



Spring Valley Town Advisory Board

Desert Breeze Community Center
8275 W. Spring Mountain Rd
Las Vegas, NV 89117

July 9, 2019
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 Hayes at 702-371-7991 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members: Darby Johnson, Jr. – Chair Yvette Williams – Vice Chair
 Angie Heath Younce Catherine Godges
 Rodney Bell

Secretary: Carmen Hayes 702-371-7991 chayes70@yahoo.com

County Liaison: Mike Shannon 702-455-8338 mds@clarkcountynv.gov

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- 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 June 25, 2019 (For possible action)

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES – MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

IV. Approval of Agenda for July 9, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

- None

VI. Planning & Zoning

1. **VS-19-0415-COUNTY OF CLARK (PUBLIC WORKS):**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Tenaya Way, and between Patrick Lane and Oquendo Road within Spring Valley (description on file). MN/sv/ma (For possible action) **08/06/19 PC**
2. **NZC-19-0449-DEAN JERRY & DEANNA FAMILY TRUST EXEMPTION TR ETAL & DEAN DEANNA S TRS:**
ZONE CHANGE to reclassify a 4.6 acre portion of a 12.8 acre site from M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone to C-2 (General Commercial) Zone and C-2 (General Commercial) (AE-60) Zone.
USE PERMITS for the following: **1)** condominium hotel; and **2)** lodging, long/short term.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; and **2)** increase building height.
DESIGN REVIEW for a condominium hotel, lodging long/short term, and retail center on 12.8 acres. Generally located on the north side of Russell Road and the west side of Decatur Boulevard within Spring Valley (description on file). MN/rk/ma (For possible action) **08/06/19 PC**
3. **UC-19-0472-WINNER PROPERTIES, LLC:**
USE PERMITS to allow the following: **1)** personal services (beauty salon); and **2)** permanent make-up within an existing office and commercial complex on a portion of 7.8 acres in a C-P (Office and Professional) Zone. Generally located on the south side of Sahara Avenue and the west side of Miller Lane within Spring Valley. JJ/jor/ma (For possible action) **08/06/19 PC**
4. **WS-19-0454-ZHANG GAN SHENG:**
WAIVER OF DEVELOPMENT STANDARDS to reduce net lot area for a proposed single family residential minor subdivision on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the south side of Patrick Lane and east side of Sorrel Street within Spring Valley. MN/sd/ma (For possible action) **08/06/19 PC**
5. **AR-19-400086 (UC-0014-16)-KLOSSCO DURANGO, LLC:**
USE PERMIT SECOND APPLICATION FOR REVIEW of a massage establishment in conjunction with an existing shopping center on 4.6 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the north side of Arby Avenue, 290 feet east of Durango Drive within Spring Valley. MN/sv/ja (For possible action) **08/07/19 BCC**

6. **ZC-19-0448-ROBINDALE INDUSTRIAL PARK, LLC:**
ZONE CHANGE to reclassify 4.1 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone in the CMA Design Overlay District.
WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway geometrics.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** a proposed shopping center. Generally located on the west side of Durango Drive and the south side of Hacienda Avenue within Spring Valley (description on file). JJ/rk/ma (For possible action) **08/07/19 BCC**

7. **ZC-19-0469-MILLER, ROBERT F. & MARY B. 2018 REVOCABLE TRUST & MILLER, ROBERT F. & MARY B. TRS:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to C-1 (Local Business) (AE-60) Zone for future development. Generally located on the south side of Quail Avenue, approximately 267 feet east of Rainbow Boulevard within Spring Valley (description on file). MN/sd/ma (For possible action) **08/07/19 BCC**

8. **AR-19-400070 (UC-0487-17)-SHOPS AT GRAND CANYON 14 SYNDICATIONS GROUP, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a proposed massage establishment within an existing shopping center on a portion of 2.9 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located 600 feet south of Flamingo Road, 400 feet east of Eula Street within Spring Valley. JJ/bb/ja (For possible action) **07/17/19 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: July 30, 2019

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/>

BOARD OF COUNTY COMMISSIONERS
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