



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 Spring Mountain Road

Las Vegas, Nevada 89117

February 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](http://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](mailto: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 31, 2017 (For possible action)

IV. Approval of Agenda for February 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

1. Neighborhood Grants (For discussion)
2. Introduction of new Town Advisory Board Secretary (For discussion)

VI. Planning & Zoning

**03/07/17 PC**

1. **NZC-0052-17 – GRAGSON LONE MESA II, LLC, ET AL:**  
**ZONE CHANGE** to reclassify 9.6 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone for a proposed office and retail complex in the CMA Design and MUD-3 Overlay Districts.  
**DESIGN REVIEW** for a proposed office and retail complex. Generally located on the southwest corner of Hacienda Avenue and Jerry Tarkanian Way within Spring Valley (description on file). SB/al/ml (For possible action) **PC 03/07/17**
2. **VC-0047-17 – AGABON MARCIAL A. & CLARITA M.:**  
**VARIANCE** to reduce the rear setback for a patio cover in conjunction with a single family residence on 0.1 acres in an R-3 (Multiple Family Residential) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side of Wigwam Avenue, and 840 feet east of Grand Canyon Drive within Spring Valley. SB/md/ma (For possible action) **PC 03/07/17**
3. **VS-0007-17 – DZ TERRA 1, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Darby Avenue and Desert Inn Road, and between Rosanna Street and Rainbow Boulevard within Spring Valley (description on file). SB/co/ma (For possible action) **PC 03/07/17**
4. **VS-0025-17 – OROSZ, SKIRA & GABOR:**  
**VACATE AND ABANDON** a portion of a right-of-way being Sapphire Point Avenue located between 215 Beltway and Schooner Bay Street within Spring Valley (description on file). SS/co/ma (For possible action) **PC 03/07/17**
5. **WS-0019-17 – JTN TRUST:**  
**WAIVERS OF DEVELOPMENT STANDARDS** the following: **1)** increase maximum wall sign area; and **2)** increase number of wall signs.  
**DESIGN REVIEW** for proposed wall signs in conjunction with an existing office/retail building on a 1.0 acre portion of a 4.6 acre office/retail complex in a C-P (Office & Professional) Zone, C-1 (Local Business) Zone, and C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located 500 feet south of Sahara Avenue and 180 feet west of Jones Boulevard within Spring Valley. SB/lm/ma (For possible action) **PC 03/07/17**

6. **WS-0027-17 – 318 FLAMINGO VENTURE, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow non-project of regional significance freestanding sign along a freeway; **2)** increase sign area for 2 freestanding signs; and **3)** increase animated (electronic message unit) sign area.  
**DESIGN REVIEW** proposed signage in conjunction with an approved hospital and medical/professional office development on 4.1 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of Flamingo Road and Grand Canyon Drive (alignment) within Spring Valley. SB /lm/ma (For possible action) **PC 03/07/17**
7. **WS-0037-17 – LV SM INVESTMENTS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking.  
**DESIGN REVIEW** for proposed façade changes to an existing commercial complex on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Spring Mountain Road, 300 feet east of Lindell Road within Spring Valley. SB/gc/ma (For possible action) **PC 03/07/17**

**03/08/17 BCC**

8. **NZC-0633-12 (ET-0002-17) – NV I-215 BUFFALO, LLC:**  
**ZONE CHANGE SECOND EXTENSION OF TIME** to reclassify 17.2 acres from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (AE-60) Zone, and C-2 (General Commercial) Zone to R-4 (Multiple Family Residential - High Density) Zone and R-4 (Multiple Family Residential - High Density) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts.  
**DESIGN REVIEWS** for the following: **1)** a multiple family residential development; **2)** signage; and **3)** lighting. Generally located on the north side of Rafael Rivera Way, 350 feet west of Buffalo Drive within Spring Valley (description on file). SS/jvm/ml (For possible action) **BCC 03/08/17**
9. **NZC-0005-14 (ET-0007-17) – PARDEE HOMES OF NEVADA:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 7.8 acres from R-E (Rural Estates Residential) to R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts.  
**DESIGN REVIEW** for a single family residential development. Generally located on the south side of Patrick Lane, 660 feet east of Fort Apache Road within Spring Valley (description on file). SB/co/ml (For possible action) **BCC 03/08/17**
10. **UC-0787-16 – ANDERSON FAMILY TRUST:**  
**USE PERMIT** for an exotic animal (serval) in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Coley Avenue, 250 feet west of Redwood Street within Spring Valley. SB/gc/mcb (For possible action) **BCC 03/08/17**

VII. General Business

1. Bylaws (For possible action)

BOARD OF COUNTY COMMISSIONERS  
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YOLANDA KING, County Manager

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 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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