



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 Spring Mountain Road

Las Vegas, Nevada 89117

June 27, 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 June 13, 2017 (For possible action)

IV. Approval of Agenda for June 27, 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. **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**
2. **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**
3. **UC-0440-17 – MDM PROPERTIES NEVADA, LLC:**  
**USE PERMITS** for the following: **1)** on-premises consumption of alcohol establishment (proposed supper club); and **2)** reduced separation from a residential use to a proposed supper club in conjunction with an existing restaurant within a shopping center on a portion of 1.5 acres in a C-1 (Local Business) Zone. Generally located on the west side of Durango Drive, 580 feet north of Spring Mountain Road within Spring Valley. SB/md/ml (For possible action) **07/18/17 PC**
4. **UC-0448-17 – ST. JOHN THE BAPTIST GREEK ORTHODOX CHURCH:**  
**USE PERMIT** for a proposed private school (K thru 8<sup>th</sup> grade) in conjunction with an existing place of worship on a portion of 8.5 acres in an R-E (Residential Estates) 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/mk/ml (For possible action) **07/18/17 PC**
5. **UC-0465-17 – MONTEREY VISTA VILLAGE SHOPPING CENTER, LLC:**  
**USE PERMIT** to allow a proposed communication tower and associated uses.  
**DESIGN REVIEW** for a proposed 65 foot high communication tower (monopalm) and associated equipment on a portion of 3.6 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road, 230 feet south of Spring Mountain Road within Spring Valley. SB/dg/ml (For possible action) **07/18/17 PC**

6. **VS-0450-17 – STORYBOOK RESIDENTIAL, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Brook Canyon Drive and Tropicana Avenue, and between Grand Canyon Drive and Hualapai Way within Spring Valley (description on file). SB/co/ja (For possible action) **07/18/17 PC**
  
7. **WS-0443-17 – LV SM INVESTMENTS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking.  
**DESIGN REVIEW** for proposed interior and exterior modifications to an existing building within an existing commercial complex on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Spring Mountain Road, 300 feet east of Lindell Road within Spring Valley. SB/mk/ml (For possible action) **07/18/17 PC**
  
8. **WS-0461-17 – RYLAND HOMES NEVADA, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for street improvement standards (inverted crown street) in conjunction with an approved townhouse planned unit development on 10.1 acres in R-3 (Multiple Family Residential) Zone within the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Post Road, 300 feet west of Durango Drive within Spring Valley. SB/mk/ml (For possible action) **07/18/17 PC**
  
9. **DR-0471-17 – STORYBOOK RESIDENTIAL LLC:**  
**DESIGN REVIEW** for decorative water features in conjunction with a mixed use development on 4.3 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of Tropicana Avenue, and Grand Canyon Drive within Spring Valley. SB/dg/ml (For possible action) **07/19/17 BCC**
  
10. **DR-0468-17 – WINNER PROPERTIES, LLC:**  
**DESIGN REVIEW** for a proposed addition to an existing vehicle sales facility (motorcycle dealership) on a portion of 1.9 acres in the C-2 (General Commercial) Zone, C-1 (Local Business) Zone and C-P (Office & Professional) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue and the east side Bronco Street within Spring Valley. SB/lm/ml (For possible action) **07/19/17 BCC**
  
11. **UC-0441-17 – NEVADA POWER COMPANY:**  
**USE PERMIT** for a vehicle (car) wash facility.  
**WAIVER OF DEVELOPMENT STANDARDS** increase building height.  
**DESIGN REVIEWS** for the following: **1)** a vehicle wash facility; **2)** allow alternative tree placement within parking areas where trees are to be generally distributed throughout the parking lot per Figure 30.64-14; and **3)** allow the use of vivid hues where subdued hues are required per Table 30.56-2 on 1.1 acres in a C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road, 320 feet west of Redwood Street within Spring Valley. SB/al/ml (For possible action) **07/19/17 BCC**

12. **UC-0487-17 – SHOPS AT GRAND CANYON 14 SYNDICATIONS GROUP, LLC:**  
**USE PERMIT** for a proposed massage establishment within an existing shopping center on a portion of 2.9 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located 600 feet south of Flamingo Road, 400 feet east of Eula Street within Spring Valley. SB/gc/ml (For possible action) **07/19/17 BCC**
13. **VS-0445-17 - COUNTY OF CLARK (PARK & COMMUNITY SERVICES):**  
**VACATE AND ABANDON** a portion of a right-of-way being Buffalo Drive located between Robindale Road and Eldorado Lane (alignment) within Spring Valley (description on file). SS/al/ja (For possible action) **07/19/17 BCC**
14. **WS-0431-17 – WEST VALLEY HOLDINGS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback from a right-of-way for a proposed freestanding sign.  
**DESIGN REVIEW** of a proposed freestanding sign on a 1.5 acre portion of 5.0 acres within a shopping center in a C-1 (Local Business) Zone within the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard and the north side of Diablo Drive (alignment) within Spring Valley. SS/lm/ml (For possible action) **07/19/17 BCC**
15. **ZC-0444-17 – COUNTY OF CLARK (PARK & COMMUNITY SERVICES):**  
**ZONE CHANGE** to reclassify 65.7 acres from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone in the CMA Overlay District for a fire station and future development.  
**DESIGN REVIEW** for a proposed fire station on 1.5 acres. Generally located on the west side Buffalo Drive and the north side of Robindale Road within Spring Valley (description on file). SS/al/ml (For possible action) **07/19/17 BCC**
16. **ZC-0478-17 – FRIEDKIN GROUP INC& AAG-REAL EST LAS VEGAS, LLC:**  
**ZONE CHANGE** to reclassify 3.6 acres from C-P (Office & Professional) Zone, C-1 (Local Business) Zone and C-2 (General Commercial) Zone to C-2 (General Commercial) Zone in the MUD-3 Overlay District.  
**USE PERMITS** for the following: **1)** automobile minor paint/body shop; **2)** vehicle maintenance; and **3)** a vehicle (car) wash.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive requirements for cross access and shared parking easements; **2)** waive trash enclosure requirements; **3)** allow tandem parking spaces; **4)** waive parking lot landscaping requirements; and **5)** reduce gate setbacks.  
**DESIGN REVIEWS** for the following: **1)** a proposed automobile minor paint/body shop and vehicle maintenance facility; **2)** vehicle (car) wash; and **3)** a lighting plan in conjunction with an existing commercial building on 4.9 acres in a C-P (Office & Professional) Zone and C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue, between Bronco Street and El Camino Road within Spring Valley (description on file). SB/al/ml (For possible action) **07/19/17 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: July 11, 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/>