



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 Spring Mountain Road

Las Vegas, Nevada 89117

October 10, 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:

Carmen Hayes 702-371-7911 [chayes@yahoo.com](mailto:chayes@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

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 September 26, 2017 (For possible action)

IV. Approval of Agenda for October 10, 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 - MARILYN KIRKPATRICK - MARY BETH SCOW - LAWRENCE WEEKLY  
YOLANDA KING, County Manager

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.  
(for discussion)

**Next Spring Valley Town Advisory Board meeting will be on Wednesday, November 1, 2017 due to Halloween.**

VI. Planning & Zoning

1. **DR-0795-17 – ORO SAHARA PRIME, LLC:**  
**DESIGN REVIEW** for a proposed restaurant building with drive-thru (Starbucks) within an existing shopping center on a portion of 8.3 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue, 175 feet east of Durango Drive within Spring Valley. SB/rk/ma (For possible action) **11/07/17 PC**
2. **UC-0779-17 – 1ST CHOICE SERIES IV, LLC:**  
**USE PERMITS** for the following: **1)** allow an existing accessory apartment not architecturally compatible with the principal structure; and **2)** allow an existing accessory structure (storage building) not architecturally compatible with the principal structure.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks for an existing accessory apartment, existing accessory structure (storage building), existing carport, and existing patio cover in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the northeast corner of Lindell Road and Spitze Drive within Spring Valley. SB/gc/ml (For possible action) **11/07/17 PC**
3. **UC-0798-17 – PLAZA BONITA, LLC:**  
**USE PERMIT** to waive the required 48 inch wide pedestrian access around the perimeter of the outside dining area.  
**WAIVER OF DEVELOPMENT STANDARDS** allow reduced landscaping along the street frontages.  
**DESIGN REVIEW** for a proposed restaurant building with drive-thru (Starbucks) within an existingshopping center on 3.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of South Rainbow Boulevard and the south side of Flamingo Road within Spring Valley. SS/rk/ja (For possible action) **11/07/17 PC**
4. **DR-0788-17 – PROFESSIONAL WAREHOUSE OFFICE CONDOS, LLC:**  
**DESIGN REVIEW** for a comprehensive sign plan in conjunction with an existing office condominium complex on 2.1 acres in a C-P (Office & Professional) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Post Road and Tenaya Way within Spring Valley. SS/gc/ml (For possible action) **11/08/17 BCC**
5. **DR-0792-17 – VITTORIO HOLDING, LLC, ET AL:**  
**DESIGN REVIEW** for a comprehensive sign package for an existing retail building within a retail commercial center on 3.6 acres in a C-1 (Local Business) Zone and C-1 (Local Business) (AE-60) Zone in the CMA Design

Overlay District. Generally located on the north side of Russell Road and the west side of Jones Boulevard within Spring Valley. SS/lm/ml (For possible action) **11/08/17 BCC**

6. **UC-0787-17 – TENAYA LOFTS, LLC:**

**USE PERMITS** for the following: **1)** increase manager’s unit area; and **2)** waive mixed use development design standards.

**DESIGN REVIEWS** for the following: **1)** modify an approved office/warehouse complex with manager’s units; and **2)** modify a parking lot on a portion of 5.6 acres in conjunction with an existing office/warehouse complex with manager’s units in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Tenaya Way, 660 feet north of Sunset Road within Spring Valley. SS/lm/ml (For possible action) **11/08/17 BCC**

7. **UC-0801-17 – MASJID TAWEED, ET AL:**

**USE PERMIT** for an expansion to a place of worship.

**DESIGN REVIEW** for the conversion of an existing office building to a place of worship (ancillary uses only) on 1.7 acres in a C-P (Office & Professional) Zone.

Generally located on the north side of Viking Road, 280 feet west of Jones Boulevard within Spring Valley. SB/rk/ml (For possible action) **11/08/17 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: November 1, 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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