



Spring Valley Town Advisory Board

July 10, 2018

MINUTES

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

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

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

- I. Call to Order, Pledge of Allegiance and Roll Call
Current Planner:

Angie Heath Younce called the meeting to order at 6:32pm

- II. Public Comment

None

- III. Approval of **June 12, 2018** Minutes

Moved by: Angie Heath Younce

Action: Approved

Vote: 5/0 Unanimous

- IV. Approval of Agenda for July 10, 2018

Moved by: Angie Heath Younce

Action: Approved after noting item 16 would be held.

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. **ET-18-400144 (VS-0264-16)-PARDEE HOMES NEVADA, INC.:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Patrick Lane and Sobb Avenue (alignment), and between Fort Apache Road and Jerry Tarkanian Way; and a portion of a right-of-way being Patrick Lane located between Fort Apache Road and Jerry Tarkanian Way within Spring Valley (description on file). SB/bk/ml (For possible action) **07/18/18 BCC**

Motion by: Angie Heath Younce

Action: Approved with staff recommendations

Vote: 5-0 Unanimous

2. **ET-18-400143 (WS-0262-16)-PARDEE HOMES NEVADA, INC.:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** increased wall height; **2)** reduced rear setback; **3)** allow modifications to standard drawing for 30-inch roll curb; and **4)** allow modifications to standard drawing for cross gutter design for “L” curb.
DESIGN REVIEWS for the following: **1)** single family residential subdivision; and **2)** increase the finish grade.
WAIVER OF CONDITIONS of a zone change (NZC-0005-14) requiring development per revised plans dated February 19, 2014 on 7.8 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Patrick Lane, 660 feet east of Fort Apache Road within Spring Valley. SB/bk/ml (For possible action) **07/18/18 BCC**

Application **withdrawn** per applicant’s request.

3. **WS-18-0436-DEAN, JERRY & DEANNA FAMILY TRUST-EXEMPTION TR, ET AL:**
WAIVER OF DEVELOPMENT STANDARDS to reduce driveway throat depth.
DESIGN REVIEWS for the following: **1)** alternate parking lot landscaping design; and **2)** an office/warehouse complex on 2.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone in the CMA Design Overlay District. Generally located on the west side of Edmond Street (alignment), 400 feet south of Patrick Lane within Spring Valley. SS/al/ml (For possible action) **07/18/18 BCC**

Motion by: Dee Gatliff

Action: Approved with staff recommendations

Vote: 5-0 Unanimous

4. **DR-18-0444-LIFE STORAGE LP:**
DESIGN REVIEW for a proposed expansion to an existing mini-warehouse facility on a portion of 4.0 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Maule Avenue, 340 feet east of Grand Canyon Drive within Spring Valley. SB/lm/ml (For possible action) **08/07/18 PC**

Motion by: Dee Gatliff

Action: Approved with staff recommendations

Vote: 3-2 / Nay: Angie Heath Younce and Mike Hessling

5. **WS-18-0455-LIU WENGONG & SUN SU HUA:**
WAIVER OF DEVELOPMENT STANDARDS for increased wall height in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the northwest side of Spitze Drive and the southwest side of Cagney Court within Spring Valley. SB/lm/ml (For possible action) **08/07/18 PC**

Motion by: Dee Gatliff

Action: DENY Property is a short term rental; wall is higher over 9 feet.

Vote: 5-0 Unanimous

6. WS-18-0457-318 FLAMINGO VENTURE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a proposed non-project of regional significance freestanding sign along a freeway; **2)** increase number of freestanding signs; and **3)** increase sign area for 3 freestanding signs.

DESIGN REVIEWS for the following: **1)** proposed office buildings; and **2)** proposed signage in conjunction with an approved hospital and medical/professional office development on a 3.3 acre portion of a 7.4 acre site in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of Flamingo Road and Grand Canyon Drive (alignment) within Spring Valley. SB/pb/ml (For possible action) **08/08/18 BCC**

Motion by: Darby Johnson

Action: Approval of design review #1 and #2 related to the wall signs and the freestanding sign adjacent to Flamingo Road

DENY waivers of development standards and design review #2 for the freestanding sign adjacent to the 215 Beltway.

Vote: 5-0 Unanimous

7. ZC-18-0456-LAUER, DORIS H. FAMILY TRUST:

ZONE CHANGE to reclassify 1.8 acres from R-E (Rural Estates Residential) (AE-60 & AE-65) Zone to C-P (Office and Professional) (AE-60 & AE-65) Zone in the CMA Design Overlay District.

USE PERMIT for a congregate care facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced minimum lot size for a congregate care facility; **2)** allow a congregate care facility to have a non-residential appearance; and **3)** modified street standards.

DESIGN REVIEW for a congregate care facility. Generally located on the northeast corner of Jones Boulevard and Post Road within Spring Valley (description on file). SS/gc/ml (For possible action) **08/08/18 BCC**

Motion by: John Getter

Action: Approved as presented with additional condition to neighborhood meeting before the BCC meeting on 8/8/18.

Vote: 5-0 Unanimous

8. VS-18-0430-BLACKSTONE LAND DEV, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Jerry Tarkanian Way and Quarterhorse Lane (alignment), and between Oquendo Road and Russell Road within Spring Valley (description on file). SB/bk/ml (For possible action) **07/17/18 PC**

Motion by: Angie Heath Younce

Action: Approve with staff recommendations

Vote: 5-0 / Unanimous

VII General Business

NONE

VIII Public Comment

NONE

IX. Next Meeting Date

The next regular meeting will be July 31, 2018 at 6:30pm

X Adjournment

Moved by: Angie Heath Younce

Action: Adjourn

Vote: 5-0 / Unanimous

The meeting was adjourned at 7:37

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/>

DRAFT