



Spring Valley Town Advisory Board

January 30, 2018

MINUTES

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

Greg Cerven in attendance from Current Planning.

II. Public Comment

None

III. Approval of January 9, 2018 Minutes

Motion by: Mike Hessling

Action: **APPROVE** minutes as submitted.

Vote: 2-0/ with John Getter and Darby Johnson abstaining.

IV. Approval of Agenda for January 30, 2018

Motion by: Mike Hessling

Action: **APPROVE** as submitted.

Vote: 4-0/ Unanimous

V. Informational Items

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

None

VI. Planning & Zoning

1. **NZC-17-1103-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TR ET AL:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone in the CMA Design Overlay District.
DESIGN REVIEW for a proposed office/warehouse facility. Generally located on the west side of Edmond Street (alignment), 400 feet south of Patrick Lane within Spring Valley (description of file). SS/pb/ml (For possible action) **02/20/18 PC**

Motion by: John Getter
Action: **APPROVE** per staff conditions
Vote: (4-0) / Unanimous

2. **NZC-17-1107-BLACKSTONE LAND DEVELOPMENT, LLC:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design and MUD-3 Overlay Districts.
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEW for a multiple family residential development. Generally located on the north side of Oquendo Road and the east side of Quarterhorse Lane (alignment) within Spring Valley. SB/rk/ml (For possible action) **02/20/18 PC**

Motion by: Angie Heath Younce
Action: **APPROVE** per staff recommendations
Vote: (4-0) / Unanimous

3. **TM-17-500224-MAVERIK, INC.:**
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 3.8 acres in a C-2 (General Commercial) zone in an MUD-3 Overlay District. Generally located on the southeast corner of Sunset Road and Fort Apache Road within Spring Valley. SB/mk/ml (For possible action) **02/20/18 PC**

Motion by: Mike Hessling
Action: **APPROVE**
Vote: (4-0) / Unanimous

4. **UC-17-1099-MAJESTIC CAPITAL GROUP, LLC:**
USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within an existing commercial complex on a portion of 4.2 acres in a C-1 (Local Business) Zone.
Generally located on the southeast corner of Spring Mountain Road and Edmond Street within Spring Valley. SB/mk/ml (For possible action) **02/20/18 PC**

Motion by: John Getter
Action: **APPROVE** per staff conditions
Vote: (4-0) / Unanimous

5. **VS-17-1098-MAVERIK, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Wagon Trail Avenue (alignment), and between Fort Apache Road and Dapple Gray Road within Spring Valley (description on file). SB/mk/ml (For possible action) **02/20/18 PC**

Motion by: Mike Hessling
Action: **APPROVE**
Vote: (4-0) / Unanimous

6. **WC-17-400169 (DR-0406-17)-FOSTER DAY I, LLC:**
WAIVER OF CONDITIONS of a design review requiring replacing existing pan driveway with commercial curb return driveway per Standards 222.1 and 225 in conjunction with a retail building on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Decatur Boulevard, 160 feet north of Spring Mountain Road within Spring Valley. SB/co/ml (For possible action) **02/20/18 PC**

Motion by: Angie Heath Younce
Action; **APPROVE** per staff recommendations
Vote: (4-0) / Unanimous

7. **WS-17-1105-S T HOLDINGS I, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow an additional animated sign (electronic message unit).**DESIGN REVIEW** for an electronic message unit in conjunction with an existing vehicle wash facility on 1.0 acre in a C-1 (Local Business) Zone. Generally located on the west side of Buffalo Drive, 200 feet south of Viking Road within Spring Valley. SB/tk/ml (For possible action) **02/20/18 PC**

Motion by: Mike Hessling
Action: **APPROVE** per staff conditions
Vote: (4-0) / Unanimous

8. **WS-17-1100-SMITH KEREN REVOCABLE LIVING TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks for existing accessory structure; **2)** reduce the required separation between an existing accessory structure and a single family residence; and **3)** allow alternative design standards for an existing room addition to a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located 300 feet west of Rainbow Boulevard, 295 feet south of Flamingo Road on Pleasant View Avenue within Spring Valley. SS/jvm/ja (For possible action) **02/21/18 BCC**

Motion by: Mike Hessling
Action: **APPROVE** waivers 1, 2 and 3 with the condition roof material match existing residence.
Vote: (4-0) / Unanimous

9. **ZC-17-1113-THE HABIB NABI REVOCABLE LIVING TRUST, UTD:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) (AE-60) Zone to C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District.
USE PERMIT to allow kitchens in guestrooms where not permitted.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow access to a local street (Teco Avenue); and **2)** modified street standards.
DESIGN REVIEW for a proposed hotel with kitchens in conjunction with a future commercial development. Generally located on the east side of Jones Boulevard and the south side of Teco Avenue (alignment) within Spring Valley (description on file). SS/md/ml (For possible action)
02/21/18 BCC

Motion by: John Getter

Action: **APPROVE** with the conditions no access on Teco, no street lights on Teco, intense landscaping along Teco with trees 12 foot high or larger, ingress and egress limited to Jones, Cross access provided to the south and east, rural standards along Teco with curb, gutter and sidewalk limited to south side of the street, no signage to face residential properties and a Public Hearing Design Review for lighting and signage.

Vote: (4-0) / Unanimous

VII. General Business:

NONE

VIII. Public Comment:

A comment was made that Public Works can close dedicated roads not maintained by the County.

IX. Next Meeting Date

The next regular meeting will be February 13, 2018 at 6:30 p.m.

X. Adjournment

The meeting was adjourned at 8:26 p.m.