



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

August 14, 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).

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#### 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

#### County Liaison:

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

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### 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 31, 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 August 14, 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. **VS-18-0536-BEHNIA, ALI M. & MAHIN FAM TR & BEHNIA MAHIN TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Wagon Trail Avenue (alignment) and between Dapple Gray Road and Quarterhorse Lane; and a portion of a right-of-way being Wagon Trail Avenue located between Sunset Road and Martin Avenue (alignment) within Spring Valley (description on file). SB/bk/ml (For possible action) **09/04/18 PC**
2. **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**
3. **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**
4. **UC-18-0482-DR D'S DYNAMITE DIRT, LLC:**  
**USE PERMITS** for the following: **1)** increased height of an existing communication tower; **2)** reduced setback from the existing residential development; and **3)** reduce number of arrays.  
**DESIGN REVIEW** for increased height of an existing communication tower (monopole) on a portion of 2.2 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road, 630 feet north of Wigwam Avenue within Spring Valley. SB/mk/ml (For possible action) **08/21/18 PC**

5. **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**
  
6. **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**
  
7. **UC-18-0516-6272 SMR, LLC:**  
**USE PERMIT** for a proposed minor training facility (security officers) within an existing office complex on 4.4 acres in a C-P (Office & Professional) Zone. Generally located on the east side of El Camino Road, 520 feet north of Spring Mountain Road within Spring Valley. SB/pb/ml (For possible action) **09/04/18 PC**
  
8. **UC-18-0523-LV OPPORTUNITY PARTNERS, LLC:**  
**USE PERMIT** for on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within an existing shopping center on a portion of 0.8 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the north side of Tropicana Avenue, 550 feet east of Grand Canyon Drive within Spring Valley. SB/gc/ml (For possible action) **09/04/18 PC**
  
9. **UC-18-0526-SOUTHERN HILLS MEDICAL CTR, LLC:**  
**USE PERMIT** to increase the number of temporary outdoor commercial events in conjunction with an existing hospital on a portion of 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 north side of Sunset Road and the east side of Fort Apache Road within Spring Valley. SB/jvm/ml (For possible action) **09/04/18 PC**
  
10. **UC-18-0550-AC INVESTMENT, LLC:**  
**USE PERMIT** for a recreational facility (escape rooms) within a portion of an existing office complex on 1.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Durango Drive, 1,250 feet north of Desert Inn Road within Spring Valley. SB/lm/ml (For possible action) **09/04/18 PC**
  
11. **WS-18-0545-KOSTA PROPERTY GROUP, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced side setback for a proposed porte-cochere; and **2)** increase building height in conjunction with a proposed single family residence on 0.7 acres an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Rosanna Street, 200 feet south of Eldora Avenue within Spring Valley. SB/rk/ml (For possible action) **09/04/18 PC**

12. **ZC-18-0562-MY LAND, LLC:**  
**ZONE CHANGE** to reclassify 4.5 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modified CMA Design Overlay District standards; and **2)** modified driveway design standards.  
**DESIGN REVIEW** for a proposed commercial building. Generally located on the north side of Rafael Rivera Way and the west side of Gagnier Boulevard (alignment) within Spring Valley (description on file). SS/rk/ml  
(For possible action) **09/05/18 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 28, 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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