



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

November 28, 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 Carmen Hayest at 702-371-7991 phone number and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members:

Angie Heath Younce – Chair

Dee Gatliff - Vice Chair

Mike Hessling

John Getter

Darby Johnson, Jr.

Secretary:

Carmen Hayes 702-371-7991 chayes@yahoo.com

County Liaison:

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

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 November 14, 2017 (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 November 28, 2017 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

None

VI. Planning & Zoning

1. **TM-0169-17 – DALACAS FAMILY, LP, ET AL:**
TENTATIVE MAP consisting of 20 single family residential lots and common lots on 2.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Laredo Street and the east side of Duneville Street within Spring Valley. SB/rk/ml (For possible action) **12/06/17 BCC**
2. **VS-0898-17 - DALACAS FAMILY, LP, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Laredo Street and Eldora Avenue, and between Duneville Street and Westwind Road within Spring Valley (description on file). SB/rk/ml (For possible action) **12/06/17 BCC**
3. **WS-0899-17 – DALACAS FAMILY, LP, ET AL:**
WAIVER OF DEVELOPMENT STANDARDS for modified street improvement standards in conjunction with a proposed single family residential development.
DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and **2)** increase finished grade on 2.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Laredo Street and the east side of Duneville Street within Spring Valley. SB/rk/ml (For possible action) **12/06/17 BCC**
4. **DR-0959-17 – PENNANT FORT APACHE, LLC, ET AL:**
DESIGN REVIEW for proposed commercial buildings on a portion of 8.9 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the west side of Fort Apache Road, 190 feet north of Russell Road within Spring Valley. SB/md/ml (For possible action) **12/19/17 PC**
5. **VS-0938-17 - 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) **12/19/17 PC**
6. **VS-0947-17 – VESICA ALLIANCE, LTD:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Post Road, and between Riley Street and Durango Drive within Spring Valley (description on file). SB/co/ml (For possible action) **12/19/17 PC**
7. **VS-0976-17 – EQ DURANGO, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Teco Avenue and Sunset Road, and between Durango Drive and Butler Street (alignment) within Spring Valley (description on file). SS/co/ml (For possible action) **12/19/17 PC**

8. **WS-0937-17 – HICKS MARK E. & KRISTIN M.:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the side setback for a proposed addition (casita) to an existing single family residence on 0.1 acres in and R-1 (Single Family Residential) Zone. Generally located on the south side of Endora Drive and 195 feet east of Avila Street within Spring Valley. SB/mk/ml (For possible action) **12/19/17 PC**

9. **DR-0963-17 –SPIRITUAL ASSEMBLY OF THE BAHAIS OF SPRING VALLEY:**
DESIGN REVIEWS for the following: **1)** revised residential models; and **2)** modifications to an approved single family residential development on 2.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Saddle Avenue and Duneville Street within Spring Valley. SB/al/ml (For possible action) **12/20/17 BCC**

10. **TM-0184-17 - SPIRITUAL ASSEMBLY OF THE BAHAIS OF SPRING VALLEY:**
TENTATIVE MAP consisting of 14 single family residential lots and common lots on 2.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Saddle Avenue and Duneville Street within Spring Valley. SB/al/ml (For possible action) **12/20/17 BCC**

11. **WS-0962-17 – QUICK N CLEAN 52, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** a proposed video message unit where not permitted; and **2)** increase animated sign area.
DESIGN REVIEWS for the following: **1)** signage; and **2)** lighting in conjunction with a vehicle wash on 1.3 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard, 300 feet south of Patrick Lane within Spring Valley. SS/al/ml (For possible action) **12/20/17 BCC**

12. **WS-0983-17 – DURANGO 4.15, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot landscape island fingers for some of the parking spaces; **2)** waive the request to provide a pedestrian walkway between an adjacent bust stop on Russell Road and the proposed convenience store; **3)** roofline variation; and **4)** allow modified street improvements standards.
DESIGN REVIEWS for the following: **1)** proposed convenience store; and **2)** proposed gasoline station on 4.1 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northwest corner of Durango Drive and Russell Road the side of within Spring Valley. SB/mk/ml (For possible action) **12/20/17 BCC**

13. **VS-0877-17 – KGS INVESTMENTS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Ponderosa Way and Oquendo Road, and between El Camino Road and Mann Street (alignment) within Spring Valley (description on file). SS/co/ja (For possible action) **12/05/17 PC**

14. **VS-0878-17 – KGS INVESTMENTS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Ponderosa Way (alignment), and between El Camino Road and Bronco Street within Spring Valley (description on file). SS/co/ja (For possible action) **12/05/17 PC**

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: December 12, 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/>