



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 Spring Mountain Road

Las Vegas, Nevada 89117

January 31, 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:

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

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 January 10, 2017 (For possible action)

IV. Approval of Agenda for January 31, 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

1. Update UC-0832-16 PANTHEON PARKVIEW, LLC (For discussion)

VI. Planning & Zoning

02/07/17 PC

1. **VS-0868-16 – PICERNE OQUENDO, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Patrick Lane, and between Quarterhorse Lane and Jerry Tarkanian Way within Spring Valley (description on file). SB/co/ml (For possible action) **PC 02/07/17**

02/21/17 PC

2. **NZC-0897-16 – GIGLIA FAMILY TRUST:**

ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone.

USE PERMIT for a senior housing project.

WAIVER OF DEVELOPMENT STANDARDS to increase building height.

DESIGN REVIEW for a senior housing project with associated structures and uses. Generally located on the north side of Russell Road, 625 feet west of Fort Apache Road within Spring Valley (description on file). SB/pb/mcb (For possible action) **PC 02/21/17**

3. **NZC-0898-16 – THE BAKHTIAN LIMITED PARTNERSHIP:**

ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone in the MUD-3 Overlay District.

USE PERMIT for a senior housing project.

WAIVER OF DEVELOPMENT STANDARDS to increase building height.

DESIGN REVIEW for a senior housing project with associated structures and uses. Generally located on the north side of Tropicana Avenue, 330 feet west of Grand Canyon Drive within Spring Valley (description on file). SB/pb/mcb (For possible action) **PC 02/21/17**

4. **NZC-0904-16 – LABBE FAMILY TRUST, ET AL:**

ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) Zone (AE-60) Zone to R-2 (Medium Density Residential) and R-2 (Medium Density Residential) (AE-60) Zone in the CMA Design Overlay District.

DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** increased finished graded. Generally located on the east side of Rosanna Street, 275 feet south of Russell Road within Spring Valley. SS/pb/ml (For possible action) **PC 02/21/17**

5. **TM-0183-16 - LABBE FAMILY TRUST:**
TENTATIVE MAP consisting of 36 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone and an R-2 (Medium Density Residential) (AE-60) Zone for a single family residential development in the CMA Design Overlay District. Generally located on the east side of Rosanna Street, 275 feet south of Russell Road within Spring Valley. SS/pb/mcb (For possible action) **PC 02/21/17**

6. **VS-0905-16 - LABBE FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Rosanna Street and Rainbow Boulevard, and Oquendo Road and Russell Road within Spring Valley (description on file). SS/pb/mcb (For possible action) **PC 02/21/17**

02/22/17 PC

7. **DR-0896-16 – SDSW2, LLC:**
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) **PC 02/22/17**

8. **DR-0917-16 –FLAMINGO POINTE PARTNERS, LLC:**
DESIGN REVIEW for a proposed freestanding sign in conjunction with an existing mixed use development on 5.5 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-3 Overlay District. Generally located on the north side of Flamingo Road, 260 feet west of Fort Apache Road within Spring Valley. SB/mk/ml (For possible action) **PC 02/22/17**

9. **NZC-0664-13 (ET-0192-16) – WARMINGTON SOLANA APARTMENTS ASSOCIATES, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 9.2 acres from C-2 (General Commercial) Zone to R-4 (Multiple Family Residential - High Density) Zone in the CMA Design, MUD-3 and MUD-2 Overlay Districts.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height; and **2)** reduced setbacks for garage openings to a drive aisle.
DESIGN REVIEW for a multiple family residential development. Generally located on the east side of the 215 Beltway and the north and south sides of Post Road (alignment) within Spring Valley (description on file). SB/jvm/mcb (For possible action) **PC 02/22/17**

10. **UC-0895-16 – SDSW2, LLC:**
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) **PC 02/22/17**

11. **UC-0920-16 – DURANGO POST, LLC:**
USE PERMITS for the following: **1)** reduce separation from residential use to a proposed convenience store; **2)** reduce setback from residential use to a proposed gasoline/fuel canopy; and **3)** reduce setback from a residential use to a proposed vehicle (automobile) wash.
DESIGN REVIEWS for a proposed shopping center including the following: **1)** a proposed in-line retail building; **2)** a proposed convenience store; **3)** a proposed gasoline/fuel canopy; **4)** a proposed vehicle (automobile) wash; and **5)** a proposed smog check station on 4.3 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Durango Drive and the north side of Post Road within Spring Valley. SB/mk/ml (For possible action) **PC 02/22/17**

VII. General Business

1. Bylaws (For possible action)

- 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 14, 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/>