Library -7060 W. Windmill Lane
Einstein Bros Bagels- 3837 Blue Diamond Rd.
Enterprise Library- 25 E. Shelbourne Ave.
Whole Foods Market- 6689 Las Vegas Blvd
<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS

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