



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 Spring Mountain Road

Las Vegas, Nevada 89117

July 11, 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, Invocation, 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 27, 2017 (For possible action)

IV. Approval of Agenda for July 11, 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. **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**
2. **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**
3. **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) SB/md/ml (For possible action) **06/21/17 BCC**, moved to **07/19/17 BCC**
4. **UC-0346-17 – SILVAGGIO, ALBERT A., & I W TRUST:**
USE PERMIT for a proposed vehicle (car) wash facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation from a vehicle (car) wash facility to a residential use; **2)** allow a service bay door to face a street (Sahara Avenue); **3)** reduce required street landscaping along Sahara Avenue; and **4)** increase block wall height.

WAIVER OF CONDITIONS on a zone boundary amendment (ZC-0409-97) requiring revised plans dated May 20, 1997.

DESIGN REVIEWS for the following: **1)** proposed vehicle (car) wash facility and accessory uses and structures; and **2)** increased finished grade on 1.7 acres in a C-1 (Local Business) Zone within the MUD-3 Overlay District. Generally located between Sahara Avenue and Laredo Street and the west side of Monte Cristo Way within Spring Valley. SB/dg/ml (For possible action) **07/19/17 BCC**

5. UC-0490-17 – PIONEER SQUARE, LLC:

USE PERMIT for secondhand sales in conjunction with a retail business within an existing shopping center on a portion of 2.9 acres in a C-1 (Local Business) Zone within the Desert Inn Transition Corridor Design Overlay. Generally located on the west side of Decatur Boulevard and the north side of Pioneer Avenue within Spring Valley. SB/lm/ja (For possible action) **08/01/17 PC**

6. UC-0508-17 – TEEPEE DEVELOPMENT, LLC:

USE PERMIT for a proposed sporting goods (firearms) store within a portion of an existing shopping center on 4.4 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the west side of Tee Pee Lane and the north side of Tropicana Avenue within Spring Valley. SB/lm/ml (For possible action) **08/01/17 PC**

7. VS-0495-17 – MY WAY, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Santa Margarita Street and between Eldora Avenue and Tara Avenue within Spring Valley (description on file). SB/jvm/ja (For possible action) **08/02/17 PC**

8. WS-0491-17 – SIMON, ROBERT:

WAIVER OF DEVELOPMENT STANDARDS for increased wall height in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Decatur Boulevard and the south side of Mick Place within Spring Valley. SB/lm/ja (For possible action) **08/01/17 PC**

9. WS-0497-17 – MORALES, ELIZABETH K.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase decorative wall height; and **2)** allow existing decorative block wall where a decorative fence is allowed in the front yard in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Tenaya Way and 100 feet south of Palmyra Avenue within Spring Valley. SB/lm/ja (For possible action) **08/02/17 PC**

- 10. TM-0101-17 – HOWARD HUGHES COMPANY, LLC:**
TENTATIVE MAP consisting of 391 condominium units and common lots on a 29.3 acre portion of a 36.6 acre site in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community. Generally located on the south side of Maule Avenue and the east side of Grand Canyon Drive (alignment) within Spring Valley. SB/rk/ml (For possible action) **08/02/17 PC**
- 11. UC-0503-17 – HOWARD HUGHES COMPANY, LLC:**
USE PERMIT for modified development standards.
VARIANCE to increase the number of model units allowed.
DESIGN REVIEW for a condominium development on a 29.3 acre portion of a 36.6 acre site in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community. Generally located on the south side of Maule Avenue and the east side of Grand Canyon Drive (alignment) within Spring Valley. SB/rk/ml (For possible action) **08/02/17 PC**
- 12. UC-0509-17 – DARUL IMAN ETHIOPIAN MUSLIM COMMUNITY, INC.:**
USE PERMIT for a community center/place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce side setback; **2)** waive trash enclosure; **3)** waive CMA Design Overlay District standards; **4)** reduce gate setback; **5)** allow non-standard driveway improvements; and **6)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Ponderosa Way.
DESIGN REVIEW for the conversion of an existing single family residence to a community center/place of worship on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone within in the CMA Design Overlay District. Generally located on the north side of Ponderosa Way, 275 feet east of Jones Boulevard within Spring Valley. SS/rk/ml (For possible action) **08/02/17 PC**
- 13. UC-0518-17 – COUNSELORS, LLC:**
USE PERMITS for the following: **1)** a proposed recreational facility (climbing gym); and **2)** a proposed health club/gym.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** reduced parking.
DESIGN REVIEW for a recreational facility, health club, and training facility on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road, 950 feet west of Fort Apache Road within Spring Valley. SB/pb/ml (For possible action) **08/02/17 PC**
- 14. WS-0502-17 – TENAYA LOFTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce side setback for 2 office warehouse buildings; and **2)** reduce height setback ratio to a single family residential use for 2 office warehouse buildings.
DESIGN REVIEW for 2 proposed office warehouse buildings and parking lot on a 5.4 acre portion of a 19.1 acre parcel in conjunction with an existing office warehouse complex with manager’s units in a M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Tenaya Way, 660 feet north of Sunset Road within Spring Valley. SS/lm/ja (For possible action) **08/02/17 PC**

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: July 25, 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/>