



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 Spring Mountain Road

Las Vegas, Nevada 89117

March 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 March 14, 2017 (For possible action)

IV. Approval of Agenda for March 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

“Update on Mesa Vista and Torrey Pines crosswalk.”

VI. Planning & Zoning

**04/04/17 PC**

1. **TM-0031-17 – KND REAL ESTATE 48, LLC:**

**TENTATIVE MAP** for a commercial subdivision on 8.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Russell Road and Rainbow Boulevard within Spring Valley. SS/md/ml (For possible action) **04/04/17 PC**

**04/18/17 PC**

2. **UC-0162-17 – E Q SAHARA, LLC:**

**USE PERMIT** for a proposed hookah lounge within an existing shopping center on 3.1 acres in a C-2 (General Commercial) Zone in an MUD-3 Overlay District. Generally located on the south side of Sahara Avenue and the east side of Rainbow Boulevard within Spring Valley. SB/al/ma (For possible action) **04/18/17 PC**

3. **UC-0163-17 – B S N HOUSE LLC, ET AL:**

**USE PERMIT** for a proposed private school (K thru 8th Grade).  
**DESIGN REVIEW** for a proposed wrought iron fence and gates in conjunction with an existing office complex on 2.0 acres in a C-P (Office & Professional) Zone. Generally located on the northwest corner of Lindell Road and Twain Avenue within Spring Valley. SB/mk/ml (For possible action) **04/18/17 PC**

4. **UC-0169-17 – RAVA ORANGE GROVE, LLC:**

**USE PERMITS** for the following: **1)** on-premises consumption of alcohol establishment (supper club); and **2)** reduce the separation of the proposed supper club from residential development within an existing shopping center on 1.8 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the north side of Warm Springs Road, 400 feet west of Durango Drive within Spring Valley. SB/mk/ma (For possible action) **04/18/17 PC**

5. **WS-0107-17 – MOGLER, MIROSLAVA:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow alternative screening (decorative block wall) in the front yard 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 northwest corner of El Camino Road and Palmyra Avenue within Spring Valley. SB/gc/ma (For possible action) **04/18/17 PC**

04/19/17 BCC

6. **DR-0158-17 – SOUTHERN HILLS MEDICAL CENTER:**  
**DESIGN REVIEW** for a proposed freestanding sign with a video message unit (LED screen) to replace an existing freestanding sign with a video message unit (LED screen) in conjunction with an emergency medical care facility within an existing commercial center on 1.6 acres in a C-1 (Local Business) Zone. Generally located on the west side of Fort Apache Road, 300 feet south of Desert Inn Road within Spring Valley. SB/al/ml (For possible action) **04/19/17 BCC**
  
7. **DR-0164-17 – HSK HOLDINGS, LLC, ET AL:**  
**DESIGN REVIEW** for a proposed comprehensive sign package in conjunction with an existing office/commercial building on 2.3 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the north side of Badura Avenue, 300 feet east of Cimarron Road within Spring Valley. SS/mk/ma (For possible action) **04/19/17 BCC**
  
8. **DR-0039-11 (ET-0024-17) – RAINBOW & DI, LLC:**  
**DESIGN REVIEW THIRD EXTENSION OF TIME** to commence an addition to an existing office building on 2.1 acres in a C-P (Office & Professional) Zone in the Desert Inn Road Transition Corridor Overlay District. Generally located on the northeast corner of Desert Inn Road and Rosanna Street within Spring Valley. SB/co/ml (For possible action) **04/19/17 BCC**
  
9. **DR-0430-15 (ET-0027-17) – AMOEBA DEFENCE, LLC:**  
**DESIGN REVIEW FIRST EXTENSION OF TIME** to commence modifications to a previously approved retail center with a convenience store and gasoline station on 1.4 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Hualapai Way and Russell Road within Spring Valley. SB/co/ma (For possible action) **04/19/17 BCC**
  
10. **UC-0024-15 (ET-0028-17) – AMOEBA DEFENSE, LLC:**  
**USE PERMITS FIRST EXTENSION OF TIME** to commence the following: **1)** reduce separation between a convenience store and a residential use; and **2)** reduce the separation between a gasoline station and a residential use in conjunction with a proposed retail center and an existing tavern (PT's Pub).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; and **2)** reduced driveway separations to an intersection on 1.4 acres in a C-2 (General Commercial) Zone.  
Generally located on the northeast corner of Hualapai Way and Russell Road within Spring Valley. SB/co/ml (For possible action) **04/19/17 BCC**
  
11. **NZC-0850-13 (ET-0030-17) – CENTURY COMMUNITIES NEVADA, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 6.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone in the CMA Design, MUD-2, and MUD-3 Overlay Districts.

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

Generally located on the north side of Martin Avenue, 1,000 feet east of Quarterhorse Lane within Spring Valley (description on file). SB/co/ma (For possible action) **04/19/17 BCC**

12. **UC-0141-17 – ROYAL LIVING TRUST:**

**USE PERMIT** for an exotic animal (wallaby) in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay District. Generally located 310 feet south of Russell Road and the east side of Duneville Street within Spring Valley. SS/md/ma (For possible action) **04/19/17 BCC**

13. **UC-0143-17 – MAVERIK INC:**

**USE PERMITS** for the following: **1)** convenience store; **2)** gasoline station; and **3)** reduce the separation from a gasoline station to a residential use.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** building orientation; **2)** roofline variation; and **3)** reduced improvement standards required per Uniform Standard Drawings.

**DESIGN REVIEWS** for the following: **1)** a proposed convenience store and gasoline station; **2)** a proposed comprehensive sign plan; and **3)** a proposed lighting plan on 1.8 acres on a portion of a 3.8 acre parcel in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Jones Boulevard and Russell Road within Spring Valley. SS/md/ml (For possible action) **04/19/17 BCC**

14. **UC-0160-17 – UNLV RESEARCH FOUNDATION:**

**USE PERMITS** for the following: **1)** office as a principal use; and **2)** increase building height.

**DESIGN REVIEW** for a proposed office building on 7.6 acres in an M-D (Designed Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Sunset Road and the west side of Jim Rogers Way within Spring Valley. SS/dg/ml (For possible action) **04/19/17 BCC**

15. **UC-0170-17 – TOMPKINS PLAZA, LLC:**

**USE PERMITS** for the following: **1)** a proposed vehicle rental facility; and **2)** a proposed vehicle wash facility.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce separation between a proposed vehicle (automobile) wash facility and an existing residential use.

**DESIGN REVIEWS** for the following: **1)** a proposed vehicle rental facility; **2)** a proposed vehicle (automobile) wash facility; and **3)** a proposed comprehensive sign plan on a 1.0 acre portion of a 4.2 acre parcel in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Tompkins Avenue and the west side of Fort Apache Road within Spring Valley. SB/md/ml (For possible action) **04/19/17 BCC**

16. **WS-0166-17 – WARMINGTON SOLANA APTS ASSOC., LLC, ET AL:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow a freestanding sign.

**DESIGN REVIEW** for a proposed sign plan in conjunction with an existing multiple family residential development on 9.2 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design, MUD-3, and MUD-2 Overlay Districts. Generally located on the east side of Brent Thurman Way, and the north and south sides of Post Road (alignment) within Spring Valley. SB/dg/ml (For possible action) **04/19/17 BCC**

17. **ZC-0148-17 – SCHOOL BOARD OF TRUSTEES:**

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

**ZONE CHANGE** to reclassify 10 acres from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.  
**DESIGN REVIEWS** for the following: **1)** proposed classroom building; **2)** proposed multi-purpose building and; **3)** proposed shade structure in conjunction with an existing school on 10 acres in a P-F (Public Facility) Zone. Generally located on the north side of Harmon Avenue, 675 feet west of Jones Boulevard within Spring Valley (description on file). SS/md/ml (For possible action) **04/19/17 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 11, 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/>

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