



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

March 27, 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 March 13, 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 March 27, 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. **TM-18-500019-CENTURY RHODES RANCH GC, LLC:**
TENTATIVE MAP consisting of 30 single family residential lots, 2 open space lots, and 4 common lots on a portion of 33 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located 120 feet west of Durango Drive, and the north sides of Rhodes Ranch Parkway and Pine Shores Parkway within Spring Valley. SB/md/ml (For possible action) **03/21/18 BCC**
2. **UC-18-0109-CENTURY RHODES RANCH GC, LLC:**
USE PERMIT for modified residential development standards in conjunction with a single family development.
DESIGN REVIEW for a single family residential development on a portion of 33 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located 120 feet west of Durango Drive, and the north sides of Rhodes Ranch Parkway and Pine Shores Parkway within Spring Valley. SB/md/ml (For possible action) **03/21/18 BCC**
3. **VS-18-0150-DURANGO 4 15, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Bonita Vista Street and between Spanish Ridge Avenue and Russell Road within Spring Valley (description on file). SB/tk/ml (For possible action) **04/03/18 PC**
4. **TM-18-500028-RUSSELL DUNEVILLE VILLAS DEV, LLC:**
TENTATIVE MAP consisting of 63 single family residential lots and common lots on 9.7 acres in an R-2 (Medium Density Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Russell Road and Duneville Street within Spring Valley. SS/rk/ml (For possible action) **04/04/18 BCC**
5. **VS-18-0135-RUSSELL DUNEVILLE VILLAS DEV, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Diablo Drive (alignment), and between Duneville Street and Lindell Road and a portion of a right-of-way being Russell Road located between Duneville Street and Lindell Road within Spring Valley (description on file). SS/rk/ml (For possible action) **04/04/18 BCC**

6. **WC-18-400033 (ZC-1641-04)-RUSSELL DUNEVILLE VILLAS DEV, LLC:**
WAIVERS OF CONDITIONS of a zone change requiring the following: **1)** a minimum 5,000 square foot lots adjacent to the developed R-1 zoned subdivision to the west; and **2)** a minimum 6,000 square foot lots along Duneville Street and Russell Road across from the developed R-E zoned subdivision to the west and south in conjunction with a previously approved single family residential development on 9.7 acres in an R-2 (Medium Density Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Russell Road and Duneville Street within Spring Valley. SS/rk/ml (For possible action) **04/04/18 BCC**
7. **WS-18-0134-RUSSELL DUNEVILLE VILLAS DEV, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce front setback; **2)** establish alternative yards for residential lots; **3)** increase wall height; **4)** reduce street intersection off-set; and **5)** reduce residential driveway separation.
DESIGN REVIEWS for the following: **1)** a proposed single family residential development; **2)** building orientation of 6 single family residences; **3)** alternative hammerhead street design; and **4)** increase finished grade on 9.7 acres in an R-2 (Medium Density Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Russell Road and Duneville Street within Spring Valley. SS/rk/ml (For possible action) **04/04/18 BCC**

04/17/18 PC

8. **ET-18-400056 (DR-0156-16)-CHD CONVENIENCE, LLC:**
DESIGN REVIEW FIRST EXTENSION OF TIME for a proposed hotel on 2.2 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southeast corner of Quarterhorse Lane and Sobb Avenue within Spring Valley. SB/tk/ml(For possible action) **04/17/18 PC**
9. **UC-18-0190-FMK, LLC:**
USE PERMIT for a proposed place of worship.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking spaces for a place of worship in an existing office building on 0.1 acre portion of a 3.3 acre office complex in a CRT (Commercial Residential Transition) Zone. Generally located on the northwest corner of Desert Inn Road and Bronco Street within Spring Valley. SB/mk/ml (For possible action) **04/17/18 PC**
10. **WS-18-0161-ACHC, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce vehicle parking; and **2)** waive bicycle parking.
DESIGN REVIEWS for the following: **1)** a proposed addition to an existing manufacturing facility; and **2)** alternative parking lot landscaping in conjunction with the proposed expansion of an existing manufacturing facility on 24.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Overlay District. Generally located on the west side of El Camino Road (alignment) between Sunset Road and Post Road within Spring Valley. SS/al/ml (For possible action) **04/17/18 PC**

11. **DR-18-0169-CIMARRON COURTYARD 1, LLC:**
DESIGN REVIEW for a comprehensive sign package in conjunction with office complex on 9.3 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Cimarron Road and the north side of Badura Avenue within Spring Valley. SS/mk/ml (For possible action) **04/18/18 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: April 10, 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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