



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

July 31, 2018

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 Carmen Hayest at 702-371-7991 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

Mike Hessling

John Getter

Darby Johnson, Jr.

### Secretary:

Carmen Hayes 702-371-7991 [chayes70@yahoo.com](mailto:chayes70@yahoo.com)

### County Liaison:

Mike Shannon 702-455-8338 [mds@clarkcountynv.gov](mailto:mds@clarkcountynv.gov)

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- 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 10, 2018 (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

IV. Approval of Agenda for July 31, 2018 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)  
None

VI. Planning & Zoning

1. **ET-18-400163 (UC-0308-16)-COMHAR HOLDINGS JONES, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** to reduce the setback for a vehicle (automobile) wash facility from a residential use.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow alternative landscaping.  
**DESIGN REVIEW** for a proposed vehicle (automobile) wash facility on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard, 200 feet south of Flamingo Road within Spring Valley. SS/tk/ml (For possible action) 08/21/18 PC
2. **NZC-18-0475-CHAISSON BUFFALO, LLC:**  
**ZONE CHANGE** to reclassify 2.6 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Design Manufacturing) (AE-60) Zone in the CMA Design Overlay District.  
**USE PERMIT** for an office as a principal use in conjunction with an office/warehouse building.  
**DESIGN REVIEW** for a proposed office/warehouse development. Generally located on the east side of Buffalo Drive and the north side of Teco Avenue within Spring Valley (description on file). SS/rk/ml (For possible action) 08/21/18 PC
3. **NZC-18-0476-STATE OF NEVADA WATER, LLC:**  
**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone for a multiple family residential development in the CMA Design and MUD-3 Overlay Districts.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased building height; and 2) alternative landscaping.  
**DESIGN REVIEW** for a proposed multiple family residential development. Generally located on the west side of Jerry Tarkanian Way, 650 south of Oquendo Road within Spring Valley (description on file). SB/rk/ml (For possible action) 08/21/18 PC
4. **NZC-18-0478-LHSFS SUNSET HOLDINGS, LLC:**  
**ZONE CHANGE** to reclassify 18.9 acres from an R-3 (Multiple Family Residential) Zone and a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential - High Density) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased building height; and 2) reduced parking.  
**DESIGN REVIEW** for a proposed multi-family residential development in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Sunset Road and the east side of Cimarron Road within Spring Valley (description on file). SS/pb/ml (For possible action) 08/21/18 PC

5. **NZC-18-0479-FORT APACHE RENO, LLC:**  
**ZONE CHANGE** to reclassify 6.3 acres from C-2 (General Commercial) Zone to R-5 (Apartment Residential) Zone.  
**DESIGN REVIEW** for a proposed multi-family residential development in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Reno Avenue, 180 feet west of Fort Apache Road within Spring Valley (description on file). CG/pb/ml (For possible action) 08/21/18 PC
  
6. **ZC-18-0507-DIGITAL DESERT BP, LLC:**  
**ZONE CHANGE** to reclassify 42.4 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone for a mixed use development.  
**USE PERMITS** for the following: 1) a High Impact Project; 2) a mixed use development with commercial and residential components; 3) increased residential density; 4) increased building height; and 5) parking reduction.  
**DESIGN REVIEW** for a mixed use development with commercial and residential components within the CMA Design Overlay District. Generally located on the west side of Buffalo Drive between Patrick Lane and Post Road within Spring Valley (description on file). SS/al/ml (For possible action) 08/21/18 PC
  
7. **DR-18-0472-GALL, STEEVEN & KARINE:**  
**DESIGN REVIEW** to increase finished grade for lots within a proposed single family residential development on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Westwind Road and Oquendo Road within Spring Valley. SS/al/ml (For possible action) 08/22/18 BCC
  
8. **DR-18-0489-AMALGAMATED FINANCIAL TRUST, ET AL & HOLLOWAY JEFFREY K TRS:**  
**DESIGN REVIEW** for a proposed multiple family development (condominiums) on 5.0 acres in an R-4 (Multiple Family Residential) Zone and a C-2 (General Commercial) Zone within a P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the north side of Wigwam Avenue and the west side of Fort Apache Road within Spring Valley. SB/md/ja (For possible action) 08/22/18 BCC
  
9. **TM-18-500119-BIG BUFFALO, LLC & REMARK REVOCABLE TRUST:**  
**TENTATIVE MAP** consisting of 34 single family residential lots and common lots on 5.2 acres in an R-2 (Medium Density Residential) Zone within the CMA Design Overlay District. Generally located on the west side of Buffalo Drive and the north side of Oquendo Road within Spring Valley. SS/dg/ml (For possible action) 08/22/18 BCC
  
10. **VS-18-0502-BIG BUFFALO, LLC & REMARK REVOCABLE TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Russell Road and Oquendo Road, and between Buffalo Drive and Miller Lane within Spring Valley (description on file). SS/bk/ml (For possible action) 08/22/18 BCC
  
11. **WS-18-0477-SOUTHERN HILLS MEDICAL CTR, LLC & MEDICAL OFFICE BLDGS NV LEASE, ET AL:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) to allow a video message unit where not permitted; and 2) permit a monument sign with animation where not permitted.  
**DESIGN REVIEW** for a proposed monument sign with animation (video message unit) in conjunction with a hospital (Southern Hills) on 39.9 acres in a C-1 (Local Business) Zone and C-2 (General Commercial) Zone in

the CMA Design and MUD-3 Overlay Districts. Generally located on the northeast corner of Sunset Road and Fort Apache Road within Spring Valley. SB/al/ml (For possible action) 08/22/18 BCC

12. **WS-18-0497-KND REAL ESTATE 48, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified street standards.  
**DESIGN REVIEW** for proposed restaurants with drive-thru lanes on a 3.3 acre portion of an 8.2 acre site in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Russell Road within Spring Valley. SS/md/ml (For possible action) 08/22/18 BCC
13. **ZC-18-0509-BIG BUFFALO, LLC & REMARK REVOCABLE TRUST:**  
**ZONE CHANGE** to reclassify 5.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone within the CMA Design Overlay District.  
**DESIGN REVIEW** for a proposed single family residential development. Generally located on the west side of Buffalo Drive and the north side of Oquendo Road within Spring Valley (description on file). SS/dg/ml (For possible action) 08/22/18 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: August 14, 2018

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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