



Spring Valley Town Advisory Board

January 9, 2018

MINUTES

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

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

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

I. Call to Order, Pledge of Allegiance, Roll Call (see above)

The meeting was called to order at 6:35 p.m.
Phillip Blunt, Current Planning

II. Public Comment

None

III. Approval of December 12, 2017 Minutes

Motion by: Dee Gatliff
Action: **APPROVE** minutes as submitted.
Vote: 3-0/ Unanimous

IV. Approval of Agenda for January 9, 2018

Motion by: Dee Gatliff
Action: **APPROVE** minutes as submitted.
Vote: 3-0/ Unanimous

V. Informational Items

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

VI. Planning & Zoning

1. **TM-0213-17 – DIAMOND ARROYO LTD:**
TENTATIVE MAP for an industrial subdivision on 5.0 acres in M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Badura Avenue, 450 feet west of Tenaya Way within Spring Valley. SS/rk/ml (For possible action) **01/16/18 PC**

Motion by Dee Gatliff
Action: **APPROVE** per staff conditions
Motion PASSED (3-0) / Unanimous

2. **TM-0214-17 – JR LIGHTING BUILDING, LLC:**
TENTATIVE MAP for an industrial subdivision on 4.6 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road, and the east side of Edmond Street within Spring Valley. SS/gc/ja (For possible action) **01/16/18 PC**

Motion by Angie Heath Younce
Action: **APPROVE** per staff conditions
Motion PASSED (3-0) / Unanimous

3. **UC-1056-17 – HUANG, JASON SHENG:**
USE PERMIT 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. SB/dg/ml (For possible action) **01/16/18 PC**

Motion by Dee Gatliff
Action: **APPROVE** per staff conditions
Motion PASSED (3-0) / Unanimous

4. **VS-1036-17 – GALL, STEEVEN & KARINE:**
VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Ponderosa Way, and between Bronco Street and El Camino Road within Spring Valley (description on file). SS/co/ml (For possible action) **01/16/18 PC**

Motion by Dee Gatliff
Action: **APPROVE** per staff conditions
Motion PASSED (3-0) / Unanimous

5. **UC-0373-17 (AR-0153-17) – E Q SAHARA, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing shopping center on 3.1 acres in a C-2 (General Commercial) Zone in an MUD-3 Overlay District. Generally located on the south side of Sahara Avenue and the east side of Rainbow Boulevard within Spring Valley. SB/al/ml (For possible action) **01/17/18 BCC**

Motion by Dee Gatliff
Action: **APPROVE** per staff conditions
Motion PASSED (3-0) / Unanimous

6. **DR-1038-17 – BK NATIONAL SOLUTIONS, LLC, ET AL:**
DESIGN REVIEW for a proposed comprehensive sign package in conjunction with an existing shopping center on 1.6 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the east side of Fort Apache Road, 350 feet south of Russell Road within Spring Valley. SB/mk/ml (For possible action) **01/17/18 BCC**

Motion by Dee Gatliff
Action: **APPROVE** per staff conditions
Motion PASSED (3-0) / Unanimous

7. **DR-1040-17 – SOUTHWEST CORPORATE CAMPUS, LLC:**
DESIGN REVIEW for additional wall signage in conjunction with a previously approved comprehensive sign plan for an existing office/warehouse facility on a portion of 17.8 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road and the west side of Buffalo Drive within Spring Valley. SS/dg/ml (For possible action) **01/17/18 BCC**

Motion by Dee Gatliff
Action: **APPROVE** per staff conditions
Motion PASSED (4-0) / Unanimous

8. **VS-1065-17 – BLUE DIAMOND ENTERPRISES GROUP, LP:**
VACATE AND ABANDON easements of interest to Clark County located between Diablo Drive and Russell Road, and between Lindell Road and Edmond Street within Spring Valley (description on file). SS/md/ml (For possible action) **01/17/18 BCC**

Motion by Dee Gatliff
Action: **APPROVE** per staff conditions
Motion PASSED (4-0) / Unanimous

9. **ZC-1064-17 – BLUE DIAMOND ENTERPRISES GROUP LP:**
ZONE CHANGE to reclassify 11.5 acres from R-E (Rural Estates Residential) and R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) and M-D (Designed Manufacturing) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow access to a local street (Diablo Drive); and **2)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** proposed warehouse/office complex; and **2)** increase finished grade on 11.5 acres in the CMA Design Overlay District. Generally located on the west side of Edmond Street, 80 feet north of Russell Road within Spring Valley (description on file). SS/md/ml (For possible action) **01/17/18 BCC**

Motion by Dee Gatliff
Action: **APPROVE** per staff conditions
Motion PASSED (4-0) / Unanimous

10. **DR-17-1082-HUGHES HOWARD COMPANY, LLC:**
DESIGN REVIEW for a proposed single family residential development on 32.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community. Generally located on the south side of Maule Avenue and the west side of Pearland Street within Spring Valley Planning Area. SB/rk/ml (For possible action) **02/06/18 PC**

Motion by Angie Heath Younce
Action: **APPROVE** per staff conditions
Motion PASSED (3-0) / Unanimous

11. **PA-17-700001 – T E G SPANISH RIDGE, LLC:**
PLAN AMENDMENT to amend the existing land use designation from OP (Office Professional) to RUC (Residential Urban Center 18 du/ac to 32 du/ac) on 9.0 acres in a C-P (Office & Professional) Zone. Generally located on the southwest corner of Hacienda Avenue and Riley Street within Spring Valley. SB/pd (For possible action) **02/06/18 PC**

Motion by Mike Hessling
Action: **DENY** per staff conditions
Motion PASSED (3-0) / Unanimous

12. **PA-17-700002 – DIGITAL DESERT BP, LLC:**
PLAN AMENDMENT to amend the existing land use designation from RH (Residential High – from 8 du/ac to 18 du/ac) to CG (Commercial General) on 20.0 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the south of Patrick Lane, 660 feet west of Buffalo Drive within Spring Valley. SS/pd (For possible action) **02/06/18 PC**

Motion by Mike Hessling
Action: **DENY** per staff conditions
Motion PASSED (3-0) / Unanimous

13. **TM-17-500217-HUGHES HOWARD COMPANY, LLC:**
TENTATIVE MAP consisting of 205 single family residential lots and common lots on 32.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community. Generally located on the south side of Maule Avenue and the west side of Pearland Street within Spring Valley Planning Area. SB/rk/ml (For possible action) **02/06/18 PC**

Motion by Angie Heath Younce
Action: **APPROVE** per staff conditions
Motion PASSED (3-0) / Unanimous

14. **VS-17-1079-SPANISH TOWERS FUNDING, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Roy Horn Way and Maule Avenue, and between Cimarron Road and Buffalo Drive within Spring Valley. SS/co/ja (For possible action) **02/06/18 PC**

Motion by Dee Gatliff
Action: **APPROVE** per staff conditions
Motion PASSED (3-0) / Unanimous

15. **WS-17-1069-K B HOME L V AMIZADE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height for an approved single family residential development on 25.2 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 Russell Road and the west side of Bonita Vista Street (alignment) within Spring Valley. SB/pb/ml (For possible action) **02/06/18 PC**

Motion Angie Heath Younce
Action: **APPROVE** per staff conditions
Motion PASSED (3-0) / Unanimous

16. **DR-17-1072-T & C ENTERPRISES, LLC:**
DESIGN REVIEW for a proposed remodel of an existing restaurant (McDonald's) on 1.2 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Spring Mountain Road and Durango Drive within Spring Valley. SB/gc/ml (For possible action) **02/07/18 BCC**

Motion by Dee Gatliff
Action: **APPROVE** per staff conditions
Motion PASSED (3-0) / Unanimous

17. **UC-17-1078-MAVERIK, INC.:**
USE PERMIT for reduced setback of a proposed vehicle wash to a residential use.
DESIGN REVIEW for a proposed vehicle wash in conjunction with a partially developed commercial center on a 1.1 acre portion of a 3.8 acre site in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the east side of Fort Apache Road, 325 feet south of Sunset Road within Spring Valley. SB/rk/ml (For possible action) **02/07/18 BCC**

Motion by Mike Hessling
Action: **APPROVE** per staff conditions
Motion PASSED (3-0) / Unanimous

18. **WS-17-1081-GREATER LAS VEGAS ASSOCIATION REALTORS:**
WAIVER OF DEVELOPMENT STANDARDS to increase the number of freestanding/monument signs.
DESIGN REVIEW for a comprehensive sign plan for an approved office building on 4.7 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard, 300 feet south of Post Road within Spring Valley. SS/pb/ml (For possible action) **02/07/18 BCC**

Motion by Angie Heath Younce
Action: **APPROVE** per staff conditions
Motion PASSED (3-0) / Unanimous

VII. General Business:

1. Mike Hessling asked to get information for next meeting by Thursday.
2. Dee Gatliff asked Mike Shannon about the party house on Desert Inn.

VIII. Public Comment:

NONE

IX. Next Meeting Date

The next regular meeting will be January 30, 2018 at 6:30 p.m.

X. Adjournment

The meeting was adjourned at 8:30 p.m.