



Spring Valley Town Advisory Board

January 2, 2019

MINUTES

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

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

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

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

Angie Heath Younce called the meeting to order at 6:33pm

II. Public Comment

Two individuals spoke in opposition to UC-18-0955 expressing concern the proposed use requires waivers and will further exacerbate traffic problems along Jones.

III. Approval of **December 11, 2018** Minutes

Motion by: **Dee Gatliff**

Action: **Approved**

Vote: **4/0**

IV. Approval of Agenda for **January 2, 2019**

Motion by: **Dee Gatliff**

Action: **Approved after noting items 2, 6 and 8 along with 4 and 12 would be heard together.**

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. **VS-18-0884-ROOHANI, ELHAM & ROOHANI, KHUSROW FAMILY TRUST:**
VACATE AND ABANDON excess 215 Beltway right-of-way located between Sunset Road and the 215 Beltway, west of Rainbow Boulevard within Spring Valley (description on file). SS/sd/ml (For possible action) **01/08/19 PC**

Motion by: **John Getter**

Action: **Deny as the applicant was not present. Request Planning Commission send item back to Town Board.**

Vote: **4/0 Unanimous**

2. **VS-18-0921-SIRIUS PROPERTIES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Mesa Vista Avenue and Spanish Ridge Avenue, and between Riley Street and Durango Drive within Spring Valley (description on file). JJ/al/ml (For possible action) **01/22/19 PC**

Motion by: **John Getter**

Action: **Deny**

Vote: **4/0 Unanimous**

3. **VS-18-0932-S D PARCELS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Rainbow Boulevard, and between Patrick Lane and Post Road within Spring Valley (description on file). SS/sd/ml (For possible action) **01/22/19 PC**

Motion by: **Dee Gatliff**

Action: **Hold until January 15, 2019 as applicant not present**

Vote: **4/0 Unanimous**

4. **VS-18-0991-DIABLO TRIANGLE, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Diablo Drive located between Edmond Street and Lindell Road within Spring Valley (description on file). SS/md/ml (For possible action) **01/23/19 BCC**

Motion by: **Dee Gatliff**

Action: **Approved with staff recommendations**

Vote: **4/0 Unanimous**

5. **AR-18-400252 (UC-1056-17)-K H GOLDEN INVESTMENTS, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW to allow on-premises consumption of alcohol (service bar). **WAIVER OF DEVELOPMENT STANDARDS** for reduced parking in conjunction with a proposed restaurant in an existing office and retail development on a portion of 1.2 acres in a C-1 (Local Business) Zone. Generally located on the south side of Spring Mountain Road, 650 feet west of Lindell Road within Spring Valley. JJ/sd/ml (For possible action) **01/22/19 PC**

Motion by: **Dee Gatliff**

Action: **Hold until January 15, 2019 as applicant was not present**

Vote: **4/0 Unanimous**

6. **NZC-18-0920-SIRIUS PROPERTIES, LLC:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone for a single family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) alternative residential driveway geometrics.

DESIGN REVIEW for a single family residential development in the CMA Design Overlay District. Generally located on the northeast corner of Riley Street and Spanish Ridge Avenue within Spring Valley (description on file). JJ/al/ml (For possible action) **01/22/19 PC**

Motion by: **John Getter**

Action: **Deny due to proximity to school and lack of parking**

Vote: **4/0 Unanimous**

7. **SC-18-0928-CENTURY COMMUNITIES NEVADA, LLC:**

STREET NAME CHANGE to name an unnamed private street, Presley Glen Avenue. Generally located on the east side of Fort Apache Road, approximately 500 feet south of the intersection of Ford Avenue and Fort Apache Road within Spring Valley and Enterprise. JJ/dm/ml (For possible action) **01/22/19 PC**

Motion by: **Dee Gatliff**

Action: **Hold until January 15, 2019 as applicant was not present**

Vote: **4/0 Unanimous**

8. **TM-18-500219-SIRIUS PROPERTIES, LLC:**

TENTATIVE MAP consisting of 50 single family residential lots and common lots on 5.0 acres in an RUD (Residential Urban Density) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Riley Street and Spanish Ridge Avenue within Spring Valley. JJ/al/ml (For possible action) **01/22/19 PC**

Motion by: **John Getter**

Action: **Deny due to proximity to school and lack of parking**

Vote: **4/0 Unanimous**

9. **UC-18-0925-CHURCH CROSSING:**

USE PERMIT for increased height of an existing communication tower.

DESIGN REVIEW for additional antenna arrays and lattice on an existing communication tower and all associated equipment in conjunction with an existing place of worship on a portion of 14.6 acres in a P-F (Public Facility) Zone. Generally located on the north side of Windmill Lane, 630 feet west of Buffalo Drive within Spring Valley. SS/mk/ja (For possible action) **01/22/19 PC**

Motion by: **Dee Gatliff**

Action: **Hold until January 15, 2019 as applicant was not present**

Vote: **4/0 Unanimous**

10. **UC-18-0955-SPIRITUAL ASSEMBLY OF THE BAHA'IS OF SPRING VALLEY:**

USE PERMIT for a proposed place of worship.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified street standards; and 2) allow modified driveway design standards.

DESIGN REVIEW for a proposed place of worship on 1.9 acres in an R-E (Rural Estates Residential)(AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Patrick Lane and Jones Boulevard within Spring Valley. SS/md/ml (For possible action) **01/22/19 PC**

Motion by: **Angie Heath Younce**

Action: **Hold until January 15, 2019 as the applicant did not have any design information to review.**

Vote: **4/0 Unanimous**

11. **WS-18-0953-NEW RAINBOW LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) increase the length of the roofline without articulation.

DESIGN REVIEWS for the following: **1)** An office building and **2)** A parking garage on 5.0 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southwest corner of Wagon Trail Avenue (alignment) and Montessouri Street within Spring Valley. SS/jt/ml (For possible action) **01/23/19 BCC**

Motion by: **Dee Gatliff**

Action: **Approved with staff recommendations**

Vote: **4/0 Unanimous**

12. **ZC-18-0948-DIABLO TRIANGLE, LLC:**
ZONE CHANGE to reclassify 1.8 acres from R-1 (Single Family Residential) Zone to M-D (Designed Manufacturing) Zone.

DESIGN REVIEWS for the following: **1)** proposed warehouse/building; and **2)** increase finished grade on 1.8 acres in the CMA Design Overlay District. Generally located on the south side of Diablo Drive, and 620 feet west of Edmond Street within Spring Valley (description on file). SS/md/ml (For possible action) **01/23/19 BCC**

Motion by: **Dee Gatliff**

Action: **Approved with staff recommendations**

Vote: **4/0 Unanimous**

VII General Business

NONE

VIII Public Comment

NONE

IX. Next Meeting Date

The next regular meeting will be January 15, 2019 at 6:30pm

X Adjournment

Motion by: Angie Heath Younce

Action: Adjourn

Vote: 4-0 / Unanimous

The meeting was adjourned at 7:37 p.m.

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/>