



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

June 30, 2020

6:30pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) 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 the Board of County Commissioners' Zoning Commission (BCC) or the 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 a 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, TDD at (702) 385-7486, or Relay Nevada toll-free at (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 or chayes70@yahoo.com and is will be available on the County's website at www.clarkcountynv.gov.

Board/Council Members: Darby Johnson, Jr. – Chair
Angie Heath Younce
Rodney Bell

Yvette Williams – Vice Chair
Catherine Godges

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

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

I. Call to Order, Invocation, Pledge of Allegiance, and 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 (3) 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 Chairperson or the Board/Council by majority vote.

III. Approval of Minutes for June 9, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager

IV. Approval of the Agenda for June 30, 2020 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)

VI. Planning and Zoning

1. **UC-20-0231-CHOUL, LLC:**
USE PERMITS for the following: **1)** hookah lounge; **2)** supper club; and **3)** reduce the separation from a residential use on a portion of 2.5 acres in a C-1 (Local Business) Zone. Generally located on the east side of Jones Boulevard and the south side of Cherokee Avenue within Spring Valley. JJ/al/jd (For possible action) **07/21/20 PC**
2. **UC-20-0233-BLACKJACK LAND, LLC:**
USE PERMITS for the following: **1)** a major training facility; and **2)** college or university in conjunction with an approved commercial building on 4.5 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the north side of Rafael Rivera Way and the west side of Gagnier Boulevard (alignment) within Spring Valley. MN/al/jd (For possible action) **07/21/20 PC**

VII. General Business

1. None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/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 (3) 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 Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: July 14, 2020.

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
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager



Spring Valley Town Advisory Board

June 9, 2020

MINUTES

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

Secretary: Carmen Hayes, 702 371-7991, chaves@yahoo.com **PRESENT**

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

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

Darby Johnson called the meeting to order at 6:32 pm

II. Public Comment

- None

III. Approval of **March 10, 2020** Minutes

Motion by: **Yvette Williams**

Action: **Approve** as published.

Vote: **3/1** with Darby Johnson abstaining.

IV. Approval of Agenda for **June 9, 2020**

Motion by: **Darby Johnson**

Action: **Approve** as amended

Vote: **4/0 Unanimous**

V. Informational Items

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

- None

VI Planning & Zoning

1. **UC-20-0212-RW BUFFALO, LLC:**
USE PERMIT for a recreational facility with accessory retail and snack bar use.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for a recreational facility in conjunction with an existing office/warehouse complex on 4.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive, 650 feet north of Warm Springs Road within Spring Valley. MN/sd/jd (For possible action) 07/07/20 PC

Motion by: **Yvette Williams**
Action: **Approve** with staff conditions
Vote: **4/0 Unanimous**

2. **UC-20-0219-WARDY AMEN III & TRACIA A:**
USE PERMIT for a proposed place of worship on 4.0 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Durango Drive and Tropicana Avenue within Spring Valley. JJ/sd/jd (For possible action) 07/07/20 PC

Motion by: **Catherine Godges**
Action: **Approve** with staff conditions
Vote: **4/0 Unanimous**

3. **VS-20-0214-FLAMINGO PINES, LP:**
VACATE AND ABANDON portion of a right-of-way being Saddle Avenue located between Durango Drive and Riley Street within Spring Valley (description on file). JJ/bb/jd (For possible action) 07/07/20 PC

Motion by: **Yvette Williams**
Action: **Approve** with staff conditions
Vote: **4/0 Unanimous**

VII General Business

1. **None**

VIII Public Comment

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.

- **None**

IX. Next Meeting Date

The next regular meeting will be **June 30, 2020** at 6:30 pm

X Adjournment

Motion by: **Darby Johnson**

Action: Adjourn
Vote: 4/0 Unanimous

The meeting was adjourned at 7:15 p.m.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

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West Flamingo Senior Center, 6255 W. Flamingo

<https://notice.nv.gov/>

DRAFT

07/21/20 PC AGENDA SHEET

HOOKAH LOUNGE/SUPPER CLUB
(TITLE 30)

JONES BLVD/CHEROKEE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0231-CHOUL, LLC:

USE PERMITS for the following: 1) hookah lounge; 2) supper club; and 3) reduce the separation from a residential use on a portion of 2.5 acres in a C-1 (Local Business) Zone.

Generally located on the east side of Jones Boulevard and the south side of Cherokee Avenue within Spring Valley. JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:
163-13-215-002 ptn

USE PERMITS:

1. Hookah lounge.
2. Supper club.
3. Reduce the separation from a supper club to a residential use to 50 feet where 200 feet is required per Table 30.44-1 (a 75% reduction).

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 3650 S. Jones Boulevard, Suites 10 - 14
- Site Acreage: 2.5 (portion)
- Project Type: Hookah lounge, supper club
- Number of Stories: 1
- Square Feet: 5,600 (lease space)/23,140 (overall)
- Parking Required/Provided: 93/157

Site Plans

The plans show an existing 3,200 square foot hookah lounge and attached 2,400 square foot restaurant with a supper club located within an existing commercial center. The lease area is located in the central portion of an existing in-line retail building which is located near the eastern portion of the property. There is a residential development located directly to the east of

the existing commercial center. The subject building shares parking with 1 other pad site building at the corner of Jones Boulevard and Cherokee Avenue. The commercial center has access from both Jones Boulevard and Cherokee Avenue, with shared cross access circulation with the property to the south.

Landscaping

There is existing street and parking lot landscaping. No changes are required or proposed with this application. To the rear of the property an existing zone boundary wall with mature landscaping exists between the subject building and residential use to the east.

Elevations

The photos show a 1 story retail building with painted concrete walls, aluminum glass storefront windows and doors, and varying surface planes.

Floor Plans

The plans depict a kitchen, hookah lounge, restaurant seating areas, hookah storage, and bar.

Signage

Signage is not a part of this request.

Applicant's Justification

The property is currently being used for restaurant services. The supper club is proposed 50 feet from the nearest residential use where 200 feet is required, resulting in the proposed 150 foot decrease in separation from residential uses. The supper club and hookah lounge were previously approved by UC-0588-15 on October 20, 2015 and subsequently expired. This request will allow the applicant to operate the hookah lounge and supper club as originally intended.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0801	Supper club with a hookah lounge and a reduced separation to a residential use – withdrawn without prejudice	Withdrawn at BCC	January 2020
UC-0513-16	Service Bar	Approved by PC	September 2016
UC-0588-15	Supper club and hookah lounge - expired	Approved by PC	October 2015
UC-0389-13	Secondhand sales	Approved by PC	August 2013
UC-0265-08	Supper club and reduced separation from a residential use	Approved by PC	May 2008
UC-0139-08	Banquet facility - expired	Approved by PC	March 2008
UC-1788-05	Service bar	Approved by PC	December 2005

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0779-02	Service bar	Approved by PC	July 2002
ZC-0288-99	Reclassified a portion of the commercial center to C-2 zoning	Approved by BCC	May 1999
DR-1664-96	Shopping center	Approved by PC	November 1996
ZC-0158-96	Reclassified the site to C-1 zoning	Approved by BCC	March 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Commercial Neighborhood	C-1 & C-2	Commercial buildings
East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
West	Residential High (up to 18 du/ac)	R-3	Condominium complex

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff does not anticipate any negative impacts to the existing development as a result of parking, considering the existing restaurant use. The same uses were approved at this location within the last few years with no significant changes impacting potential operations. All pedestrian access and traffic flow will take place on the west side of the building, away from residential uses. The landscaping buffer on the east property line is fully mature and the homes are several feet below the grade of commercial uses, limiting the impact of noise and odors; therefore, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CRIVE RESTAURANT, LLC

CONTACT: ELISABETH OLSON, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

07/21/20 PC AGENDA SHEET

MAJOR TRAINING FACILITY
(TITLE 30)

RAFAEL RIVERA WY/GAGNIER BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0233-BLACKJACK LAND, LLC:

USE PERMITS for the following: 1) a major training facility; and 2) college or university in conjunction with an approved commercial building on 4.5 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the north side of Rafael Rivera Way and the west side of Gagnier Boulevard (alignment) within Spring Valley. MN/al/jd (For possible action)

RELATED INFORMATION:

APN:

176-04-101-012

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary:

- Site Address: 8410 Rafael Rivera Way
- Site Acreage: 4.5
- Project Type: Major training facility/college
- Number of Stories: 2
- Building Height (feet): Up to 41
- Square Feet: 75,000
- Parking Required/Provided: 300/300

Site Plans

The request is to allow a major training facility and college within an approved commercial building. The approved plans depict a two story, 75,000 square foot building located near the center of the property. The site is bounded by public right-of-ways on the north and south sides of the property. The building is set back 152 feet from Pitching Avenue to the north and 134 feet from Rafael Rivera Way to the south. The interior side setbacks are shown at 68 feet from the east property line and 76 feet from the west property line. At the rear (north) end of the building the plans show a storage area for the future tenant. A total of 300 parking spaces are provided where 300 spaces are required per Title 30. The parking spaces are located along the perimeter

of the development. The project will have 1 driveway from Pitching Avenue and 1 driveway from Rafael Rivera Way.

Landscaping

Street landscaping consists of a 12 foot wide landscape buffer behind an attached 5 foot wide sidewalk along Pitching Avenue, and a 15 foot wide landscape buffer behind an attached 5 foot wide sidewalk along Rafael Rivera Way. The west perimeter of this site shows an approximate 9 foot wide landscape area. The remaining interior areas of the site show landscaping distributed throughout the parking lot and around portions of the building footprints. The landscape materials include large trees, shrubs, and groundcover.

Elevations

The approved building is 2 stories, up to 41 feet high, with a majority of the roofline shown at 35 feet. Building materials consist of tilt-up concrete panel walls, metal canopies, reveal bands, glaze storefront window treatments, and a flat parapet roof.

Floor Plans

The approved plans for the building depict an office with incidental storage area. The office portion of the building is located on the south side facing Rafael Rivera Way and was shown at 50,000 square feet. The incidental storage area (one level) was shown at the rear portion of the building and will be 25,000 square feet. The interior of the building will be remodeled into classrooms, offices, labs, and other facilities necessary for the students.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed facility is a trade/technical school that offers training and associate degrees in accounting, nursing, medical insurance billing & coding, digital marking, and training in other medical fields. Classroom size will be limited to 28 students; however, the facility will have between 200 to 250 students enrolled in daytime classes and an additional 200 to 250 students enrolled in nighttime classes.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0188	Waived cross access requirements in conjunction with a proposed commercial building	Approved by BCC	May 2019
VS-18-0679	Vacated government patent easements	Approved by PC	October 2019
ZC-18-0362	Reclassified this site to C-2 zoning for a proposed commercial building, with waivers for CMA Design standards and reduced driveway throat depth	Approved by BCC	September 2018
NZC-0608-13	Reclassified this site to M-D zoning for an office/warehouse and distribution building –	Approved by BCC	December 2013

expired

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Undeveloped
South*	Business and Design/Research Park	C-2	Undeveloped
East	Commercial General	C-2	Centra Point commercial complex
West	Commercial General	C-2 & R-E	Office building & undeveloped

*Directly to the south is the 215 Beltway.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The site was approved as a commercial building and this request is to allow a major training facility/college within the approved building. The surrounding area is a mix of commercial uses, residential developments, and areas approved for research facilities in conjunction with the University of Nevada Las Vegas. The proposed uses are of equal or lesser intensity than the approved commercial development for the site. The proposed uses comply with Goal 2 of the Comprehensive Master Plan to provide opportunities for a mix of uses such as commercial, office, recreational, entertainment, public facilities, multiple family residential, and other activities within close proximity to each other. Staff finds the proposed uses are appropriate at the proposed location and will not result in a substantial or undue adverse effect on adjacent properties.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0590-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BLACKJACK VERTICAL, LLC

CONTACT: MICHAEL ARGIER, PANATTONI DEVELOPMENT, 3930 HOWARD HUGHES PARKWAY, SUITE 360, LAS VEGAS, NV 89169