



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

January 9, 2018

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 Hayest at 702-371-7991 phone number and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

Board Members: Angie Heath Younce – Chair, JohnGetter, Dee Gatliff - Vice Chair, Darby Johnson Jr, Mike Hessling

Secretary: Carmen Hayes 702-371-7991 chayas@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 December 12, 2017 (For possible action)
- IV. Approval of Agenda for January 9, 2018 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 - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY  
YOLANDA KING, County Manager

V. Informational Items

1. None

VI. Planning & Zoning

1. **TM-0213-17 – DIAMOND ARROYO LTD:**  
**TENTATIVE MAP** for an industrial subdivision on 5.0 acres in M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Badura Avenue, 450 feet west of Tenaya Way within Spring Valley. SS/rk/ml (For possible action) **01/16/18 PC**
2. **TM-0214-17 – JR LIGHTING BUILDING, LLC:**  
**TENTATIVE MAP** for an industrial subdivision on 4.6 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road, and the east side of Edmond Street within Spring Valley. SS/gc/ja (For possible action) **01/16/18 PC**
3. **UC-1056-17 – HUANG, JASON SHENG:**  
**USE PERMIT** to allow on-premises consumption of alcohol (service bar).  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking in conjunction with a proposed restaurant in an existing office and retail development on a portion of 1.2 acres in a C-1 (Local Business) Zone. Generally located on the south side of Spring Mountain Road, 650 feet west of Lindell Road within Spring Valley. SB/dg/ml (For possible action) **01/16/18 PC**
4. **VS-1036-17 – GALL, STEEVEN & KARINE:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Oquendo Road and Ponderosa Way, and between Bronco Street and El Camino Road within Spring Valley (description on file). SS/co/ml (For possible action) **01/16/18 PC**
5. **UC-0373-17 (AR-0153-17) – E Q SAHARA, LLC:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing shopping center on 3.1 acres in a C-2 (General Commercial) Zone in an MUD-3 Overlay District. Generally located on the south side of Sahara Avenue and the east side of Rainbow Boulevard within Spring Valley. SB/al/ml (For possible action) **01/17/18 BCC**
6. **DR-1038-17 – BK NATIONAL SOLUTIONS, LLC, ET AL:**  
**DESIGN REVIEW** for a proposed comprehensive sign package in conjunction with an existing shopping center on 1.6 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the east side of Fort Apache Road, 350 feet south of Russell Road within Spring Valley. SB/mk/ml (For possible action) **01/17/18 BCC**
7. **DR-1040-17 – SOUTHWEST CORPORATE CAMPUS, LLC:**  
**DESIGN REVIEW** for additional wall signage in conjunction with a previously approved comprehensive sign plan for an existing office/warehouse facility on a portion of 17.8 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road and the west side of Buffalo Drive within Spring Valley. SS/dg/ml (For possible action) **01/17/18 BCC**

8. **VS-1065-17 – BLUE DIAMOND ENTERPRISES GROUP, LP:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Diablo Drive and Russell Road, and between Lindell Road and Edmond Street within Spring Valley (description on file). SS/md/ml (For possible action) **01/17/18 BCC**
  
9. **ZC-1064-17 – BLUE DIAMOND ENTERPRISES GROUP LP:**  
**ZONE CHANGE** to reclassify 11.5 acres from R-E (Rural Estates Residential) and R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) and M-D (Designed Manufacturing) (AE-60) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow access to a local street (Diablo Drive); and **2)** allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** proposed warehouse/office complex; and **2)** increase finished grade on 11.5 acres in the CMA Design Overlay District. Generally located on the west side of Edmond Street, 80 feet north of Russell Road within Spring Valley (description on file). SS/md/ml (For possible action) **01/17/18 BCC**
  
10. **DR-17-1082-HUGHES HOWARD COMPANY, LLC:**  
**DESIGN REVIEW** for a proposed single family residential development on 32.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community. Generally located on the south side of Maule Avenue and the west side of Pearland Street within Spring Valley Planning Area. SB/rk/ml (For possible action) **02/06/18 PC**
  
11. **PA-17-700001 – T E G SPANISH RIDGE, LLC:**  
**PLAN AMENDMENT** to amend the existing land use designation from OP (Office Professional) to RUC (Residential Urban Center 18 du/ac to 32 du/ac) on 9.0 acres in a C-P (Office & Professional) Zone. Generally located on the southwest corner of Hacienda Avenue and Riley Street within Spring Valley. SB/pd (For possible action) **02/06/18 PC**
  
12. **PA-17-700002 – DIGITAL DESERT BP, LLC:**  
**PLAN AMENDMENT** to amend the existing land use designation from RH (Residential High – from 8 du/ac to 18 du/ac) to CG (Commercial General) on 20.0 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the south of Patrick Lane, 660 feet west of Buffalo Drive within Spring Valley. SS/pd (For possible action) **02/06/18 PC**
  
13. **TM-17-500217-HUGHES HOWARD COMPANY, LLC:**  
**TENTATIVE MAP** consisting of 205 single family residential lots and common lots on 32.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community. Generally located on the south side of Maule Avenue and the west side of Pearland Street within Spring Valley Planning Area. SB/rk/ml (For possible action) **02/06/18 PC**
  
14. **VS-17-1079-SPANISH TOWERS FUNDING, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Roy Horn Way and Maule Avenue, and between Cimarron Road and Buffalo Drive within Spring Valley. SS/co/ja (For possible action) **02/06/18 PC**

15. **WS-17-1069-K B HOME L V AMIZADE, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height for an approved single family residential development on 25.2 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Russell Road and the west side of Bonita Vista Street (alignment) within Spring Valley. SB/pb/ml (For possible action) **02/06/18 PC**
  
16. **DR-17-1072-T & C ENTERPRISES, LLC:**  
**DESIGN REVIEW** for a proposed remodel of an existing restaurant (McDonald's) on 1.2 acres in a C-1 (Local Business) Zone.  
Generally located on the southwest corner of Spring Mountain Road and Durango Drive within Spring Valley. SB/gc/ml (For possible action) **02/07/18 BCC**
  
17. **UC-17-1078-MAVERIK, INC.:**  
**USE PERMIT** for reduced setback of a proposed vehicle wash to a residential use.  
**DESIGN REVIEW** for a proposed vehicle wash in conjunction with a partially developed commercial center on a 1.1 acre portion of a 3.8 acre site in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the east side of Fort Apache Road, 325 feet south of Sunset Road within Spring Valley. SB/rk/ml (For possible action) **02/07/18 BCC**
  
18. **WS-17-1081-GREATER LAS VEGAS ASSOCIATION REALTORS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the number of freestanding/monument signs.  
**DESIGN REVIEW** for a comprehensive sign plan for an approved office building on 4.7 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard, 300 feet south of Post Road within Spring Valley. SS/pb/ml (For possible action) **02/07/18 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: January 23, 2018

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

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

West Flamingo Senior Center, 6255 W. Flamingo

<https://notice.nv.gov/>

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