



# Spring Valley Town Advisory Board

February 14, 2017

## MINUTES

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

Secretary:              Kitty Hearst (702)255-5440 ladyengineer@embarqmail.com **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

**Angie Heath Younce called the meeting to order at 6:40pm**

II.     Public Comment

**Several neighbors concerned with item #10 regarding Use Permit for an exotic animal (Serval) with an existing family residence spoke during Public Comment after hearing the item was held at the request of the applicant.**

**One neighbor stated that the Serval is a hunting animal able to do tall leaps and is not fit for private property residential areas. In addition, exotic animals were not included in original permits for this area.**

**Two neighbors expressed concern the Serval is proposed to be next to door to children and grandchildren. Concern for family pets in the neighborhood was also expressed.**

**A gentleman indicating he was an established long time resident of the area stated the Serval is not for a residential neighborhood and approving a Use permit for the Serval will open the door for other exotic animals.**

III.    Approval of January 31, 2017 Minutes

**Approved**

**Vote: 3/0 with Angie Heath Younce abstaining**

IV.    Approval of Agenda for February 14, 2017

Moved item #9 to be heard first and held item **UC-0787-16 ANDERSON FAMILY TRUST** no date certain.

**Moved by: John Getter**

**Action: Approved agenda**

**Vote: 4/0 Unanimous**

V. Informational Items

**Mike Shannon announced the county has neighborhood grants for various neighborhood focused projects available online or he may be contacted for more information.**

VI. Planning & Zoning

**03/07/17 PC**

1. **NZC-0052-17 – GRAGSON LONE MESA II, LLC, ET AL:**

**ZONE CHANGE** to reclassify 9.6 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone for a proposed office and retail complex in the CMA Design and MUD-3 Overlay Districts.

**DESIGN REVIEW** for a proposed office and retail complex. Generally located on the southwest corner of Hacienda Avenue and Jerry Tarkanian Way within Spring Valley (description on file). SB/al/ml (For possible action) **PC 03/07/17**

**Moved by Angie Heath Younce**

**Action: Held for February 28, 2017 meeting**

**Vote: 4/0 Unanimous**

2. **VC-0047-17 – AGABON MARCIAL A. & CLARITA M.:**

**VARIANCE** to reduce the rear setback for a patio cover in conjunction with a single family residence on 0.1 acres in an R-3 (Multiple Family Residential) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side of Wigwam Avenue, and 840 feet east of Grand Canyon Drive within Spring Valley. SB/md/ma (For possible action) **PC 03/07/17**

**Moved by John Getter**

**Action Denied**

**Vote: 4/0 Unanimous**

3. **VS-0007-17 – DZ TERRA 1, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Darby Avenue and Desert Inn Road, and between Rosanna Street and Rainbow Boulevard within Spring Valley (description on file). SB/co/ma (For possible action) **PC 03/07/17**

**Moved by Angie Heath Younce**

**Action: Approved per staff recommendations**

**Vote: 4/0 Unanimous**

4. **VS-0025-17 – OROSZ, SKIRA & GABOR:**

**VACATE AND ABANDON** a portion of a right-of-way being Sapphire Point Avenue located between 215 Beltway and Schooner Bay Street within Spring Valley (description on file). SS/co/ma  
(For possible action) **PC 03/07/17**

**Moved by Darby Johnson**

**Action: Approved with staff conditions**

**Vote: 4/0 Unanimous**

5. **WS-0019-17 – JTN TRUST:**

**WAIVERS OF DEVELOPMENT STANDARDS** the following: **1)** increase maximum wall sign area; and **2)** increase number of wall signs.

**DESIGN REVIEW** for proposed wall signs in conjunction with an existing office/retail building on a 1.0 acre portion of a 4.6 acre office/retail complex in a C-P (Office & Professional) Zone, C-1 (Local Business) Zone, and C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located 500 feet south of Sahara Avenue and 180 feet west of Jones Boulevard within Spring Valley. SB/lm/ma (For possible action) **PC 03/07/17**

**Moved by Darby Johnson**

**Action: Approved per staff conditions**

**Vote: 4/0 Unanimous**

6. **WS-0027-17 – 318 FLAMINGO VENTURE, LLC:**

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

**DESIGN REVIEW** proposed signage in conjunction with an approved hospital and medical/professional office development on 4.1 acres 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 /lm/ma (For possible action) **PC 03/07/17**

**Moved by John Getter**

**Action: Approved per staff conditions**

**Vote: 4/0 Unanimous**

7. **WS-0037-17 – LV SM INVESTMENTS, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking.

**DESIGN REVIEW** for proposed façade changes to an existing commercial complex on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Spring Mountain Road, 300 feet east of Lindell Road within Spring Valley. SB/gc/ma (For possible action) **PC 03/07/17**

**Moved by Angie Heath Younce**

**Action: Approved as presented/proposed**

**Vote: 4/0 Unanimous**

03/08/17 BCC

8. **NZC-0633-12 (ET-0002-17) – NV I-215 BUFFALO, LLC:**

**ZONE CHANGE SECOND EXTENSION OF TIME** to reclassify 17.2 acres from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (AE-60) Zone, and C-2 (General Commercial) Zone to R-4 (Multiple Family Residential - High Density) Zone and R-4 (Multiple Family Residential - High Density) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts.

**DESIGN REVIEWS** for the following: **1)** a multiple family residential development; **2)** signage; and **3)** lighting. Generally located on the north side of Rafael Rivera Way, 350 feet west of Buffalo Drive within Spring Valley (description on file). SS/jvm/ml (For possible action) **BCC 03/08/17**

**Moved by John Getter**

**Action: Approved with staff conditions**

**Vote: 4/0 Unanimous**

9. **NZC-0005-14 (ET-0007-17) – PARDEE HOMES OF NEVADA:**

**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 7.8 acres from R-E (Rural Estates Residential) to R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts.

**DESIGN REVIEW** for a single family residential development. Generally located on the south side of Patrick Lane, 660 feet east of Fort Apache Road within Spring Valley (description on file). SB/co/ml (For possible action) **BCC 03/08/17**

**Moved by Angie Heath Younce**

**Action: Approved per staff recommendations**

**Vote: 4/0 Unanimous**

10. **UC-0787-16 – ANDERSON FAMILY TRUST:**

**USE PERMIT** for an exotic animal (serval) in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Coley Avenue, 250 feet west of Redwood Street within Spring Valley. SB/gc/mcb (For possible action)

**BCC 03/08/17**

**Hold no date certain.**

VII. General Business

Bylaws (For possible action)

**Moved by Mike Hessling**

**Action: Approved**

**Vote: 4/0 Unanimous**

VIII. Public Comment

**None**

IX. Next Meeting Date

**The next regular meeting will be February 28, 2017 @ 6:30pm**

X. Adjournment

**The meeting was adjourned at 8:40 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