



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 Spring Mountain Road

Las Vegas, Nevada 89117

May 30, 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, 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 May 9, 2017 (For possible action)

IV. Approval of Agenda for May 30, 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

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
2. Update on Southern Hills Medical Center Sign (for discussion)

VI. Planning & Zoning

1. **TM-0069-17 – SSB PROPCO, LLC, ET AL:**  
**TENTATIVE MAP** for a commercial subdivision on 2.2 acres in a C-P (Office & Professional) Zone and C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue, 300 feet east of Buffalo Drive within Spring Valley. SB/dg/ml (For possible action) **06/06/17 PC**
2. **ZC-0239-17 – J.R LIGHTING BUILDING, LLC:**  
**HOLDOVER ZONE CHANGE** to reclassify 4.6 acres from C-2 (General Commercial)(AE-60) Zone to M-D (Designed Manufacturing)(AE-60) Zone and C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modified CMA Design Overlay District Standards; **2)** cross access; **3)** reduce setback for a proposed structure (decorative wall/fence); and **4)** reduce setback from the right-of-way for a proposed structure (decorative wall/fence).  
**DESIGN REVIEW** for a proposed warehouse/office building on a 2.1 acre portion of a 4.6 acre parcel within the CMA Design Overlay District. Generally located on the north side of Russell Road, and the east side of Edmond Street within Spring Valley (description on file). SS/md/ja (For possible action) **06/07/17 BCC**
3. **DR-0250-15 (ET-0063-17) – RAINBOW & SUNSET INVESTMENTS, LLC:**  
**DESIGN REVIEW FIRST EXTENSION OF TIME** to commence a retail building and a restaurant with a drive-thru on a 0.6 acre portion of an existing commercial development on 2.5 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Rainbow Boulevard and Sunset Road within Spring Valley. SS/tk/ja (For possible action)for the following: **1)** day spa; **2)** reflexology; and **3)** personal services (facial, eyelash services, waxing, and body massage) within an existing commercial complex on a portion of 1.4 acres in a C-P (Office & Professional) Zone. Generally located on the north side of Spring Mountain Road, 360 feet west of El Camino Road within Spring Valley. SB/mk/ml (For possible action) **06/20/17 BCC**
4. **UC-0326-17 – REYNOLDS FAMILY 1996 TRUST:**  
**USE PERMITS** for the following: **1)** day spa; **2)** reflexology; and **3)** personal services (facial, eyelash services, waxing, and body massage) within an existing commercial complex on a portion of 1.4 acres in a C-P (Office & Professional) Zone. Generally located on the north side of Spring Mountain Road, 360 feet west of El Camino Road within Spring Valley. SB/mk/ml (For possible action) **06/20/17 BCC**
5. **VS-0325-17 – MAVERIK, INC.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Russell Road and Quail Avenue, and between Jones Boulevard and El Camino Road and portion of a right-of-way being Jones

Boulevard located between Russell Road and Quail Avenue within Spring Valley (description on file).  
SS/co/ml (For possible action) **06/20/17 BCC**

6. **UC-0093-17 (WC-0055-17) – POPJOY, MARK;**  
**WAIVER OF CONDITIONS** of a use permit requiring right-of-way dedication to include 30 feet for Ponderosa Way, 30 feet for Mann Street and associated spandrels in conjunction with a single family residence on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the north side of Ponderosa Way, 300 feet east of Torrey Pines Drive within Spring Valley. SS/co/ja (For possible action) **06/20/17 BCC**
  
7. **VS-0139-15 (ET-0054-17) – STORYBOOK DURANGO, LLC;**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Russell Road and Dewey Drive (alignment) and between Redwood Street and Torrey Pines Drive, and a portion of right-of-way being Russell Road located between Redwood Street and Torrey Pines Drive within Spring Valley (description on file). SS/co/ja (For possible action) **06/21/17 BCC**
  
8. **UC-0345-17 – WH-PROPERTY II, LLC, ET AL.;**  
**USE PERMIT** for a proposed vehicle maintenance (automotive) facility.  
**DESIGN REVIEW** for exterior modifications to an existing commercial building within an existing commercial complex on a portion of 2.3 acres in a C-1 (Local Business) Zone within the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Fort Apache Road, 740 feet north of Patrick Lane within Spring Valley. SB/md/ml (For possible action) **06/21/17 BCC**
  
9. **WS-0323-17 – MY WAY, LLC;**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the height/setback ratio; and **2)** alternative landscaping adjacent to a less intensive use.  
**DESIGN REVIEWS** for the following: **1)** a proposed modular classroom building; and **2)** increase finished grade for a proposed modular building in conjunction with an existing private school on 1.5 acres in a CRT (Commercial Residential Transition) Zone.  
**WAIVERS OF CONDITIONS** for the following: **1)** zone change (ZC-1789-04) subject to compliance with the Desert Inn Road Transition Corridor Overlay Design Standards; and **2)** waiver of development standards (WS-1282-05) providing 10 foot wide intense landscape buffers adjacent to all residential zoned property. Generally located on the south side of Eldora Avenue and the east side of Rainbow Boulevard within Spring Valley. SB/md/ml (For possible action) **06/21/17 BCC**

VII. General Business  
None

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 13, 2017

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

## 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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