



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 Spring Mountain Road

Las Vegas, Nevada 89117

March 14, 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 *February 28, 2017* (For possible action) |

IV. Approval of Agenda for [March 14, 2017] and Hold, Combine or Delete Any Items (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

V. [Informational Items]

VI. [Planning & Zoning]

03/22/17 BCC

1. **UC-0895-16 – SDSW2, LLC:**
HOLDOVER USE PERMIT to increase the height of a proposed hotel.
WAIVER OF CONDITIONS to a zone change (ZC-0613-04) requiring full off-site improvements.
WAIVER OF DEVELOPMENT STANDARDS to waive sidewalks adjacent to a street (Rafael Rivera Way).
DESIGN REVIEW for a proposed hotel on a 2.4 acre portion of a 20.4 acre parcel in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the south side of Sunset Road and the east side of Rafael Rivera Way within Spring Valley. SB/al/ml (For possible action)

2. **DR-0896-16 – SDSW2, LLC:**
HOLDOVER DESIGN REVIEW for a proposed retail center on a 3.0 acre portion of a 20.4 acre parcel in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the south side of Sunset Road and the west side of Riley Street (alignment) within Spring Valley. SB/al/mcb (For possible action)

04/04/17 PC

3. **TA-0113-17 – TENAYA LOFTS, LLC:**
TEXT AMENDMENT to amend Chapter 30.44, Table 30.44-1 to modify the conditions for a Manager’s Unit. (For possible action)

4. **UC-0100-17 – THE WEST SAHARA PROMENADE COMPANY, LLC:**
USE PERMIT for a proposed on-premises consumption of alcohol establishment (supper club) within an existing shopping center on a portion of 8.0 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue and the east side of Cimarron Road within Spring Valley. SB/gc/mcb (For possible action)

5. **UC-0123-17 – TAKO, LLC:**
USE PERMIT for a proposed day spa within an existing office building on 1.9 acres in a C-P (Office Professional) Zone. Generally located on the north side of Flamingo Road and 300 feet east of Duneville Street within Spring Valley. SB/pb/ma (For possible action)

6. **VS-0114-16 – FLAMINGO BELTWAY 215, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Flamingo Road and I-215, and between Grand Canyon Drive (alignment) and Eula Street within Spring Valley (description on file). SB/jvm/ma (For possible action)

7. **VS-0118-17 – CRP/CALIDA FLAMINGO HUALAPAI OWNER, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Hualapai Way located between Rochelle Avenue and Flamingo Road and a portion of a right-of-way being Flamingo Road located between Hualapai Way and Eula Street within Spring Valley (description on file). SB/co/mcb (For possible action)

8. **WS-0124-17 – M & M RAINBOW CENTER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for reduced parking.
DESIGN REVIEW for an addition to an existing building within an existing office/retail complex on 0.2 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located 200 feet west of Rainbow Boulevard and 550 feet north of Patrick Lane within Spring Valley. SS/gc/ma (For possible action)

04/05/17 BCC

9. **DR-0110-17 – TEN15 BUFFALO WARM SPRINGS, LLC:**
DESIGN REVIEW for a commercial pad site building with outside dining within an existing shopping center on a portion of 2.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive, 300 feet south of Warm Springs Road within Spring Valley. SS/gc/mcb (For possible action)

10. **UC-0121-17 – SDSW 2, LLC:**
USE PERMIT to increase building height.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the number of trees required for street landscaping; **2)** allow non-standard improvements (landscaping) within the right-of-way (Rafael Rivera Way); and **3)** waive off-site improvements (sidewalk) along Rafael Rivera Way.
DESIGN REVIEW for a proposed shopping center on a 14.0 acre portion of a 20.4 acre parcel in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the south side of Sunset Road and the east side of Rafael Rivera Way within Spring Valley. SB/rk/mcb (For possible action)

11. **ZC-0081-17 – SUNSET & DURANGO PARTNERS, LLC: (Held over from February 28, 2017)**
ZONE CHANGE to reclassify 10.5 acres from R-5 (Apartment Residential) Zone to C-2 (General Commercial) Zone for a future commercial development in the CMA Design and MUD-2 Overlay Districts. Generally located on the north side of Sunset Road, 400 feet west of Durango Drive within Spring Valley (description on file).

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: March 28, 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/>]

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