



# Spring Valley Town Advisory Board

Desert Breeze Community Center  
8275 West Spring Mountain Road  
Las Vegas, NV 89103

September 10, 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](http://www.clarkcountynv.gov).

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Board Members:	Darby Johnson, Jr. – Chair Angie Heath Younce Rodney Bell	Yvette Williams – Vice Chair Catherine Godges
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Secretary: Carmen Hayes 702-371-7991 [chayes70@yahoo.com](mailto:chayes70@yahoo.com)

County Liaison: Mike Shannon 702-455-8338 [mds@clarkcountynv.gov](mailto: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 August 27, 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 September 10, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
  - Enterprise Land Use Plan Open House September 18, 2019 from 4 pm to 7 pm at the Windmill Library, 7060 West Windmill Lane.

VI. Planning & Zoning

1. **UC-19-0583-JONES PLAZA PROPERTY, LLC:**  
**USE PERMIT** for a hospice care facility.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: 1) a proposed hospice care facility within an existing office building; and 2) modification to existing site parking and parking lot landscaping on a portion of 2.1 acres in a CRT (Commercial Residential Transition) Zone and R-1 (Single Family Residential) Zone in the CMA Design Overlay District. Generally located on the east side of Jones Boulevard and the north side of Dewey Drive within Spring Valley. MN/lm/ja (For possible action) **09/17/19 PC**
2. **DR-19-0640-PURPLE ONE PROPERTIES, LLC:**  
**DESIGN REVIEW** for a commercial building on 1.0 acre in a C-1 (Local Business) Zone. Generally located on the northeast corner of Durango Drive and Edna Avenue within Spring Valley. JJ/sd/jd (For possible action) **10/01/19 PC**
3. **UC-19-0650-B33 RENAISSANCE WEST, LLC:**  
**USE PERMIT** for a major training facility (massage school) within an existing shopping center on 16.4 acres in a C-2 (Commercial General) Zone. Generally located on the north side of Flamingo Road and the west side of Decatur Boulevard within Spring Valley. JJ/nr/jd (For possible action) **10/01/19 PC**
4. **WS-19-0613-PINE PLAZA RETAIL L P:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow wall signs to face an adjacent residential development.  
**DESIGN REVIEW** for proposed wall signs in conjunction with an existing retail shopping center on 4.0 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Patrick Lane and Fort Apache Road within Spring Valley. JJ/sd/jd (For possible action) **10/01/19 PC**
5. **DR-19-0600-JO FAM PROPERTY, LLC:**  
**DESIGN REVIEW** for proposed signage in conjunction with an approved convenience store with gasoline station on a portion of 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Fort Apache Road and the north side of Maule Avenue within Spring Valley. JJ/lm/jd (For possible action) **10/02/19 BCC**

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

- 6. **UC-19-0626-F.C. DEVELOPMENT PROPERTIES, LLC:**  
**USE PERMIT** for a marijuana establishment (dispensary).  
**DESIGN REVIEW** for an exterior remodel (façade) of an existing commercial building within a shopping center on 0.9 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located 350 feet south of Flamingo Road, 280 feet east of Grand Canyon Drive within Spring Valley. JJ/pb/jd (For possible action) **10/02/19 BCC**
  
- 7. **UC-19-0627-F.C. DEVELOPMENT PROPERTIES, LLC:**  
**USE PERMIT** for a proposed marijuana establishment (retail marijuana store) in conjunction with an existing commercial building within a shopping center on 0.9 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located 350 feet south of Flamingo Road, 280 feet east of Grand Canyon Drive within Spring Valley. JJ/pb/jd (For possible action) **10/02/19 BCC**

VII. General Business

- 1. Review FY 2019 budget request(s) and take public input regarding suggestions for FY 2021 budget request(s). (For possible action).

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: September 24, 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  
 MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair  
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 YOLANDA KING, County Manager