



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

February 13, 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 John Getter  
                                  Dee Gatliff - Vice Chair        Darby Johnson, Jr.  
                                  Mike Hessling

Secretary:                    Carmen Hayes 702-371-7991 [chayes@yahoo.com](mailto:chayes@yahoo.com)

County Liaison:            Mike Shannon 702-455-8338 [mds@clarkcountynv.gov](mailto: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 30, 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 February 13, 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

1. **UC-18-0013 - HAYWARD AND ELIZABETH ROSSUM FAMILY TRUST:**  
**USE PERMIT** for a proposed minor training facility (voice/acting studio) within an existing office building on 1.4 acres in a C-P (Office & Professional) Zone. Generally located on the northwest corner of Jones Boulevard and Viking Road within Spring Valley. SB/gc/ml (For possible action) **03/06/18 PC**
2. **UC-18-0015 - BENCH CORP:**  
**USE PERMIT** for a proposed food cart not within an enclosed building.  
**DESIGN REVIEW** for a food cart in conjunction with a convenience store with car wash and gasoline sales on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Flamingo Road and El Capitan Way within Spring Valley. SB/bk/xx (For possible action) **03/06/18 PC**
3. **UC-18-0021-RUSSELL L V, LLC:**  
**USE PERMIT** to allow a tattoo parlor within an existing shopping center on 2.4 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District.  
Generally located on the south side of Russell Road, 190 feet east of Rainbow Boulevard within Spring Valley. SS/rk/ml (For possible action) **03/06/18 PC**
4. **UC-18-0024-NAPOLITANO, MICHAEL D.:**  
**USE PERMITS** for the following: **1)** allow existing accessory structures not architecturally compatible with the existing principal building (single family residence); and **2)** waive design standard (roofing) for existing accessory structures (sheds).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks for accessory structures (sheds and patio cover); **2)** reduce separation between accessory structures; and **3)** increase wall height in conjunction with an existing single family residence on 0.3 acres in a R-1 (Single Family Residential) Zone. Generally located on the east side of Higley Street and the north side of Winston Drive within Spring Valley. SB/lm/ml (For possible action) **03/06/18 PC**
5. **UC-18-0032-SHIN SOOKWE:**  
**USE PERMIT** for a proposed personal service (beauty salon) within an existing office park on 0.3 acres in a C-P (Office & Professional) Zone in the MUD-3 Overlay District. Generally located on the west side of Montessouri Street, 150 feet north of Laredo Street within Spring Valley. SB/lm/ml (For possible action) **03/06/18 PC**

6. **UC-18-0033-ALAN SEIDEMAN TRUST:**  
**USE PERMIT** for a place of worship.  
**DESIGN REVIEW** for a place of worship on 2.5 acres in a R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Mohawk Street and the south side of Quail Avenue (alignment) within Spring Valley. SS/gc/ml (For possible action) **03/06/18 PC**
  
7. **VS-18-0029-PUCKETT, JASON:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Red Rock Street and Duneville Street, and between Russell Road and Quail Avenue within Spring Valley (description on file). SS/tk/ml (For possible action) **03/06/18 PC**
  
8. **WS-18-0052-RYLAND HOMES NEVADA, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height in conjunction with an approved townhouse residential development on 10.1 acres in a R-3 (Multiple Family Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Post Road, 300 feet west of Durango Drive within Spring Valley. SB/pb/ml (For possible action) **03/06/18 PC**
  
9. **AR-18-400005 (UC-1908-05)-SPRING MOUNTAIN PLAZA, LLC:**  
**SIXTH APPLICATION FOR REVIEW** for a massage establishment in conjunction with an existing retail center on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Red Rock Street and Spring Mountain Road within Spring Valley. SB/bk/ml (For possible action) **03/07/18 BCC**
  
10. **DR-18-0002-COUNTY OF CLARK (PK & COMM SERV):**  
**DESIGN REVIEW** for a proposed fire station on a 1.5 acre portion of a 65.7 site in a P-F (Public Facility) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Robindale Road and Warbonnet Way within Spring Valley. SS/rk/ml (For possible action) **03/07/18 BCC**
  
11. **DR-18-0018-TOWNE STORAGE BUFFALO L.C.:**  
**DESIGN REVIEW** for signage in conjunction with an approved mini-warehouse facility on a portion of 5.0 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive, 700 feet south of Warm Springs Road within Spring Valley. SS/gc/ml (For possible action) **03/07/18 BCC**
  
12. **DR-18-0043-HAND PROPERTY HOLDING COMPANY:**  
**DESIGN REVIEW** for modifications to an approved senior housing facility on 5.1 acres in a R-4 (Multiple Family Residential) Zone. Generally located on the north side of Flamingo Road, 660 feet west of Durango Drive within Spring Valley. SB/pb/ml (For possible action) **03/07/18 BCC**
  
13. **DR-18-0051-PICERNE OQUENDO, LLC:**  
**DESIGN REVIEW** for a proposed comprehensive sign package in conjunction with an approved multiple family residential development on 10.6 acres in a R-4 (Multiple Family Residential - High Density) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southwest corner of Oquendo Road and Jerry Tarkanian Way within Spring Valley. SB/lm/ml (For possible action) **03/07/18 BCC**

14. **ET-18-400009 (NZC-0864-13)-WELLS TENAYA PROPERTIES, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 7.7 acres from C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for increased wall height.  
**DESIGN REVIEW** for a single family residential development. Generally located on the east side of Tenaya Way, 400 feet south of Spring Mountain Road within Spring Valley (description on file). SB/co/ml (For possible action) **03/07/18 BCC**
15. **UC-18-0062-SUMMERLIN ASSET MANAGEMENT, LLC:**  
**USE PERMIT** to allow office as a principal use.  
**DESIGN REVIEWS** for the following **1)** a proposed office/warehouse building; and **2)** increase finished grade on 2.5 acres in a M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive, 630 feet north of Patrick Lane within Spring Valley. SS/pb/ml (For possible action) **03/07/18 BCC**
16. **VS-18-0040-GK ACQUISITIONS, LLC, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Buffalo Drive and Myers Street within Spring Valley (description on file). SS/gc/ml (For possible action) **03/07/18 BCC**
17. **ZC-18-0039 – GK ACQUISITIONS, LLC, ET AL:**  
**ZONE CHANGE** to reclassify 10.0 acres from C-P (Office and Professional) Zone and C-P (Office and Professional) (AE-60) Zone to M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts.  
**DESIGN REVIEW** for an office/warehouse complex.  
Generally located on the north side of Warm Springs Road, 350 feet east of Myers Street within Spring Valley (description on file). SS/gc/ml (For possible action) **03/07/18 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 27, 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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