



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 Spring Mountain Road

Las Vegas, Nevada 89117

September 12, 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](mailto: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 August 29, 2017 (For possible action)

IV. Approval of Agenda for September 12, 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-0651-17 – DOUMANI DOMINIQUE LIVING TRUST:**

**USE PERMITS** for the following: **1)** proposed convenience store; **2)** proposed gasoline station; **3)** proposed vehicle wash; and **4)** reduce the separation from a gasoline station and vehicle wash (car wash) to a residential use.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** roofline variation; **2)** allow vivid colors (green and blue); and **3)** modified street improvement standards.

**WAIVERS OF CONDITIONS** of a zone change (ZC-1366-07) requiring the following: **1)** bollards and curbs will be installed to block the cross access driveways to prevent cut-throughs to the undeveloped land until adjacent commercial developments are built; **2)** developers will erect a retaining wall along the exterior parking areas adjacent to Jones Boulevard and Russell Road and provide sloped desert landscaped berms rising an approximate amount from the sidewalk not to exceed 36 inches; **3)** tenant for the building featuring a drive-thru agrees that it shall not operate 24 hours a day and will provide on-site security; **4)** provide a complete building materials list that includes natural subtle desert colors a combination of stucco, stone, and decorative wood exteriors; **5)** install any required security blockade of any small space that may come to exist when adjacent commercial development is built to prevent hidden spaces or unattractive “dead space” between buildings; **6)** maximum building height of 18 feet measured from the slab; and **7)** additional right-of-way as required on Jones Boulevard for right turn lane.

**DESIGN REVIEWS** for the following: **1)** proposed convenience store; **2)** proposed gasoline station; **3)** proposed vehicle wash; and **4)** allow vivid colors (blue and green) for the exterior building elevations of the car wash on a 1.8 acre parcel in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Jones Boulevard and Russell Road within Spring Valley. SS/mk/ja (For possible action) **09/20/2017 BCC**

2. **ZC-0664-17 – SPIRITUAL ASSEMBLY OF THE BAHAIS OF SPRING VALLEY:**

**ZONE CHANGE** to reclassify 2.1 acres from R-E (Rural Estates Residential) Zone and C-1 (Local Business) Zone to R-2 (Medium Density Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; and **2)** allow modified street standards.

**DESIGN REVIEWS** for the following: **1)** a proposed single family residential development; and **2)** increased finished grade. Generally located on the southeast corner of Saddle Avenue and Duneville Street within Spring Valley (description on file). SB/md/ja (For possible action) **09/20/2017 BCC**

3. **ZC-0665-17 – TONY CHEN – CHANG WU:**

**ZONE CHANGE** to reclassify 1.0 acre from R-1 (Single Family Residential) Zone to R-2 (Medium Density Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; and **2)** allow modified street standards.

**DESIGN REVIEW** for a proposed single family residential development. Generally located on the southwest corner of Viking Road and Duneville Street within Spring Valley (description on file). SB/md/ml (For possible action) **09/20/2017 BCC**

4. **UC-0671-17 – THE KAREN SMITH REVOCABLE LIVING TRUST:**

**USE PERMIT** to allow an existing accessory building not architecturally compatible with the principal building.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks for existing accessory structures; **2)** reduce the required separation between an existing accessory structure and a single family residence; **3)** reduce roof pitch for an existing room addition to a single family residence; and **4)** allow a non-decorative metal roof on an existing room addition on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located 300 feet west of Rainbow Boulevard, 295 feet south of Flamingo Road on Pleasant View Avenue within Spring Valley. SS/rk/ma (For possible action) **10/03/17 PC**

5. **UC-0697-17 – RODMAN, JACOB & SAMANTHA:**

**USE PERMIT** to allow an existing accessory structure not architecturally compatible with the principal dwelling in conjunction with an existing single family residence.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for an existing accessory structure on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Ali Baba Lane, 45 feet west of Pipestone Pass Street within Spring Valley. SB/lm/ma (For possible action) **10/03/17 PC**

6. **UC-0714-17 – AMERICAN MANAGEMENT INVESTMENT, LLC:**

**USE PERMITS** for the following: **1)** proposed hookah lounge; **2)** proposed on-premises consumption of alcohol establishment (supper club); and **3)** reduced separation from an on-premises consumption of alcohol establishment (supper club) to a residential use within an existing shopping center on a portion of 2.1 acres in a C-1 (Local Business) Zone. Generally located on the east side of Jones Boulevard, 300 feet south of Desert Inn Road within Spring Valley. sb/pb/ma (For possible action) **10/03/17 PC**

7. **VS-0672-17 – RYLAND HOMES NEVADA, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Bryan's Cove Avenue and Post Road, and between Cypress Springs Circle and Durango Drive within Spring Valley (description on file). SB/co/ma (For possible action) **10/03/17 PC**

8. **VS-0682-17 – CHIA LEE HOLDINGS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Concho Lane and Spring Mountain Road, and between El Camino Road and Torrey Pines Drive within Spring Valley (description on file). SB/co/ja (For possible action) **10/03/17 PC**

9. **UC-0933-14 (AR-0128-17) – HUALAPAI ASSOCIATES, LLC:**

**USE PERMIT FIRST APPLICATION FOR REVIEW** for a massage establishment in conjunction with an existing commercial/office complex on 1.7 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District.

Generally located on the east side of Hualapai Way and the south side of Twain Avenue within Spring Valley. SB/tk/xx (For possible action) **10/04/17 BCC**

10. **DR-0676-17 – IIP DURANGO 3, LLC:**  
**DESIGN REVIEW** for a comprehensive sign plan in conjunction with an existing office complex on 8.1 acres in a C-P (Office & Professional) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of Hacienda Avenue within Spring Valley. SS/gc/ma (For possible action) **10/04/17 BCC**
11. **TM-0140-17 - KB HOME LV AMIZADE, LLC:**  
**TENTATIVE MAP** consisting of 172 single family residential lots and common lots on 25.2 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 Russell Road and the west side of Bonita Vista Street (alignment) within Spring Valley. SB/pb/xx (For possible action) **10/04/17 BCC**
12. **TM-0144-17 – KB HOME LV LIANNA, LLC:**  
**TENTATIVE MAP** consisting of 114 single family residential lots and common lots on 14.3 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 Diablo Drive, 325 feet west of Jerry Tarkanian Way within Spring Valley. SB/rk/xx (For possible action) **10/04/17 BCC**
13. **VS-0713-17 - KB HOME LV AMIZADE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Russell Road and Oquendo Road (alignment), and between Bonita Vista Street (alignment) and El Capitan Way and a portion of a right-of-way being Bonita Vista Street located between Russell Road and Oquendo Road (alignment) within Spring Valley (description on file). SB/pb/xx (For possible action) **10/04/17 BCC**
14. **WS-0690-17 – 215 CURVE, LLC, ET AL:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow alternative landscaping; and **2)** modified CMA Design Overlay District standards.  
**DESIGN REVIEW** for modifications to a previously approved shopping center on 14.0 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the south side of Sunset Road and the east side of Rafael Rivera Way within Spring Valley. SB/rk/ma (For possible action) **10/04/17 BCC**
15. **ZC-0712-17 – KB HOME LV AMIZADE, LLC:**  
**ZONE CHANGE** to reclassify 25.2 acres from R-E (Rural Estates Residential) Zone and R-2 (Medium Density Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development in the CMA Design and MUD-3 Overlay Districts.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce front setback; **2)** reduce throat depth for a gate; and **3)** modified street improvement standards.  
**DESIGN REVIEW** for a proposed single family residential development. Generally located on the south side of Russell Road and the west side of Bonita Vista Street (alignment) within Spring Valley (description on file). SB/pb/xx (For possible action) **10/04/17 BCC**

16. **ZC-0727-17 – KB HOME LV LIANNA, LLC:**  
**ZONE CHANGE** to reclassify 14.3 acres from P-F (Public Facility) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce front setback; **2)** increased wall height; **3)** reduce throat depth for a gate; **4)** reduce street intersection off-set; and **5)** modified street improvement standards.  
**DESIGN REVIEW** for the following: **1)** a proposed single family residential development; and **2)** increased finished grade on a 14.3 acre site in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Diablo Drive, 325 feet west of Jerry Tarkanian Way within Spring Valley (description on file).  
SB/rk/xx (For possible action) **10/04/17 BCC**

VII. General Business

**Action Item – Discuss and make recommendations regarding 2017 -2018 Town Advisory Board Budget Request.**

- 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: September 26, 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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