



Spring Valley Town Advisory Board

Desert Breeze Community Center
8275 W. Spring Mountain Rd
Las Vegas, NV 89117

May 29, 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 May 8, 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 29, 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. **VS-18-0337-VHAM HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Bellerive Street, and between Oquendo Road and Patrick Lane within Spring Valley (description on file). SS/tk/ml (For possible action) **06/19/18 PC**
2. **TM-18-50019-CENTURY RHODES RANCH GC, LLC:**
HOLDOVER 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) **06/06/18 BCC**
3. **UC-18-0109-CENTURY RHODES RANCH GC, LLC:**
HOLDOVER 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) **06/06/18 BCC**
4. **ET-18-400105 (UC-0187-16)-ERICKSON, WILLIAM & ELIZABETH:**
USE PERMITS FIRST EXTENSION OF TIME to commence the following: **1)** a private school; and **2)** day care.
WAIVER OF DEVELOPMENT STANDARDS to allow a day care facility that is not adjacent to and accessed from a collector or arterial street.
DESIGN REVIEW for a proposed private school and day care on 1.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Martin Avenue, 460 feet east of Fort Apache Road within Spring Valley. SB/bk/ml (For possible action) **06/19/18 PC**
5. **UC-18-0340-INTERNATIONAL AUTO FLEET CORP:**
USE PERMIT for a proposed used vehicle sales (auto dealership) facility.
DESIGN REVIEW for a vehicle sales (auto dealership) facility within a commercial center on a portion of 1.8 acres in a C-2 (Commercial General) Zone in the MUD-3 Overlay District. Generally located on the east side of Sorrel Street, 330 feet south side of Sahara Avenue within Spring Valley. SB/mk/ml (For possible action) **06/19/18 PC**

6. **UC-18-0341-DURANGO PLAZA, LLC**
USE PERMITS for the following: **1)** reduce the separation for on-premises consumption of alcohol (supper club) to a residential use; and **2)** reduce the separation from an existing outside dining and drinking area to a residential use for a supper club within a shopping center on 3.9 acres in a C-2 (General Commercial) Zone. Generally located on the east side Durango Drive and the north side of Peace Way within Spring Valley. SS/al/ml (For possible action) **06/19/18 PC**

7. **UC-18-0349-LANI TRUST:**
USE PERMITS for the following: **1)** allow an existing accessory structure (storage building) to not be architecturally compatible with the existing principal building (single family residence); and **2)** waive all applicable design standards for the existing accessory structure.
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for an existing accessory structure in conjunction with an existing single family residence on 0.6 acres in an R-E (Rural Estates Residential)(RNP-I) Zone. Generally located on the east side of Miller Lane, 340 feet north of Tara Avenue within Spring Valley. SB/md/ml (For possible action) **06/19/18 PC**

8. **VC-18-0352-SLE INVESTMENTS, LLC:**
VARIANCE for a proposed food truck (shaved ice/soft serve ice cream) not located within an enclosed building in conjunction with a convenience store on a portion of 1.3 acres in a C-2 (General Commercial) P-C (Planning Community District) Zone in the CMA Design and MUD-2 Overlay Districts within the Rhodes Ranch Master Planned Community. Generally located on the northwest corner of Durango Drive and Arby Avenue within Spring Valley. SB/md/ml (For possible action) **06/19/18 PC**

9. **WS-18-0308-ZALACH, ROI & KAREN, ET AL:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a minor subdivision parcel map with an existing single family residence on 2.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Edna Avenue and the west side of Monte Cristo Way within Spring Valley. SB/lm/ml (For possible action) **06/19/18 PC**

10. **WS-18-0325-CERNA, ANGELICA V.:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for a proposed addition to an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Pinebrook Court, 135 feet west of Aspen Street within Spring Valley. SS/al/ml (For possible action) **06/19/18 PC**

11. **WS-18-0326-HOWARD, THEODORE:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single family residence on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located approximately 169 feet east of Bronco Street and north of Coley Avenue within Spring Valley. SB/tk/ml (For possible action) **06/19/18 PC**

12. **WS-18-0333-WOODSIDE HOMES NEVADA, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards for a residential lot; and 2) increase wall height. **06/19/18 PC**
DESIGN REVIEW for building orientation of 1 proposed single family residence in conjunction with a single family residential development currently under construction on 0.2 acres in an RUD (Residential Urban Density) Zone within the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Hoyo Canyon Road, 400 feet south of Russell Road within Spring Valley. SB/dg/ml (For possible action) **06/19/18 PC**
13. **AR-18-400099 (UC-0369-15)-DOMBROWSKI, DONALD J.:**
USE PERMIT THIRD APPLICATION FOR REVIEW to waive the requirement for a temporary commercial event with no primary business being established.
DESIGN REVIEW for a temporary parking lot in conjunction with a temporary event on 2.5 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Quail Avenue (alignment) and Jones Boulevard within Spring Valley. SS/bk/ml (For possible action) **06/20/18 BCC**
14. **AR-18-400100 (UC-0652-14)-ST. JOHN BAPTIST GREEK ORTHODOX CHURCH:**
USE PERMITS THIRD APPLICATION FOR REVIEW of the following: 1) a recreational facility; and 2) live outdoor entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced separation from live outdoor entertainment to a residential use; and 2) reduced parking.
DESIGN REVIEW for a recreational facility on 8.5 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue and the east side of El Camino Road within Spring Valley. SS/bk/ml (For possible action) **06/20/18 BCC**
15. **TM-18-500075-STEWART FAMILY TRUST:**
TENTATIVE MAP consisting of 38 single family residential lots and 5 common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone within the CMA Design Overlay District. Generally located on the south side of Robindale Road, 1,000 feet east of Durango Drive within Spring Valley (description on file). SS/md/ml (For possible action) **06/20/18 BCC**
16. **ZC-18-0206-SD PARCELS, LLC:**
HOLDOVER 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) **06/20/18 BCC**
17. **ZC-18-0348-GERBER, JASON & LA NOSTRA, LLC:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.
DESIGN REVIEW for a proposed warehouse/office complex with outside storage yards on 5.0 acres in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Badura Avenue (alignment), 980 feet east of Buffalo Drive within Spring Valley (description on file). SS/md/ml (For possible action) **06/20/18 BCC**

18. **ZC-18-0353-STEWART FAMILY TRUST:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.
DESIGN REVIEWS for the following: **1)** proposed single family residential development; **2)** hammerhead street design; and **3)** increase finished grade on 5.0 acres within the CMA Design Overlay District. Generally located on the south side of Robindale Road, 1,000 feet east of Durango Drive within Spring Valley (description on file). SS/md/ml (For possible action) **06/20/18 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: June 12, 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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