



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 Spring Mountain Road

Las Vegas, Nevada 89117

September 26, 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

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

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 and September 12, 2017 (For possible action)

IV. Approval of Agenda for September 26, 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)

Rock 'n' Roll Marathon Sunday, November 12, 2017

VI. Planning & Zoning

1. **TM-0146-17 – IIP DURANGO 3, LLC:**
TENTATIVE MAP for a commercial subdivision on 8.0 acres in a C-P (Office & Professional) Zone in the CMA Design Overlay District. Generally located on southeast corner of Hacienda Avenue and Durango Drive within Spring Valley. SS/lm/ml (For possible action) **10/03/17 PC**
2. **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**
3. **DR-0736-17 – HENG BANG EXPO, LLC:**
DESIGN REVIEW for a proposed office warehouse building on 1.9 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Sobb Avenue, 680 feet west of Rainbow Boulevard within Spring Valley. SS/al/ja (For possible action) **10/17/17 PC**
4. **DR-0744-17 – DIGNITY HEALTH:**
DESIGN REVIEW to amend an approved comprehensive sign plan to add a freestanding sign for an existing hospital (St. Rose Dominican Hospital – San Martin Campus) on 30.3 acres in a C-P (Office & Professional) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northwest corner of Warm Springs Road and Cimarron Road within Spring Valley. SS/al/ja (For possible action) **10/18/17 BCC**
5. **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) **10/18/17 BCC**

6. **UC-0762-17 – RIJ OQUENDO, LLC:**

USE PERMIT to increase the height of an ornamental spire.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase block wall height; **2)** eliminate cross access; **3)** reduce parking; **4)** parking lot landscaping; and **5)** modified street standards.

DESIGN REVIEWS for the following: **1)** a proposed place of worship; and **2)** a proposed outdoor water feature.

WAIVERS OF CONDITIONS of a zone change (ZC-1744-03) for the following: **1)** landscaping widths and detached sidewalk as depicted per plans along Oquendo Road and Durango Drive with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area; as shown on plans, **2)** ten foot wide landscape area along the west property line with an intense buffer per Figure 30.64-12; **3)** redesigning the site to eliminate and relocate two-way drive and parking directly west of in-line retail Building “E” to make the parking more useable and reduce any noise impacts that may affect future residential development to the west; **4)** recording perpetual cross access, ingress/egress, and parking easements with the property to the north; **5)** repositioning the proposed Building “G” to the south of Building “F” (mirror image) so that the proposed roll-up doors will not face the north property line and the roll-up doors facing the west property line will be screened by Building “E”; **6)** all proposed roll-up overhead doors to be painted a light, warm color consistent with the color palette used on all buildings; **7)** all building elevations visible from a public right-of-way to have a landscape area or raised sidewalk along the base of the buildings to separate buildings and parking areas (no pavement intended for parking adjacent to buildings) with exception permitted for drive-thru lanes; **8)** providing consistent architecture with enhanced architectural elements that unify the site, such as the roof elements, stucco pop-outs, and cornice details, as depicted per plans, and consistent landscaping throughout with enhanced paving at vehicular entrances and pedestrian crossings; **9)** rear elevation on Building “E” (facade facing future residential development to the west) to have stucco pop-outs and other creative enhancements to further articulate that elevation and ensure consistency with primary elevation; **10)** design review as a public hearing on all future buildings to ensure compliance and consistency with these conditions; and **11)** Buildings “A” and “C” may require additional land use applications and any architectural elements, including roof element for gasoline canopy to be consistent with all buildings on-site on 4.2 acres in a C-2 (General Commercial) Zone within the CMA Design and MUD-3 Overlay Districts. Generally located on the northwest corner of Durango Drive and Oquendo Road within Spring Valley. SB/md/ja (For possible action) **10/18/17 BCC**

7. **WS-0767-17 – TRAN, SONNY:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** roof pitch; and **2)** reduce setback for an existing addition to an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Wrangler Street, 455 south of Edna Avenue within Spring Valley. SB/md/ja (For possible action) **11/07/17 PC**

VII. General Business

Action Item – Appoint a representative and alternate for the Community Development Advisory Committee (CDAC) for 2017/2018

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YOLANDA KING, County Manager

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: October 10, 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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