



# Spring Valley Town Advisory Board

January 31, 2017

## MINUTES

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

Secretary: Mike Shannon, 702 455-8338, [mds@clarkcountynv.gov](mailto:mds@clarkcountynv.gov) **PRESENT**

County Liaison: Mike Shannon, 702 455-8338, [mds@clarkcountynv.gov](mailto:mds@clarkcountynv.gov) **PRESENT**

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

**John Getter called the meeting to order at 6:30pm with consent of the Board members present given both the Chair and Vice-Chair were absent.**

II. Public Comment

**None**

III. Approval of January 10, 2017 Minutes

**Moved by: D. Johnson**  
**Action: Approved subject minutes**  
**Vote: 3-0/**

IV. Approval of Agenda for January 31, 2017

**Moved by: J. Getter, noting items 7 and 10 would be held at the request of the applicant to be re-noticed prior to public hearing. Mr. Getter also indicated that items listed for the Planning Commission on 02/22/17 would actually be heard by the Board of County Commissioners.**  
**Action: Approved agenda**  
**Vote: 3-0/Unanimous**

V. Informational Items

1. Update **UC-0832-16 PANTHEON PARKVIEW, LLC** (For discussion)

**Applicant informed Board the item was previously approved by the Planning Commission.**

VI. Planning & Zoning

1. **VS-0868-16 – PICERNE OQUENDO, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Oquendo Road and Patrick Lane, and between Quarterhorse Lane and Jerry Tarkanian Way within Spring Valley (description on file). SB/co/ml (For possible action) **PC 02/07/17**

**Action: Approved subject to staff recommendations**

**Moved by: D. Johnson**

**Vote: 3-0/Unanimous**

**02/21/17 PC**

2. **NZC-0897-16 – GIGLIA FAMILY TRUST:**

**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone.

**USE PERMIT** for a senior housing project.

**WAIVER OF DEVELOPMENT STANDARDS** to increase building height.

**DESIGN REVIEW** for a senior housing project with associated structures and uses. Generally located on the north side of Russell Road, 625 feet west of Fort Apache Road within Spring Valley (description on file). SB/pb/mcb (For possible action) **PC 02/21/17**

**Action: Approved subject to staff conditions**

**Moved by: D. Johnson**

**Vote: 3-0/Unanimous**

3. **NZC-0898-16 – THE BAKHTIAN LIMITED PARTNERSHIP:**

**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone in the MUD-3 Overlay District.

**USE PERMIT** for a senior housing project.

**WAIVER OF DEVELOPMENT STANDARDS** to increase building height.

**DESIGN REVIEW** for a senior housing project with associated structures and uses. Generally located on the north side of Tropicana Avenue, 330 feet west of Grand Canyon Drive within Spring Valley (description on file). SB/pb/mcb (For possible action) **PC 02/21/17**

**Action: Approved subject to staff conditions**

**Moved by: D. Johnson**

**Vote: 3-0/Unanimous**

4. **NZC-0904-16 – LABBE FAMILY TRUST, ET AL:**  
**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) Zone (AE-60) Zone to R-2 (Medium Density Residential) and R-2 (Medium Density Residential) (AE-60) Zone in the CMA Design Overlay District.  
**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** increased finished graded. Generally located on the east side of Rosanna Street, 275 feet south of Russell Road within Spring Valley. SS/pb/ml (For possible action) **PC 02/21/17**

**Action: Approved as presented and staff if approved conditions**

**Moved by: D. Johnson**

**Vote: 3-0/Unanimous**

5. **TM-0183-16 - LABBE FAMILY TRUST:**  
**TENTATIVE MAP** consisting of 36 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone and an R-2 (Medium Density Residential) (AE-60) Zone for a single family residential development in the CMA Design Overlay District. Generally located on the east side of Rosanna Street, 275 feet south of Russell Road within Spring Valley. SS/pb/mcb (For possible action) **PC 02/21/17**

**Action: Approved as presented and staff approved conditions**

**Moved by: D. Johnson**

**Vote: 3-0/Unanimous**

6. **VS-0905-16 - LABBE FAMILY TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rosanna Street and Rainbow Boulevard, and Oquendo Road and Russell Road within Spring Valley (description on file). SS/pb/mcb (For possible action) **PC 02/21/17**

**Action: Approved subject to staff conditions**

**Moved by: D. Johnson**

**Vote: 3-0/Unanimous**

**02/22/17 PC**

7. **DR-0896-16 – SDSW2, LLC:**  
**DESIGN REVIEW** for a proposed retail center on a 3.0 acre portion of a 20.4 acre parcel in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the south side of Sunset Road and the west side of Riley Street (alignment) within Spring Valley. SB/al/mcb (For possible action) **PC 02/22/17**

**Held at request of the applicant**

8. **DR-0917-16 –FLAMINGO POINTE PARTNERS, LLC:**  
**DESIGN REVIEW** for a proposed freestanding sign in conjunction with an existing mixed use development on 5.5 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-3 Overlay District. Generally located on the north side of Flamingo Road, 260 feet west of Fort Apache Road within Spring Valley. SB/mk/ml (For possible action) **PC 02/22/17**

**Action: Approved subject to staff conditions**

**Moved by: D. Johnson**

**Vote: 3-0/Unanimous**

9. **NZC-0664-13 (ET-0192-16) – WARMINGTON SOLANA APARTMENTS ASSOCIATES, LLC: ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 9.2 acres from C-2 (General Commercial) Zone to R-4 (Multiple Family Residential - High Density) Zone in the CMA Design, MUD-3 and MUD-2 Overlay Districts.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased building height; and 2) reduced setbacks for garage openings to a drive aisle.

**DESIGN REVIEW** for a multiple family residential development. Generally located on the east side of the 215 Beltway and the north and south sides of Post Road (alignment) within Spring Valley (description on file). SB/jvm/mcb (For possible action) **PC 02/22/17**

**Action: Approved subject to staff conditions**

**Moved by: D. Johnson**

**Vote: 3-0/Unanimous**

10. **UC-0895-16 – SDSW2, LLC:**  
**USE PERMIT** to increase the height of a proposed hotel.  
**WAIVER OF CONDITIONS** to a zone change (ZC-0613-04) requiring full off-site improvements.  
**WAIVER OF DEVELOPMENT STANDARDS** to waive sidewalks adjacent to a street (Rafael Rivera Way). **DESIGN REVIEW** for a proposed hotel on a 2.4 acre portion of a 20.4 acre parcel in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the south side of Sunset Road and the east side of Rafael Rivera Way within Spring Valley. SB/al/ml (For possible action) **PC 02/22/17**

**Held at request of the applicant**

11. **UC-0920-16 – DURANGO POST, LLC:**

**USE PERMITS** for the following: **1)** reduce separation from residential use to a proposed convenience store; **2)** reduce setback from residential use to a proposed gasoline/fuel canopy; and **3)** reduce setback from a residential use to a proposed vehicle (automobile) wash.

**DESIGN REVIEWS** for a proposed shopping center including the following: **1)** a proposed in-line retail building; **2)** a proposed convenience store; **3)** a proposed gasoline/fuel canopy; **4)** a proposed vehicle (automobile) wash; and **5)** a proposed smog check station on 4.3 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Durango Drive and the north side of Post Road within Spring Valley. SB/mk/ml (For possible action) **PC 02/22/17**

**Action: Denied**  
**Moved by: J. Getter**  
**Vote: 3-0/Unanimous**

VII. General Business

**Bylaws Held (5-0) until February 14, 2017**

VIII. Public Comment

**Darby Johnson requested Public Works consider installing a crosswalk at Torrey Pines and Mesa Vista to improve safety of children walking to and from school.**

IX. Next Meeting Date

**The next regular meeting will be January 31, 2017**

X. Adjournment

**The meeting was adjourned at 8:02 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/>

**BOARD OF COUNTY COMMISSIONERS**

STEVEN SISOLAK, Chair—CHRIS GIUNCHIGLIANI, Vice-Chair

SUSAN BRAGER—LARRY BROWN—MARILYN KIRKPATRICK—MARY BETH SCOW—LAWRENCE WEEKLY

DON BURNETTE, County Manager