



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

January 30, 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.

Board Members:

Angie Heath Younce – Chair

Dee Gatliff - Vice Chair

Mike Hessling

John Getter

Darby Johnson, Jr.

Secretary:

Carmen Hayes 702-371-7991 chayes@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 January 9, 2018 (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

IV. Approval of Agenda for January 30, 2018 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

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

VI. Planning & Zoning

02/20/18 PC

1. **NZC-17-1103-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TR ET AL:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone in the CMA Design Overlay District.
DESIGN REVIEW for a proposed office/warehouse facility. Generally located on the west side of Edmond Street (alignment), 400 feet south of Patrick Lane within Spring Valley (description of file). SS/pb/ml (For possible action) **02/20/18 PC**
2. **NZC-17-1107-BLACKSTONE LAND DEVELOPMENT, LLC:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design and MUD-3 Overlay Districts.
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEW for a multiple family residential development. Generally located on the north side of Oquendo Road and the east side of Quarterhorse Lane (alignment) within Spring Valley. SB/rk/ml (For possible action) **02/20/18 PC**
3. **TM-17-500224-MAVERIK, INC.:**
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 3.8 acres in a C-2 (General Commercial) zone in an MUD-3 Overlay District. Generally located on the southeast corner of Sunset Road and Fort Apache Road within Spring Valley. SB/mk/ml (For possible action) **02/20/18 PC**
4. **UC-17-1099-MAJESTIC CAPITAL GROUP, LLC:**
USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within an existing commercial complex on a portion of 4.2 acres in a C-1 (Local Business) Zone. Generally located on the southeast corner of Spring Mountain Road and Edmond Street within Spring Valley. SB/mk/ml (For possible action) **02/20/18 PC**
5. **VS-17-1098-MAVERIK, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Wagon Trail Avenue (alignment), and between Fort Apache Road and Dapple Gray Road within Spring Valley (description on file). SB/mk/ml (For possible action) **02/20/18 PC**
6. **WC-17-400169 (DR-0406-17)-FOSTER DAY I, LLC:**
WAIVER OF CONDITIONS of a design review requiring replacing existing pan driveway with commercial curb return driveway per Standards 222.1 and 225 in conjunction with a retail building on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Decatur Boulevard, 160 feet north of Spring Mountain Road within Spring Valley. SB/co/ml (For possible action) **02/20/18 PC**

7. **WS-17-1105-S T HOLDINGS I, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow an additional animated sign (electronic message unit).**DESIGN REVIEW** for an electronic message unit in conjunction with an existing vehicle wash facility on 1.0 acre in a C-1 (Local Business) Zone. Generally located on the west side of Buffalo Drive, 200 feet south of Viking Road within Spring Valley. SB/tk/ml (For possible action) **02/20/18 PC**

02/21/18 BCC

8. **WS-17-1100-SMITH KEREN REVOCABLE LIVING TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks for existing accessory structure; **2)** reduce the required separation between an existing accessory structure and a single family residence; and **3)** allow alternative design standards for an existing room addition to a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located 300 feet west of Rainbow Boulevard, 295 feet south of Flamingo Road on Pleasant View Avenue within Spring Valley. SS/jvm/ja (For possible action) **02/21/18 BCC**

9. **ZC-17-1113-THE HABIB NABI REVOCABLE LIVING TRUST, UTD:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) (AE-60) Zone to C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District.
USE PERMIT to allow kitchens in guestrooms where not permitted.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow access to a local street (Teco Avenue); and **2)** modified street standards.
DESIGN REVIEW for a proposed hotel with kitchens in conjunction with a future commercial development. Generally located on the east side of Jones Boulevard and the south side of Teco Avenue (alignment) within Spring Valley (description on file). SS/md/ml (For possible action)
02/21/18 BCC

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: February 13, 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

West Flamingo Senior Center, 6255 W. Flamingo

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

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