



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 Spring Mountain Rd.

Las Vegas, NV 89117

July 26, 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.

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	

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 July 12, 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 26, 2016 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

None

VI. Planning & Zoning

08/02/16 PC

1. TM-0095-16 – EQ SAHARA, LLC:

TENTATIVE MAP for a commercial subdivision on 3.1 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the east side of Rainbow Boulevard and the south side of Sahara Avenue within Spring Valley. SB/dg/ml (For possible action)

PC 8/2/16

08/16/16 PC

2. UC-0240-09 (AR-0096-16) - WW & JJ CHOI, LLC:

USE PERMITS SECOND APPLICATION FOR REVIEW for the following: **1)** allow an automobile detailing business in a C-1 zoning district; **2)** reduce separation from an automobile detailing business to a residential use; **3)** allow an automobile maintenance facility in a C-1 zoning district; **4)** allow an automobile repair facility in a C-2 zoning district; and **5)** allow an automobile minor paint and body shop within a C-2 zoning district.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation from an automobile maintenance facility to a residential use; **2)** reduce the separation from an automobile minor paint and body to a residential use; and **3)** reduce the separation from an automobile repair facility to a residential use in conjunction with shopping center on 2.5 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the west side of Decatur Boulevard, 175 feet north of Reno Avenue within Spring Valley. SS/jt/ml (For possible action) **PC 8/16/16**

3. DR-0445-16 – LAREDO PROPERTIES, LLC, ET AL.:

DESIGN REVIEW for a proposed office building in conjunction with an existing office complex on a portion of 2.6 acres in a C-P (Office & Professional) Zone in the MUD-3 Overlay District. Generally located on the west side of Montessouri Street, 200 feet south of Sahara Avenue within Spring Valley. SB/mk/ml (For possible action) **PC 8/16/16**

4. DR-0468-16 – AMITY ASSESTS, LLC:

DESIGN REVIEW to maintain an existing garage in conjunction with an office on 0.8 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Jones Boulevard and the south side of Palmyra Avenue within Spring Valley. SB/rk/ml (For possible action) **PC 8/16/16**

5. **TM-0100-16 – NEW RUSSELL ONE, LLC:**
TENTATIVE MAP for a commercial subdivision on 17.8 acres in a U-V (Urban Village – Mixed Use) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Russell Road and the east side of Rocky Hill Street within Spring Valley. SB/rk/ml (For possible action) **PC 8/16/16**

6. **UC-0440-16 – WARREN MARITAL TRUST, ET AL:**
USE PERMIT to allow a proposed food cart (taco cart) not located within an enclosed building.
DESIGN REVIEW for a proposed food cart (taco cart) in conjunction with an existing convenience store on 0.3 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue and the west side of Duneville Street within Spring Valley. SS/dg/ml (For possible action) **PC 8/16/16**

7. **UC-0452-16 – YI, JOE SIHONG SURVIVORS TRUST, ET AL:**
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 4.0 acres in a C-1 (Local Business) Zone. Generally located on the west side of Fort Apache Road and the south side of Patrick Lane within Spring Valley. SB/dg/ml (For possible action) **PC 8/16/16**

8. **UC-0461-16 – 2660 SOUTH RAINBOW INVESTMENT, LLC:**
USE PERMIT to allow a personal services business (beauty salon/day spa) including accessory massage in conjunction with an existing office complex on 1.1 acres a C-P (Office & Professional) Zone in the MUD-4 Overlay District. Generally located on the east side of Rainbow Boulevard, 100 feet north of Eldora Avenue within Spring Valley. SB/rk/ml (For possible action) **PC 8/16/16**

9. **UC-0465-16 – BENCH CORP:**
USE PERMIT for a proposed food cart/trailer not located within an enclosed building.
DESIGN REVIEW for a food cart (shaved ice) in conjunction with an existing convenience store with gasoline pumps and car wash on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Flamingo Road and El Capitan Way within Spring Valley. SB/rk/ml (For possible action) **PC 8/16/16**

10. **VS-0460-16 – ST HOLDINGS I, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Miller Lane and between Viking Road and Flamingo Road and a portion of right-of-way being Buffalo Drive located between Viking Road and Flamingo Road within Spring Valley (description on file). SB/co/ml (For possible action) **PC 8/16/16**

11. **WS-0456-16 – 6290 S. RAINBOW, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced side street (corner) setback; and **2)** reduce the setback to a right-of-way.
DESIGN REVIEW for carports in conjunction with an existing office complex on 0.7 acres in a C-P (Office & Professional) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road, 75 feet east of Rainbow Boulevard within Spring Valley. SS/rk/ml (For possible action) **PC 8/16/16**

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: August 9, 2016

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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