



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 Spring Mountain Road

Las Vegas, Nevada 89117

June 13, 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.

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

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 30, 2017 (For possible action)

IV. Approval of Agenda for June 13, 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)

VI. Planning & Zoning

1. **UC-0369-17 – RESORT MANAGEMENT INVESTMENTS, LLC, ET AL:**
USE PERMIT for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing retail building on 0.4 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Decatur Boulevard, 300 feet south of Hacienda Avenue within Spring Valley. SS/gc/ml (For possible action) **06/21/17 BCC**
2. **UC-0370-17 – SAHARA PALM PLAZA, LLC:**
USE PERMIT for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing shopping center on a portion of 2.6 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the east side of Miller Lane, 200 feet south of Sahara Avenue within Spring Valley. SB/pb/ja (For possible action) **06/21/17 BCC**
3. **UC-0371-17 – 6332 RAINBOW, LLC:**
USE PERMIT for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing retail center on 0.4 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Rainbow Boulevard and Post Road within Spring Valley. SS/pb/ja (For possible action) **06/21/17 BCC**
4. **UC-0373-17 – EQ SAHARA, LLC:**
USE PERMIT for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary 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/pb/ja (For possible action) **06/21/17 BCC**
5. **UC-0379-17 – GALLERIA CENTER, LLC:**
USE PERMIT for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing retail building on 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue, 125 feet east of Duneville Street within Spring Valley. SS/gc/ja (For possible action) **06/21/17 BCC**
6. **UC-0382-17 – BB MARKETING, LLC, ET AL:**
USE PERMIT for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing commercial building on 2.4 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Post Road, 400 feet east of Quarterhorse Lane within Spring Valley. SB/gc/ja (For possible action) **06/21/17 BCC**

7. **UC-0395-17 – A-Z PROPERTIES, LLC:**
USE PERMIT for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing retail building on 0.5 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Fort Apache Road, 350 feet north of Tropicana Avenue within Spring Valley. SB/dg/ja (For possible action) **06/21/17 BCC**

8. **DR-0388-17 – 9719 FLAMINGO, LLC:**
DESIGN REVIEW for a proposed remodel of an existing commercial building within an existing shopping center on 1.5 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located 250 feet south of Flamingo Road and 600 feet east of Grand Canyon Drive within Spring Valley. SB/gc/ja (For possible action) **07/05/17 PC**

9. **DR-0406-17 – FOSTER DAY I, LLC:**
DESIGN REVIEW for a proposed retail building on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Decatur Boulevard, 160 feet north of Spring Mountain Road within Spring Valley. SB/lm/ml (For possible action) **07/05/17 PC**

10. **UC-0652-14 (AR-0071-17) – ST. JOHN THE 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/co/ja (For possible action) **07/05/17 BCC**

11. **UC-0369-15 (AR-0072-17) – ELIOT HOLDINGS, LLC, ET AL:**
USE PERMIT SECOND 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 4.3 acres in an R-E (Rural Estates Residential) Zone and a C-1 (Local Business) Zone. Generally located on the south side of Russell Road and the east side of Jones Boulevard within Spring Valley. SS/co/ja (For possible action) **07/05/17 BCC**

12. **DR-0377-17 – I-215/JONES, LLC:**
DESIGN REVIEW for signage in conjunction with an approved convenience store, gasoline station, and vehicle wash on 1.8 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Sunset Road and Jones Boulevard within Spring Valley. SS/gc/ja (For possible action) **07/05/17 BCC**

13. **DR-0385-17 – MONACO LANDSCAPE MAINTENANCE ASSOCIATION:**
DESIGN REVIEW to modify perimeter landscaping in conjunction with an existing single family residential planned unit development on 2.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Edna Avenue (alignment) and between Buffalo Drive and Cimarron Road within Spring Valley. SB/gc/ja (For possible action) **07/05/17 BCC**

14. **NZC-0857-13 (ET-0068-17) – HAND PROPERTY HOLDING COMPANY:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 5.1 acres from R-E (Rural Estates Residential) Zone (under resolution of intent to R-3 (Multiple Family Residential) Zone and C-1 (Local Commercial) Zone) to R-4 (Multiple Family Residential) Zone.
USE PERMIT for a senior housing facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height; **2)** eliminate or reduce screening and landscape buffer requirements; **3)** reduced parking; and **4)** reduced required open space requirements.
DESIGN REVIEW for a senior housing facility. Generally located on the north side of Flamingo Road, 660 feet west of Durango Drive within Spring Valley (description on file). SB/jvm/ja (For possible action) **07/05/17 BCC**
15. **UC-0416-17 – MONTEREY VISTA VILLAGE SHOPPING CENTER, LLC:**
USE PERMITS for the following: **1)** modify the protective barrier; and **2)** reduce the width of the pedestrian access around the perimeter of an outside dining area in conjunction with a proposed restaurant.
DESIGN REVIEWS for the following: **1)** proposed retail building; **2)** an outside dining area in conjunction with a proposed restaurant; and **3)** a drive-thru in conjunction with a proposed restaurant within an existing shopping center on a portion 3.7 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Spring Mountain Road and the west side of Fort Apache Road within Spring Valley. SB/pb/ml (For possible action) **07/05/17 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 27, 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/>

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