

# SPRING VALLEY TOWN ADVISORY BOARD

Desert Breeze Community Center

8275 Spring Mountain Rd.

Las Vegas, NV 89117

July 12, 2016

6:30 PM

## 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 Diana Morton at 702-254-8413 and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

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Board Members:

John Getter - Chair  
Dee Gatliff – Vice Chair  
John Catlett

Darby Johnson, Jr.  
Angie Heath Younce

Secretary:

Diana Morton, 702 254-8413, ddmort@aol.com

Town Liaison:

Mike Shannon, 702 455-8338, mds@clarkcountynv.gov

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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 28, 2016 (For possible action)

BOARD OF COUNTY COMMISSIONERS  
STEVEN SISOLAK, CHAIR- LARRY BROWN, Vice- Chair  
SUSAN BRAGER- CHRIS GIUNCHIGLIANI- MARILYN KIRKPATRICK- MARY BETH SCOW- LAWRENCE WEEKLY  
DON BURNETTE, County Manager

- IV. Approval of Agenda for July 12, 2016 and Hold, Combine or Delete Any Items (For possible action)
- V. Informational Items
  - 1. Receive a report regarding the use and storage of dumpsters in residential areas. For possible action
- VI. Planning & Zoning
  - 2. **DR-0423-16 – HOWARD HUGHES COMPANY, LLC:**  
**DESIGN REVIEW** for a proposed single family residential development on 30.9 acres in an R-2 (Medium Density 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 west side of Trail Ridge Road within Summerlin South Village 16A. SB/jvm/ml (For possible action) PC 8/2/16
  - 3. **NZC-0418-16 – SOROOSH FARHANG REVOCABLE LIVING TRUST:**  
**ZONE CHANGE** to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone to R-5 (Apartment Residential) Zone in the MUD-3 Overlay District.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.  
**DESIGN REVIEW** for a multiple family residential development. Generally located on the north side of Tropicana Avenue and east side Conquistador Street (alignment) within Spring Valley (description on file). SB/rk/mcb (For possible action) PC 8/2/16
  - 4. **TM-0092-16 – HOWARD HUGHES COMPANY, LLC:**  
**TENTATIVE MAP** consisting of 75 single family residential lots and common lots on 30.9 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community. Generally located on the southwest corner of Maule Avenue and Trail Ridge Road within Summerlin South Village 16A. SB/jvm/ml (For possible action) PC 8/2/16
  - 5. **UC-0425-16 – SAHARA PALM PLAZA, LLC:**  
**USE PERMIT** for on-premise consumption of alcohol (service bar) in conjunction with an existing restaurant within an existing shopping center on 2.6 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue, 200 feet east of Miller Lane within Spring Valley. SB/mk/ml (For possible action) PC 8/2/16
  - 6. **VS-0409-16 – FOSTER DAY I, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Hualapai Way and Conquistador Street (alignment), and between Tompkins Avenue and Peace Way and a portion of right-of-way being Hualapai Way located between Tompkins Avenue and Peace Way within Spring Valley (description on file). SB/co/ml (For possible action) PC 8/2/16

7. **VS-0417-16 – SOROOSH FARHANG REVOCABLE LIVING TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Tropicana Avenue and Tompkins Avenue, and between Conquistador Street (alignment) and Jensen Street (alignment) and a portion of a right-of-way being Tropicana Avenue located between Conquistador Street (alignment) and Jensen Street (alignment) within Spring Valley (description on file). SB/rk/ml (For possible action) PC 8/2/16
  
8. **VS-0421-16 – NEW RAINBOW, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rafael Rivera Way and Sunset Road, and between Montessori Street and Tenaya Way and a portion of right-of-way being Montessori Street located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). SS/co/ml (For possible action) PC 8/2/16
  
9. **WS-0422-16 – CHURCH ROMAN CATHOLIC LAS VEGAS:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking.  
**DESIGN REVIEW** for a proposed carport in conjunction with an existing place of worship on 5.9 acres in an R-E (Rural Estates Residential) and P-F (Public Facility) Zone. Generally located on the southwest corner of Tropicana Avenue and Torrey Pines Drive within Spring Valley. SS/mk/ml (For possible action) PC 8/2/16

**08/03/16 BCC**

10. **UC-0652-14 (AR-0056-16) – SAINT JOHN THE BAPTIST GREEK ORTHODOX:**  
**USE PERMITS SECOND 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 (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/jvm/ml (For possible action) BCC 8/3/16
  
11. **UC-0369-15 (AR-0089-16) – ELIOT HOLDINGS, ET AL:**  
**USE PERMIT FIRST 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/ml (For possible action) BCC 8/3/16
  
12. **DR-0406-16 – MAVERIK, INC.:**  
**DESIGN REVIEW** for proposed fuel pump islands with a canopy in conjunction with an existing convenience store and gasoline service station on 3.8 acres in a C-2 (General

Commercial) Zone in an MUD-3 Overlay District. Generally located on the southeast corner of Sunset Road and Fort Apache Road within Spring Valley. SB/al/ml (For possible action) BCC 8/3/16

13. **WS-0730-15 (WC-0090-16) – I-215/JONES, LLC:**  
**WAIVER OF CONDITIONS** of a waiver of development standards requiring that the applicant grant additional 10 feet of right-of-way for an exclusive right-turn lane along Sunset Road per Standard 245.2 in conjunction with an approved gasoline station with gasoline pumps 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/jvm/ml (For possible action) BCC 8/3/16
  
14. **WS-0354-16 – MREC WRG ROCKPOINTE, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks in conjunction with an approved single family (attached) residential development that is currently under construction on 12.4 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Hualapai Way and the north side of Hacienda Avenue within Spring Valley. SB/dg/raj (For possible action) BCC 8/3/16
  
15. **WS-0430-16 – KB HOME LV CHANDLER PARK, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for single family residences within an approved single family residential development.  
**DESIGN REVIEW** for additional model homes within an approved single family residential development on 15.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Sobb Avenue and Jerry Tarkanian Way within Spring Valley. SB/al/ml (For possible action) BCC 8/3/16

Held Over from June 28, 2016 Town Board Meeting (Applicant No Show)

16. **WS-0390-16 – VALLEY HOSPITAL MEDICAL CENTER, INC.:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall sign area.  
**DESIGN REVIEW** for modifications to a comprehensive sign plan for an existing hospital (Spring Valley) on a portion of 33.6 acres in a C-P (Office & Professional) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Rainbow Boulevard and Hacienda Avenue within Spring Valley. SS/pb/mcb (For possible action) 7/20/16

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 26, 2016

X. Adjournment

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:

NAME OF LOCATION

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/>

BOARD OF COUNTY COMMISSIONERS  
STEVEN SISOLAK, CHAIR- LARRY BROWN, Vice- Chair  
SUSAN BRAGER- CHRIS GIUNCHIGLIANI- MARILYN KIRKPATRICK- MARY BETH SCOW- LAWRENCE WEEKLY  
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