



Spring Valley Town Advisory Board

February 28, 2017

MINUTES

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 **PRESENT**

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/>

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