



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

April 10, 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  
Dee Gatliff - Vice Chair  
Mike Hessling

John Getter  
Darby Johnson, Jr.

**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 March 27, 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 April 10, 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)  
The Southern Nevada Child Drowning Prevention Coalition April Pool's Day event is on Wednesday April 11, 2018 at Silver Mesa Recreation Center, 4025 Allen Lane, North Las Vegas. The drowning prevention event begins at 9:00am.

VI. Planning & Zoning

1. **TM-18-500047-FRIEDKIN GROUP, INC. & AAG-REAL ESTATE/LAS VEGAS, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on 6.9 acres in a C-P (Office and Professional) Zone and a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the southwest side of Sahara Avenue and Bronco Street within Spring Valley. SB/gc/ml (For possible action) **04/17/18 PC**
2. **VS-18-0171-KND REAL ESTATE 48, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard and Santa Margarita Street, and between Dewey Drive and Russell Road within Spring Valley (description on file). SS/tk/ml (For possible action) **04/17/18 PC**
3. **DR-18-0211-PSI SAHARA, LLC:**  
**DESIGN REVIEW** for modifications to the exterior facade of a retail building on 0.7 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue, 160 feet east of Buffalo Drive within Spring Valley. SB/rk/ml (For possible action) **05/01/18 PC**
4. **UC-18-0199-MASJID TAWHEED:**  
**USE PERMIT** to expand a place of worship.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased fence height; and 2) alternative street landscaping.  
**DESIGN REVIEW** for a proposed fence in conjunction with an existing place of worship on 2.3 acres in a C-P (Office and Professional) Zone. Generally located on the north side of Viking Road, 300 feet west of Jones Boulevard within Spring Valley. SB/gc/ml (For possible action) **05/01/18 PC**
5. **UC-18-0208-GALLERIA CENTER, LLC:**  
**USE PERMIT** for a proposed hookah lounge within an existing retail center on 1.8 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue and the east side of Duneville Street within Spring Valley. SS/rk/ml (For possible action) **05/01/18 PC**
6. **UC-18-0225-CHD CONVENIENCE, LLC:**  
**USE PERMIT** to allow kitchens in conjunction with a hotel.  
**DESIGN REVIEW** for a proposed hotel and proposed office building 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/pb/ml (For possible action) **05/01/18 PC**

7. **VS-18-0223-DWSMC HOLDINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Gagnier Boulevard and Butler Street, and between Capovilla Avenue and Warm Springs Road within Spring Valley (description on file). SS/tk/ml (For possible action) **05/01/18 PC**
  
8. **AR-18-400072 (UC-0636-15)-CHURCH ST. MICHAEL ANTIOCHIAN:**  
**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: **1)** reduced front setback; and **2)** increased building height.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.  
**DESIGN REVIEW** for a place of worship on 2.2 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road and the west side of El Camino Road (alignment) within Spring Valley. SS/tk/ml (For possible action) **05/02/18 BCC**
  
9. **UC-18-0229-CHURCH CALVARY CHAPEL SPRING VALLEY:**  
**USE PERMIT** to increase height for a proposed sanctuary/chapel building.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.  
**DESIGN REVIEW** for a proposed sanctuary/chapel building in conjunction with an existing place of worship and private school on a portion of 13.2 acres in an R-E (Rural Estates Residential) (AE-65) Zone within the CMA Design Overlay District. Generally located on the south side of Oquendo Road, 380 feet west of Rosanna Street within Spring Valley. SS/rk/ml (For possible action) **05/02/18 BCC**
  
10. **UC-18-0235-DURANGO 4 15, LLC:**  
**USE PERMITS** for the following: **1)** reduce the setback to residential use; and **2)** allow a service bay door to face a street for a vehicle wash.  
**WAIVER OF DEVELOPMENT STANDARDS** for modified street standards.  
**DESIGN REVIEW** for a vehicle wash facility on a portion of 2.5 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Durango Drive and approximately 427 feet north of Russell Road within Spring Valley. SB/lm/ml (For possible action) **05/02/18 BCC**
  
11. **ZC-18-0206-SD PARCELS, LLC:**  
**ZONE CHANGE** to reclassify 16.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.  
**DESIGN REVIEW** for a proposed office/warehouse complex. Generally located on the north side of Post Road, 300 feet east of Tenaya Way within Spring Valley (description on file). SS/rk/ml (For possible action) **05/02/18 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 24, 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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