



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 Spring Mountain Road

Las Vegas, Nevada 89117

July 25, 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

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 July 11, 2017 (For possible action)

IV. Approval of Agenda for July 25, 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 - JAMES GIBSON - MARILYN KIRKPATRICK - 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-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) **08/02/17 BCC**

2. **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 BCC**

**08/15/17 PC**

3. **NZC-0525-17 – SEC BADURA & MONTESSORI, LLC:**

**ZONE CHANGE** to reclassify 2.0 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone in the in the CMA Design and MUD-3 Overlay Districts.

**WAIVER OF DEVELOPMENT STANDARDS** to allow modified commercial driveway geometrics.

**DESIGN REVIEW** for a proposed retail center consisting of an in-line retail building and a restaurant pad site with drive-thru. Generally located on the south side of Badura Avenue and the east side of Montessori Street within Spring Valley (description on file). SS/rk/xx (For possible action) **08/15/17 PC**

4. **NZC-0526-17 – GRAND FLAMINGO CAPITAL MANAGEMENT, LLC:**  
**ZONE CHANGE** to reclassify a 5.4 acre portion of a 17.9 acre parcel from C-2 (General Commercial) Zone to R-4 (Multiple Family Residential - High Density) Zone for a multiple family residential development in the MUD-3 Overlay Districts.  
**DESIGN REVIEW** for a multiple family residential development. Generally located on the south side of Rochelle Avenue (alignment), 905 feet east of Hualapai Way within Spring Valley (description on file). SB/pb/ma (For possible action) **08/15/17 PC**
  
5. **NZC-0530-17 – TODD FERGUSON & CHINSUK KIM FAMILY TRUST:**  
**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a proposed single family residential development in the CMA Design Overlay District.  
**DESIGN REVIEW** for a proposed single family residential development. Generally located on the north side of Windmill Lane, 600 feet east of Durango Drive within Spring Valley (description on file). SS/pb/ml (For possible action) **08/15/17 PC**
  
6. **NZC-0533-17 – NABI HABIB:**  
**ZONE CHANGE** to reclassify 4.7 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow access on a local residential street (Teco Avenue).  
**DESIGN REVIEW** for a proposed distribution/warehouse building. Generally located on the east side of Jones Boulevard and the south side of Teco Avenue within Spring Valley (description on file). SS/rk/ma (For possible action) **08/15/17 PC**
  
7. **NZC-0547-17 – SUMMERLIN ASSET MANAGEMENT, LLC:**  
**ZONE CHANGE** to reclassify 2.5 acres from C-1 (Local Business) Zone to M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.  
**DESIGN REVIEW** for a proposed office/warehouse facility. Generally located on the east side of Buffalo Drive, 630 feet north of Patrick Lane within Spring Valley (description on file). SS/pb/ma (For possible action) **08/15/17 PC**
  
8. **NZC-0552-17 – SUPER DUPER, LLC:**  
**ZONE CHANGE** to reclassify 3.6 acres from C-1 (Local Business) Zone to C-2 (General Commercial) Zone.  
**USE PERMITS** for the following: **1)** reduce the separation from a proposed on-premises consumption of alcohol establishment (tavern) to a residential use; **2)** reduce the separation for a proposed convenience store to a residential use; **3)** reduce the separation for a proposed gasoline service station to a residential use; **4)** reduce the separation for a proposed vehicle wash to a residential use; and **5)** allow service bay door to face a street.  
**DESIGN REVIEW** for the following: **1)** a proposed retail center; and **2)** increased finished grade. Generally located on the east side of Hualapai Way and the north side of Sunset Road within Spring Valley (description on file). SB/pb/ml (For possible action) **08/15/17 PC**
  
9. **TM-0108-17 - TODD FERGUSON AND CHINSUK KIM FAMILY TRUST:**  
**TENTATIVE MAP** consisting of 34 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone within the CMA Design Overlay District. Generally located on the north side of Windmill Lane, 600 feet east of Durango Drive within Spring Valley. SS/pb/ml (For possible action) **08/15/17 PC**

10. **TM-0110-17 – SUMMERLIN ASSET MANAGEMENT, LLC:**  
**TENTATIVE MAP** for an industrial subdivision on 2.5 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive, 630 feet north of Patrick Lane within Spring Valley. SS/pb/ma (For possible action) **08/15/17 PC**
11. **UC-0546-17 – DESANTI, MARCO A.:**  
**USE PERMITS** for the following: **1)** an accessory structure (skate ramp) that is not architecturally compatible with the principal building; **2)** increase the area of an accessory structure; and **3)** waive applicable design standards of Table 30.56-2A for an accessory structure in conjunction with an existing single family residence on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the southeast corner of Sandalwood Drive and Tenaya Way within Spring Valley. SB/al/ml (For possible action) **08/15/17 PC**
12. **VS-0522-17 – MICHAEL LORRA & MICHELLE D. LORRA:**  
**VACATE AND ABANDON** an easement of interest to Clark County located between Tara Avenue and Edna Avenue, and between Duneville Street and Westwind Road within Spring Valley (description on file). SB/tk/ml (For possible action) **08/15/17 PC**
13. **VS-0531-17 – TODD FERGUSON & CHINSUK KIM FAMILY TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Windmill Lane and Mesa Verde Lane (alignment), and between Durango Drive and Gagnier Boulevard (alignment), and a portion of a right-of-way being Windmill Lane located between Durango Drive and Gagnier Boulevard (alignment) within Spring Valley (description on file). SS/pb/ml (For possible action) **08/15/17 PC**
14. **WS-0543-17 – ROBERT CHARLES & GAIL MAUREEN BRANDYS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow an existing block wall in conjunction with an existing single family residence on 0.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Rainbow Boulevard, 625 feet north of Flamingo Road within Spring Valley. SB/md/ml (For possible action) **08/15/17 PC**

**08/16/17 BCC**

15. **UC-0014-16 (AR-0079-17) – DURANGO ARBY PLAZA, LLC:**  
**USE PERMIT APPLICATION FOR REVIEW** of a massage establishment in conjunction with an existing shopping center on 4.6 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the north side of Arby Avenue, 290 feet east of Durango Drive within Spring Valley. SS/tk/ml (For possible action) **08/16/17 BCC**
16. **DR-0556-17 – 5335 FORT APACHE, LLC:**  
**DESIGN REVIEW** for a proposed restaurant/retail building with a drive-thru on 0.4 acres within an existing shopping center in a C-2 (General Commercial) Zone in the MUD-3 Overlay District.  
**WAIVER OF CONDITIONS** of a zone change (ZC-1208-00) subject to building elevations consistent with plans submitted (concrete, stone, stucco, tiled roofs, etc.). Generally located on the west side of Fort Apache Road, 175 feet south of Hacienda Avenue within Spring Valley. SB/md/ma (For possible action)  
**08/16/17 BCC**

17. **UC-0458-15 (ET-0090-17) – CHURCH AREUMDAWOON LAS VEGAS:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a place of worship.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setback.  
**DESIGN REVIEW** for a place of worship within an existing single family residence on 2.2 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Post Road and El Camino Road (alignment) within Spring Valley. SS/tk/ml (For possible action)  
**08/16/17 BCC**
18. **TM-0111-17 – KB HOME LV BELLAZO, LLC:**  
**TENTATIVE MAP** consisting of 70 single family residential lots and common lots on 8.9 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue, 330 feet east of Tenaya Way within Spring Valley. SS/al /ml (For possible action)  
**08/16/17 BCC**
19. **ZC-0555-17 – KB HOME LV BELLAZO, LLC:**  
**ZONE CHANGE** to reclassify 8.9 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a proposed single family residential development in the CMA Design Overlay District.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** increase wall heights; **3)** alternative landscaping; **4)** modified residential curb and gutter; and **5)** modified gate geometrics.  
**DESIGN REVIEWS** for the following: **1)** a proposed single family residential development; and **2)** increase the finished grade for lots within a proposed single family residential subdivision. Generally located on the south side of Hacienda Avenue, 330 feet east of Tenaya Way within Spring Valley (description on file). SS/al/ml (For possible action) **08/16/17 BCC**
20. **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 BCC**

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: August 8, 2017

X. Adjournment

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

BOARD OF COUNTY COMMISSIONERS  
 STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair  
 SUSAN BRAGER - LARRY BROWN – JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY  
 YOLANDA KING, County Manager

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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SUSAN BRAGER - LARRY BROWN – JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY  
YOLANDA KING, County Manager