



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

May 8, 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 chayes70@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 April 24, 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 May 8, 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)
None

VI. Planning & Zoning

1. **NZC-17-0822-TEG SPANISH RIDGE, LLC:**

ZONE CHANGE to reclassify 10.1 acres from a C-P (Office & Professional) Zone to an R-3 (Multiple Family Residential) Zone for a multiple family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** allow an attached sidewalk.

DESIGN REVIEW for a multi-family residential development on 10.1 acres in the CMA Design Overlay District. Generally located on the southwest corner of Hacienda Avenue and Riley Street within Spring Valley (description on file). SB/rk/ml (For possible action) **05/15/18 PC**

2. **VS-18-0248-WH PROPERTIES, LLC:**

VACATE AND ABANDON a portion of a right-of-way being both Patrick Lane and Oquendo Road located between Rosanna Street and Rainbow Boulevard within Spring Valley (description on file). SS/tk/ml (For possible action) **05/15/18 PC**

3. **UC-18-0291-PROFESSIONAL WAREHOUSE OFFICE CONDOS, LLC:**

USE PERMIT to allow a proposed personal service (seamstress) in conjunction with an existing office complex on a portion of 5.0 acres in a C-P (Office and Professional) (AE-60) Zone. Generally located on the north side of Post Road, 250 feet east of Tenaya Way within Spring Valley. SS/lm/ml (For possible action) **06/05/18 PC**

4. **UC-18-0306-5419 S. DECATUR AVE TRUST:**

USE PERMIT for a proposed place of worship.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing industrial complex for a proposed place of worship on a 0.4 acre portion of 4.4 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the west side of Decatur Boulevard, 280 feet north of Diablo Drive within Spring Valley. SS/lm/ml (For possible action) **06/05/18 PC**

5. **UC-18-0316-GALLERIA CENTER, LLC:**

USE PERMIT to reduce separation for an on-premises consumption of alcohol (tavern) to a residential use within an existing retail center on a portion of 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/lm/ml (For possible action) **06/05/18 PC**

6. **VS-18-0289-7155 S. BUFFALO LAS VEGAS 294, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Badura Avenue and Warm Springs Road, and between Buffalo Drive and Myers Street within Spring Valley (description on file). SS/tk/ml (For possible action) **06/05/18 PC**

7. **VS-18-0294-PAR DEVELOPMENT, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Santa Margarita Street, and between Sunset Road and Post Road within Spring Valley (description on file). SS/bk/ml (For possible action) **06/05/18 PC**

8. **VS-18-0304-DOUMANI DOMINIQUE FAMILY TRUST:**
VACATE AND ABANDON a portion of a right-of-way being Jones Boulevard located between Russell Road and Quail Avenue within Spring Valley (description on file). SS/tk/ml (For possible action) **06/05/18 PC**

9. **TM-18-500068-SUNSET CLIFFS PLAZA, LLC:**
TENTATIVE MAP for a 1 lot commercial subdivision on 3.6 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Hualapai Way and the north side of Sunset Road within Spring Valley. SB/lm/ml (For possible action) **06/06/18 BCC**

10. **WS-18-0321-SUNSET CLIFFS PLAZA, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase proposed wall height; and **2)** allow modified design standards in conjunction with a previously approved retail center on 3.6 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Hualapai Way and the north side of Sunset Road within Spring Valley. SB/lm/ml (For possible action) **06/06/18 BCC**

11. **ZC-18-0303-RSY LIVING TRUST:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts.
DESIGN REVIEW for a proposed office/warehouse building. Generally located on the north side of Arby Avenue and the east side of Montessouri Street within Spring Valley (description on file). SS/pb/ml (For possible action) **06/06/18 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: May 29, 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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