



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 Spring Mountain Road

Las Vegas, Nevada 89117

April 25, 2017

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 Mike Shannon at 702 455-8338 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

Mike Hessling

Darby Johnson Jr.

Secretary:

Kitty Hearst, 702 255-5440, ladyengineer@embarqmail.com

County Liaison:

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

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

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 April 11, 2017 (For possible action)

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

- IV. Approval of Agenda for April 25, 2017 and Hold, Combine or Delete Any Items (For possible action)
- V. Informational Items
- VI. Under **Informational Items**

Planning & Zoning
05/03/17 BCC

- 1. **TM-0038-17 – CENTURY COMMUNITIES OF NEVADA, LLC:**
TENTATIVE MAP consisting of 104 single family residential lots and common lots on 24.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Seeliger Street and the north and south sides of Cougar Avenue (alignment) within Enterprise and Spring Valley. SB/rk/ja (For possible action)
05/03/17 BCC

- 2. **ZC-0196-17 – CENTURY COMMUNITIES OF NEVADA, LLC:**
AMENDED ZONE CHANGE to reclassify 5.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall height; 2) modify off-site improvement standards; and 3) nonstandard improvements within a right-of-way (Seeliger Street).
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increased finished grade on 24.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Seeliger Street and the north and south sides of Cougar Avenue (alignment) within Enterprise and Spring Valley (previously not notified) (description on file). SB/rk/ja (For possible action) **05/03/17 BCC**

05/16/17 PC

- 3. **NZC-0237-17 – FORT APACHE PLAZA, LLC:**
ZONE CHANGE to reclassify an 8.5 acre portion of a 9.2 acre site from C-2 (General Commercial) Zone to R-4 (Multiple Family Residential - High Density) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEW for a proposed multi-family residential development in the CMA Design and MUD-3 Overlay Districts. Generally located on the northeast corner of Fort Apache Road and Russell Road within Spring Valley (description on file). SB/pb/ja (For possible action) **05/16/17 PC**

- 4. **NZC-0260-17 – HINES BROTHERS, LLC:**
ZONE CHANGE to reclassify 11.6 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone for a proposed single family residential development.

DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increased finished grade. Generally located on the east side of Lindell Road and the north side of Eldora Avenue within Spring Valley (description on file). SB/pb/ja (For possible action)

05/16/17 PC

5. TM-0055-17 – HINES BROTHERS, LLC:

TENTATIVE MAP consisting of 68 single family residential lots and common lots on 11.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Lindell Road and the north side of Eldora Avenue within Spring Valley. SB/pb/ja (For possible action) **05/16/17 PC**

6. UC-0250-17 – SAHARA PALM PLAZA, LLC:

USE PERMITS for the following 1) a proposed banquet facility and 2) live entertainment within an existing shopping center on a portion of 2.6 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue, 200 feet east of Miller Lane within Spring Valley. SB/mk/ja (For possible action) **05/16/17 PC**

7. VS-0230-17 – THE HOWARD HUGHES COMPANY, LLC:

VACATE AND ABANDON easements of interest to Clark County located on the southwest corner of Hualapai Way and Maule Avenue within Summerlin South and Spring Valley (description on file). SB/tk/ja (For possible action) **05/16/17 PC**

8. VS-0261-17 – HINES BROTHERS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Edmond Street, and between Eldora Avenue and Sahara Avenue within Spring Valley (description on file). SB/pb/ja (For possible action) **05/16/17 PC**

9. WS-0252-17 – TAM, THOMAS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) roof pitch; and 2) reduce the required separation between an existing accessory apartment and an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located 125 feet south of Palmyra Avenue and 935 feet west of Decatur Boulevard within Spring Valley. SB/md/ja (For possible action) **05/16/17 PC**

05/17/17 BCC

10. DR-0225-17 – RCSRP CORPORATION:

DESIGN REVIEW for a comprehensive sign plan in conjunction with an existing congregate care facility on 2.1 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Robindale Road and the west side of Cimarron Road within Spring Valley. SS/md/ja (For possible action) **05/17/17 BCC**

11. UC-0245-17 – DURANGO OQUENDO, LLC:

USE PERMIT to increase the height of an ornamental spire.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase block wall height; 2) eliminate cross access; 3) reduce parking; and 4) modified street standards.

DESIGN REVIEWS for the following: 1) a proposed place of worship; 2) alternative parking lot landscaping; and 3) a proposed outdoor water feature on 4.2 acres in a C-2 (General Commercial) Zone within the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Durango Drive, and the south side of Oquendo Road within Spring Valley. SB/md/ja (For possible action) **05/17/17 BCC**

12. UC-0256-17 – TIGHT LIPS, LLC:

USE PERMITS for the following: 1) a proposed day care facility; and 2) a proposed school.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping and screening requirements; 2) reduce setbacks; 3) allow parking spaces to back into a public street; 4) waiver trash enclosure requirements; 5) allow access from local street; 6) permit alternative commercial driveway geometrics; and 7) off-site improvements (curbs, gutters, street lights, sidewalks and partial paving).

DESIGN REVIEW to convert an existing single family residence into a proposed day care and pre-school facility on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Coley Avenue and Sorrel Street within Spring Valley. SB/al/ja (For possible action) **05/17/17 BCC**

13. WS-0243-17 – K B HOME LV DURANGO ROBINDALE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks for single family residences within an approved single family residential development; and 2) increase wall heights.

DESIGN REVIEWS for the following: 1) additional model homes within an approved single family residential development; and 2) increase the finished grade for lots within an approved single family residential subdivision on 5.1 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Robindale Road, 610 feet east of Durango Drive within Spring Valley. SS/al/ja (For possible action) **05/17/17 BCC**

14. ZC-0239-17 – J R LIGHTING BUILDING, LLC:

ZONE CHANGE to reclassify 4.6 acres from C-2 (General Commercial)(AE-60) Zone to M-D (Designed Manufacturing)(AE-60) Zone and C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified CMA Design Overlay District Standards; 2) cross access; 3) reduce setback for a proposed structure (decorative wall/fence); and 4) reduce setback from the right-of-way for a proposed structure (decorative wall/fence).

DESIGN REVIEW for a proposed warehouse/office building on a 2.1 acre portion of a 4.6 acre parcel within the CMA Design Overlay District. Generally located on the north side of Russell Road, and the east side of Edmond Street within Spring Valley (description on file). SS/md/ja (For possible action) **05/17/17 BCC**

15. UC-0185-17 – REYNOLDS FAMILY 1996 TRUST: (Held from April 11, 2017 meeting)

USE PERMIT for a proposed minor training facility within an existing office complex on 0.5 acres in a C-P (Office & Professional) Zone. Generally located on the north side of Spring Mountain Road and 320 feet west of El Camino Road within Spring Valley. SB/lm/ml (For possible action) **05/02/17 PC**

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: May 9, 2017

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/>