



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 Spring Mountain Road

Las Vegas, Nevada 89117

February 28, 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 February 14, 2017 (For possible action)

IV. Approval of Agenda for February 28, 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

VI. Planning & Zoning

**03/21/17 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. **DR-0096-17 – ORO SAHARA PRIME, LLC:**  
**DESIGN REVIEW** for a gasoline station with canopy and sales kiosk on a portion of 8.3 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue, 350 feet east of Durango Drive within Spring Valley.
  
3. **TM-0018-17 – ORO SAHARA PRIME, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on 8.3 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue and east of Durango Drive within Spring Valley.
  
4. **UC-0080-17 – WEST SAHARA PROMENADE COMPANY, LLC:**  
**USE PERMIT** for a proposed dry cleaner within an existing shopping center on a portion of 8.0 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the east side of Cimarron Road, and the south side of Sahara Avenue within Spring Valley.
  
5. **UC-0093-17 – POPJOY, MARK:**  
**USE PERMIT** to increase the area of a proposed accessory building in conjunction with a proposed single family residence.  
**DESIGN REVIEW** to allow the front of a proposed single family residence to be oriented toward the side yard rather than front yard on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the north side of Ponderosa Way, 300 feet east of Torrey Pines Drive within Spring Valley.
  
6. **VS-0064-17 – JIA LONG HOLDINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Patrick Lane and Post Road, and between Jones Boulevard and Red Rock Street (alignment) within Spring Valley (description on file).
  
7. **WS-0468-16 – AMITY ASSESTS, LLC:**

**AMENDED HOLDOVER WAIVER OF DEVELOPMENT STANDARDS** to allow commercial access onto a residential street (previously not notified).

**DESIGN REVIEW** to maintain an existing garage in conjunction with an office on 0.8 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Jones Boulevard and the south side of Palmyra Avenue within Spring Valley.

**8 WS-0073-17 – STORYBOOK DURANGO, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for a proposed single family residential development on 4.9 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

**DESIGN REVIEW** for additional home models within an approved single family residential development. Generally located on the northeast corner of Russell Road and Redwood Street within Spring Valley.

**9. WS-0086-17 – GIANNI RICHARD REVOCABLE LIV T:**

**WAIVERS OF DEVELOPMENT STANDARDS** to reduce setbacks for an existing accessory structure (water fall) in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Tara Avenue and Tenaya Way within Spring Valley.

**03/22/17 BCC**

**10 DR-0083-17 – VESICA ALLIANCE, LTD.:**

**DESIGN REVIEW** for a redesign of a previously approved commercial center for office uses only on 4.1 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the northeast corner of Sunset Road and Riley Street within Spring Valley.

**11 NZC-0624-13 (ET-0013-17) – KB HOME LV DIABLO FORT APACHE, LLC:**

**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 47.7 acres from R-E Rural Estates Residential) to R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southeast corner of Fort Apache Road and Hacienda Avenue within Spring Valley (description on file).

**12 NZC-0005-14 (ET-0014-17) – KB HOME LV, ET AL:**

**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 15.5 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 and the west side of Jerry Tarkanian Way within Spring Valley (description on file).

**13 ZC-0081-17 – SUNSET & DURANGO PARTNERS, LLC:**

**ZONE CHANGE** to reclassify 10.5 acres from R-5 (Apartment Residential) Zone to C-2 (General Commercial) Zone for a future commercial development in the CMA Design and MUD-2 Overlay Districts. Generally located on the north side of Sunset Road, 400 feet west of Durango Drive within Spring Valley (description on file).

## 2 General Business

- VII. 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.
- VIII. Next Meeting Date: March 14, 2017
- IX. 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/>

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