



# Spring Valley Town Advisory Board

February 28, 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 6:35pm**

II.     Public Comment

**None**

III.    Approval of February 14, 2017 Minutes

**Moved by: John**  
**Approved**  
**Vote: 4/0 Unanimous**

IV.    Approval of Agenda for February 28, 2017

**Moved by: John**  
**Action: Approved agenda noting items 2 and 3 would be heard together.**  
**Vote: 4/0 Unanimous**

V.     Informational Items

**NONE**

VI. Planning & Zoning

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: John**

**Action: Approved subject to C-1 zoning with a detached sidewalk and no wall along the west boundary.**

**Vote: 4/0 Unanimous**

2. **DR-0096-17 – ORO SAHARA PRIME, LLC:**  
**DESIGN REVIEW** for a gasoline station with canopy and sales kiosk on a portion of 8.3 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue, 350 feet east of Durango Drive within Spring Valley.

**Moved by: John**

**Action: Approved subject to staff conditions.**

**Vote: 4/0 Unanimous**

3. **TM-0018-17 – ORO SAHARA PRIME, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on 8.3 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue and east of Durango Drive within Spring Valley.

**Moved by: John**

**Action: Approved subject to staff conditions.**

**Vote: 4/0 Unanimous**

- 4 **UC-0080-17 – WEST SAHARA PROMENADE COMPANY, LLC:**  
**USE PERMIT** for a proposed dry cleaner within an existing shopping center on a portion of 8.0 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the east side of Cimarron Road, and the south side of Sahara Avenue within Spring Valley.

**Moved by: Angie**

**Action: Approved subject to staff recommendations.**

**Vote: 4/0 Unanimous**

**5 UC-0093-17 – POPJOY, MARK:**

**USE PERMIT** to increase the area of a proposed accessory building in conjunction with a proposed single family residence.

**DESIGN REVIEW** to allow the front of a proposed single family residence to be oriented toward the side yard rather than front yard on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the north side of Ponderosa Way, 300 feet east of Torrey Pines Drive within Spring Valley.

**Moved by: Darby**

**Action: Approved subject to staff recommendations.**

**Vote: 3/1 with Mike voting in opposition to the motion**

**6 VS-0064-17 – JIA LONG HOLDINGS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Patrick Lane and Post Road, and between Jones Boulevard and Red Rock Street (alignment) within Spring Valley (description on file).

**Moved by: Angie**

**Action: Approved subject to staff recommendations.**

**Vote: 4/0 Unanimous**

**7 WS-0468-16 – AMITY ASSESTS, LLC:**

**AMENDED HOLDOVER WAIVER OF DEVELOPMENT STANDARDS** to allow commercial access onto a residential street (previously not notified).

**DESIGN REVIEW** to maintain an existing garage in conjunction with an office on 0.8 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Jones Boulevard and the south side of Palmyra Avenue within Spring Valley.

**Moved by: Mike**

**Action: Approved subject to staff conditions and access off Palmyra to be for employees only.**

**Vote: 4/0 Unanimous**

**8 WS-0073-17 – STORYBOOK DURANGO, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for a proposed single family residential development on 4.9 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

**DESIGN REVIEW** for additional home models within an approved single family residential development. Generally located on the northeast corner of Russell Road and Redwood Street within Spring Valley.

**Moved by: John**

**Action: Approved subject to staff conditions and limiting the 2 models discussed to lots 1-26.**

**Vote: 4/0 Unanimous**

9. **WS-0086-17 – GIANNI RICHARD REVOCABLE LIV T:**  
**WAIVERS OF DEVELOPMENT STANDARDS** to reduce setbacks for an existing accessory structure (water fall) in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Tara Avenue and Tenaya Way within Spring Valley.

**Moved by: John**

**Action: Approved with staff if approved conditions, removal of glass railing from plans and installation of a Safety gate to control access to the top of the water fall.**

**Vote: 3/1 with Angie voting in opposition to the motion.**

**03/22/17 BCC**

- 10 **DR-0083-17 – VESICA ALLIANCE, LTD.:**  
**DESIGN REVIEW** for a redesign of a previously approved commercial center for office uses only on 4.1 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the northeast corner of Sunset Road and Riley Street within Spring Valley.

**Moved by: Angie**

**Action: Approved subject to staff conditions.**

**Vote: 4/0 Unanimous**

- 11 **NZC-0624-13 (ET-0013-17) – KB HOME LV DIABLO FORT APACHE, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 47.7 acres from R-E Rural Estates Residential) to R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southeast corner of Fort Apache Road and Hacienda Avenue within Spring Valley (description on file).

**Moved by: Darby**

**Action: Approved subject to staff recommendations.**

**Vote: 4/0 Unanimous**

- 12 **NZC-0005-14 (ET-0014-17) – KB HOME LV, ET AL:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 15.5 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 and the west side of Jerry Tarkanian Way within Spring Valley (description on file).

**Moved by: Angie**

**Action: Approved subject to staff recommendations.**

**Vote: 4/0 Unanimous**

**13 ZC-0081-17 – SUNSET & DURANGO PARTNERS, LLC:**

**ZONE CHANGE** to reclassify 10.5 acres from R-5 (Apartment Residential) Zone to C-2 (General Commercial) Zone for a future commercial development in the CMA Design and MUD-2 Overlay Districts. Generally located on the north side of Sunset Road, 400 feet west of Durango Drive within Spring Valley (description on file).

**Moved by: Angie**

**Action: Hold for 3/14/17 meeting as applicant was not present.**

**Vote: 4/0 Unanimous**

VII. General Business

**None**

VIII. Public Comment

**None**

IX. Next Meeting Date

**The next regular meeting will be March 14, 2017 @ 6:30pm.**

X. Adjournment

**Moved by: Angie**

**Action: Approved adjourning meeting.**

**Vote: 4/0 Unanimous**

**The meeting was adjourned at 8:59 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