



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

May 28, 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).

Board 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:

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 May 14, 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 May 28, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

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

VI. Planning & Zoning

1. **ET-19-400047 (UC-1001-17)-WELLS CARGO INC:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** permit proposed and existing accessory structures not architecturally compatible with the principal building; and **2)** deviate from applicable design standards per Table 30.56.2A for accessory structures.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce separation between accessory structures; **2)** reduce setback; **3)** waive parking lot landscaping; and **4)** allow non-standard improvements (parking, landscaping, and fencing) in the right-of-way.

**DESIGN REVIEW** of accessory structures in conjunction with an existing sand and gravel operation on 143.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north and south sides of Spring Mountain Road and the west side of Tenaya Way within Spring Valley. JJ/lm/ja (For possible action) **06/19/19 BCC**

2. **VS-19-0292-FLY VEGAS HOLDINGS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Roy Horn Way and Badura Avenue, and between Buffalo Drive and Tenaya Way and a portion of right-of-way being an unnamed right-of-way segment located between Roy Horn Way and Badura Avenue and between Tenaya Way and Buffalo Drive within Spring Valley (description on file). MN/jvm/ja (For possible action) **06/18/19 PC**

3. **VS-19-0326-9970 C C O, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Flamingo Road located between Grand Canyon Drive and the 215 Beltway within Spring Valley (description on file). JJ/al/ja (For possible action) **06/18/19 PC**

4. **VS-19-0346-O'NEIL-CHANG FAMILY TRUST ETAL & CHANG RUBY S TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Palmyra Avenue and Darby Avenue, and between Bronco Street and Jones Boulevard within Spring Valley (description on file). JJ/bb/ja (For possible action) **06/18/19 PC**

5. **UC-19-0322-LIN FUH-TYAN & SHI-LONG OU ETAL & TSENG LIH-CHU FAMILY LIVING TRUST:**

**USE PERMIT** for a hookah lounge within an existing shopping center on a portion of 2.6 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard and the north side of Flamingo Road within Spring Valley. JJ/md/ja (For possible action) **06/18/19 PC**

6. **UC-19-0330-SHEN ENTERPRISE, LLC:**  
**USE PERMIT** to establish an instructional training facility (math tutoring) in conjunction with an existing office building on a portion of 0.5 acres in a C-P (Office and Professional) Zone. Generally located on the north side of Coley Avenue and the west side of Jones Boulevard within Spring Valley. JJ/nr/ja (For possible action) **06/18/19 PC**
  
7. **UC-19-0344-DIABLO TRIANGLE, LLC:**  
**USE PERMIT** to allow an office as a principal use.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking in conjunction with an office warehouse on 1.7 acres in an M-D (Light Manufacturing) Zone within the Cooperative Management Area (CMA) Overlay District. Generally located on the south side of Diablo Drive and the west side of Edmond Street within Spring Valley. MN/nr/ja (For possible action) **06/18/19 PC**
  
8. **WS-19-0325-9970 C C O, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to permit alternative landscaping and screening.  
**DESIGN REVIEWS** for the following: **1)** a retail center; and **2)** alternative parking lot landscaping on 1.3 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of Flamingo Road and the 215 Beltway within Spring Valley. JJ/al/ja (For possible action) **06/18/19 PC**
  
9. **WS-19-0338-DOUMANI DOMINIQUE FAMILY TRUST & DOUMANI DOMINIQUE TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics in conjunction with an approved convenience store, gasoline station, and car wash on a 1.8 acre parcel in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Jones Boulevard and the south side of Russell Road within Spring Valley. MN/al/ja (For possible action) **06/18/19 PC**
  
10. **UC-19-0353-DIAMOND BUFFALO, LLC:**  
**USE PERMIT** to allow an office as a principal use within an existing warehouse complex.  
**DESIGN REVIEW** for an office building on a 0.6 acre parcel of an existing 16.0 acre site in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Pioneer Way, approximately 436 feet north of Teco Avenue within Spring Valley. MN/nr/ja (For possible action) **06/19/19 BCC**
  
11. **UC-19-0358-BSN HOUSE, LLC:**  
**USE PERMIT** for a proposed private school (K through 8<sup>th</sup> grade).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** street landscaping; **2)** reduce parking lot landscaping; **3)** waive the requirement for sidewalks or a buffer around the building footprint; **4)** increase height of decorative fence; **5)** allow modified street standards; and **6)** allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** playground area; **2)** shade structure; and **3)** modifications to an existing parking lot in conjunction with a proposed private school on 2.0 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Lindell Road and the north side of Twain Avenue within Spring Valley. JJ/md/ja (For possible action) **06/19/19 BCC**

12. **ZC-19-0343-MATTER DURANGO LLC, ET AL:**  
**ZONE CHANGE** to reclassify 32.5 acres from R-E (Rural Estates Residential) Zone and C-2 (General Commercial) Zone to U-V (Urban Village - Mixed Use) Zone in the CMA Design and MUD-2 Overlay Districts.  
**USE PERMITS** for the following: **1)** High Impact Project; **2)** modified pedestrian realm; **3)** reduce separation from alcohol, on-premises consumption to a residential use; **4)** child care institution; **5)** college or university; **6)** farmer’s market; **7)** food cart/booth not within an enclosed building; **8)** kennel; **9)** live entertainment; **10)** outside dining, drinking, and cooking; **11)** public/quasi-public buildings and facilities; **12)** temporary outdoor commercial events; **13)** training facility (major); and **14)** training facility (minor).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce separation from outdoor live entertainment to a residential use; **2)** reduce setback to a right-of-way; **3)** reduce throat depths; and **4)** allow non-standard improvements in the right-of-way.  
**DESIGN REVIEWS** for the following: **1)** a High Impact Project and mixed use project; and **2)** increase finished grade. Generally located on the southeast corner of Durango Drive and the 215 Beltway within Spring Valley (description on file). MN/jt/ja (For possible action) **06/19/19 BCC**

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'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: June 11, 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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