



# Spring Valley Town Advisory Board

March 14, 2017

## MINUTES

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Board Members:      John Getter – **PRESENT**                      Darby Johnson, Jr. – **PRESENT**  
                                 Dee Gatliff – Vice Chair – **EXCUSED**      Angie Heath Younce – Chair – **PRESENT**  
                                 Mike Hessling – **PRESENT**

Secretary:              Kitty Hearst (702)255-5440 ladyengineer@embarqmail.com **PRESENT**

County Liaison:        Mike Shannon, 702 455-8338, [mds@clarkcountynv.gov](mailto:mds@clarkcountynv.gov) **PRESENT**

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I. Call to Order, Pledge of Allegiance and Roll Call

**Angie Heath Younce called the meeting to order at 6:35pm**

II. Public Comment

**None**

III. Approval of February 14, 2017 Minutes

**Moved by: John Getter**

**Action: Approved**

**Vote: 4/0 Unanimous**

IV. Approval of Agenda for February 28, 2017

**Moved by: John Getter**

**Action: Approved with staff conditions and agenda modified with items as noted below:**

**Item #6 VS0114-17 instead as listed on the Agenda as VS0114-16.**

**Item #11 Agenda BCC (April) March 22, 2017.**

**Vote: 4/0 Unanimous**

V. Informational Items

**NONE Per. Mike Shannon**

VI Planning & Zoning

1. **1 UC-0895-16 – SDSW2, LLC:**  
**HOLDOVER USE PERMIT** to increase the height of a proposed hotel.

**WAIVER OF CONDITIONS** to a zone change (ZC-0613-04) requiring full off-site improvements.

**WAIVER OF DEVELOPMENT STANDARDS** to waive sidewalks adjacent to a street (Rafael Rivera Way).

**DESIGN REVIEW** for a proposed hotel on a 2.4 acre portion of a 20.4 acre parcel 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/al/ml (For possible action) **3/22/17 BCC**

**Moved by: John including motion after approving agenda to amend agenda to hear items #1, 2 & 10 on item #1.**

**Action: Approved with staff conditions.**

**Vote: 4/0 Unanimous**

2. **DR-0896-16 – SDSW2, LLC:**

**HOLDOVER DESIGN REVIEW** for a proposed retail center on a 3.0 acre portion of a 20.4 acre parcel 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 west side of Riley Street (alignment) within Spring Valley. SB/al/mcb (For possible action) **3/22/17 BCC**

**This item related to Items 1 & 10**

**Moved by: Darby**

**Action: Approved with staff conditions**

**Vote: 4/0 Unanimous**

3. **TA-0113-17 – TENAYA LOFTS, LLC:TEXT AMENDMENT** to amend Chapter 30.44, Table 30.44-1 to modify the conditions for a Manager’s Unit. (For possible action) **04/04/17 PC**

**Moved by: John**

**Action: Approved with staff conditions & recommended further consideration to MUD overlays review because of its complexity.**

**Vote: 4/0 Unanimous**

4. **UC-0100-17 – THE WEST SAHARA PROMENADE COMPANY, LLC:**

**USE PERMIT** for a proposed on-premises consumption of alcohol establishment (supper club) within an existing shopping center on a portion of 8.0 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue and the east side of Cimarron Road within Spring Valley. SB/gc/mcb (For possible action) **04/04/17 PC**

**Moved by: Darby**

**Action: Approved with staff conditions**

**Vote: 4/0 Unanimous**

5. **UC-0123-17 – TAKO, LLC:**

**USE PERMIT** for a proposed day spa within an existing office building on 1.9 acres in a C-P (Office Professional) Zone. Generally located on the north side of Flamingo Road and 300 feet east of Duneville Street within Spring Valley. SB/pb/ma (For possible action) **04/04/17 PC**

**Moved by: Angie**

**Action: Approved with staff conditions**

**Vote: 4/0 Unanimous**

6. **VS-0114-17 – FLAMINGO BELTWAY 215, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Flamingo Road and I-215, and between Grand Canyon Drive (alignment) and Eula Street within Spring Valley (description on file). SB/jvm/ma (For possible action) **04/04/17 PC**

**Moved by: Angie**

**Action: Approved with staff conditions**

**Vote: 4/0 Unanimous**

7. **VS-0118-17 – CRP/CALIDA FLAMINGO HUALAPAI OWNER, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Hualapai Way located between Rochelle Avenue and Flamingo Road and a portion of a right-of-way being Flamingo Road located between Hualapai Way and Eula Street within Spring Valley (description on file). SB/co/mcb (For possible action) **04/04/17 PC**

**Moved by: John**

**Action: Approved with staff conditions**

**Vote: 4/0 Unanimous**

8. **WS-0124-17 – M & M RAINBOW CENTER, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking.  
**DESIGN REVIEW** for an addition to an existing building within an existing office/retail complex on 0.2 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located 200 feet west of Rainbow Boulevard and 550 feet north of Patrick Lane within Spring Valley. SS/gc/ma (For possible action) **04/04/17 PC**

**Moved by: John**

**Action: Approved with staff conditions**

**Vote: 4/0 Unanimous**

9. **DR-0110-17 – TEN15 BUFFALO WARM SPRINGS, LLC:**  
**DESIGN REVIEW** for a commercial pad site building with outside dining within an existing shopping center on a portion of 2.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive, 300 feet south of Warm Springs Road within Spring Valley. SS/gc/mcb (For possible action) **04/05/17 BCC**

**Moved by: Angie**

**Action: Approved with staff recommendations**

**Vote: 4/0 Unanimous**

10. **UC-0121-17 – SDSW 2, LLC:**  
**USE PERMIT** to increase building height.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the number of trees required for street landscaping; **2)** allow non-standard improvements (landscaping) within the right-of-way (Rafael Rivera Way); and **3)** waive off-site improvements (sidewalk) along Rafael Rivera Way.  
**DESIGN REVIEW** for a proposed shopping center on a 14.0 acre portion of a 20.4 acre parcel 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/mcb (For possible action) **04/05/17 BCC**

**Item related to items 1 & 2**

**Moved by: Darby**

**Action: Approved with staff conditions**

**Vote: 4/0 Unanimous**

11. **ZC-0081-17 – SUNSET & DURANGO PARTNERS, LLC: (Held over from February 28, 2017)**  
**ZONE CHANGE** to reclassify 10.5 acres from R-5 (Apartment Residential) Zone to C-2 (General Commercial) Zone for a future commercial development in the CMA Design and MUD-2 Overlay Districts. Generally located on the north side of Sunset Road, 400 feet west of Durango Drive within Spring Valley (description on file). **03/22/17 BCC**

**This item was rolled over from February 28, 2017 meeting**

**Moved by: John**

**Action: Approved with staff conditions**

**Vote: 4/0 Unanimous**

VII General Business

**None**

VIII Public Comment

**None**

IX. Next Meeting Date

**The next regular meeting will be March 28, 2017, at 6:30pm**

X Adjournment

**Moved by: Angie**

**Approved**

**Vote: 4/0 Unanimous**

**The meeting was adjourned at 7:50 p.m.**

**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/>

**BOARD OF COUNTY COMMISSIONERS**

STEVEN SISOLAK, Chair—CHRIS GIUNCHIGLIANI, Vice-Chair

SUSAN BRAGER—LARRY BROWN—MARILYN KIRKPATRICK—MARY BETH SCOW—LAWRENCE WEEKLY

DON BURNETTE, County Manager