



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 Spring Mountain Road

Las Vegas, Nevada 89117

August 8, 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 Mike Hessling
 Dee Gatliff - Vice Chair Darby Johnson Jr.
 John Getter

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 25, 2017 (For possible action)

- IV. Approval of Agenda for August 8, 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. **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 eastside 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**
2. **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**
3. **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 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**
4. **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)
Way, 275 feet east of Jones Boulevard within Spring Valley. SS/rk/ml (For possible action) **08/16/17 BCC**

5. **NZC-0594-17 – M K A T CAPITAL GROUP, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to C-P (Office & Professional) (AE-60) Zone in the CMA Design Overlay District.
USE PERMIT for a proposed major training facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall height; and **2)** modified driveway design standards.
DESIGN REVIEW for a major training facility and office facility. Generally located on the east side of Santa Margarita Street, 300 feet south of Patrick Lane within Spring Valley (description on file). SS/pb/ml (For possible action)

6. **VS-0565-17 – MAVERIK, INC.:**
VACATE AND ABANDON a portion of a right-of-way being Russell Road located between El Camino Road and Jones Boulevard within Spring Valley (description on file). SS/co/ml (For possible action) **09/05/17 PC**

7. **VS-0569-17 – IIP DURANGO 3, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Buffalo Drive, and between Hacienda Avenue and Russell Road within Spring Valley (description on file). SS/co/ml (For possible action) **09/06/17 PC**

8. **WS-0577-17 – METZGER BRIDGET E. & DANIEL J.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced roof pitch; and **2)** allow non-compatible roofing material for an existing addition to an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Oakey Boulevard and the east side of Duneville Street within the Spring Valley. SB/lm/ml (For possible action) **09/06/17 PC**

9. **TM-0107-17 – PARDEE HOMES OF NEVADA:**
TENTATIVE MAP consisting of 74 single family lots and common lots on 7.8 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Patrick Lane, 660 feet east of Fort Apache Road within Spring Valley. SB/rk/xx (For possible action) **09/06/17 BCC**

10. **UC-0527-17 – PARDEE HOMES OF NEVADA:**
USE PERMIT for an attached (townhouse) planned unit development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** increase the number of dwelling units accessing a street; **3)** reduce street intersection off-set; **4)** reduce throat dept for a security gate; and **5)** allow non-standard street improvements.
WAIVER OF CONDITIONS of a zone change (NZC-0005-14) requiring the following **1)** provide revised Plans conforming to R-2 zoning requirements; **2)** provide a 15 foot wide landscape area with a detached sidewalk per Figure 30.64-18 along Patrick Lane; **3)** provide landscaping per Figure 30.64-11 along the west property line; and **4)** provide a minimum of 75 feet of queuing distance from the gate call box to the edge of gutter on Patrick Lane.
DESIGN REVIEWS for the following: **1)** an attached single family residential planned unit development;

And **2)** increased finished grade on 7.8 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Patrick Lane, 660 feet east of Fort Apache Road within Spring Valley. SB/rk/xx (For possible action) **09/06/17 BCC**

11. WS-0520-17 – STORYBOOK RESIDENTIAL, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow an animated sign where not permitted; **2)** allow an animated projecting sign where not permitted; **3)** increase the area of an animated sign; **4)** Reduce the setback to an animated sign; **5)** reduce the setback from a street to an animated sign; **6)** reduce the separation for a proposed animated sign from a residential development; and **7)** increase the area of a projecting sign.

DESIGN REVIEW for a comprehensive sign package in conjunction with a mixed use development on 4.3 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-3 Overlay District. Generally located on The northwest corner of Tropicana Avenue and Grand Canyon Drive within Spring Valley. SB/dg/ma (For possible action) **09/06/17 BCC**

12. ZC-0584-17 – USA:

ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.

DESIGN REVIEW for a proposed elementary school. Generally located on the north side of Tompkins Avenue, 630 feet west of Grand Canyon Drive within Spring Valley (description on file). SB/pb/ml (For possible action) **09/06/17 BCC**

VII. General Business

Update Town Advisory Board on status of 2016 - 2017 Spring Valley budget recommendations and accept public input on next funding year budget requests. (Discussion Only)

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 29, 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/>

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