



Spring Valley Town Advisory Board

March 14, 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 Getter

Action: Approved

Vote: 4/0 Unanimous

IV. Approval of Agenda for February 28, 2017

Moved by: John Getter

Action: Approved with staff conditions and agenda modified with items as noted below:

Item #6 VS0114-17 instead as listed on the Agenda as VS0114-16.

Item #11 Agenda BCC (April) March 22, 2017.

Vote: 4/0 Unanimous

V. Informational Items

NONE Per. Mike Shannon

VI Planning & Zoning

- 1. 1 UC-0895-16 – SDSW2, LLC:
HOLDOVER 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) **3/22/17 BCC**

Moved by: John including motion after approving agenda to amend agenda to hear items #1, 2 & 10 on item #1.

Action: Approved with staff conditions.

Vote: 4/0 Unanimous

2. **DR-0896-16 – SDSW2, LLC:**

HOLDOVER 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) **3/22/17 BCC**

This item related to Items 1 & 10

Moved by: Darby

Action: Approved with staff conditions

Vote: 4/0 Unanimous

3. **TA-0113-17 – TENAYA LOFTS, LLC:TEXT AMENDMENT** to amend Chapter 30.44, Table 30.44-1 to modify the conditions for a Manager’s Unit. (For possible action) **04/04/17 PC**

Moved by: John

Action: Approved with staff conditions & recommended further consideration to MUD overlays review because of its complexity.

Vote: 4/0 Unanimous

4. **UC-0100-17 – THE WEST SAHARA PROMENADE COMPANY, LLC:**

USE PERMIT for a proposed on-premises consumption of alcohol establishment (supper club) 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 south side of Sahara Avenue and the east side of Cimarron Road within Spring Valley. SB/gc/mcb (For possible action) **04/04/17 PC**

Moved by: Darby

Action: Approved with staff conditions

Vote: 4/0 Unanimous

5. **UC-0123-17 – TAKO, LLC:**

USE PERMIT for a proposed day spa within an existing office building on 1.9 acres in a C-P (Office Professional) Zone. Generally located on the north side of Flamingo Road and 300 feet east of Duneville Street within Spring Valley. SB/pb/ma (For possible action) **04/04/17 PC**

Moved by: Angie

Action: Approved with staff conditions

Vote: 4/0 Unanimous

6. **VS-0114-17 – FLAMINGO BELTWAY 215, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Flamingo Road and I-215, and between Grand Canyon Drive (alignment) and Eula Street within Spring Valley (description on file). SB/jvm/ma (For possible action) **04/04/17 PC**

Moved by: Angie

Action: Approved with staff conditions

Vote: 4/0 Unanimous

7. **VS-0118-17 – CRP/CALIDA FLAMINGO HUALAPAI OWNER, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Hualapai Way located between Rochelle Avenue and Flamingo Road and a portion of a right-of-way being Flamingo Road located between Hualapai Way and Eula Street within Spring Valley (description on file). SB/co/mcb (For possible action) **04/04/17 PC**

Moved by: John

Action: Approved with staff conditions

Vote: 4/0 Unanimous

8. **WS-0124-17 – M & M RAINBOW CENTER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for reduced parking.
DESIGN REVIEW for an addition to an existing building within an existing office/retail complex on 0.2 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located 200 feet west of Rainbow Boulevard and 550 feet north of Patrick Lane within Spring Valley. SS/gc/ma (For possible action) **04/04/17 PC**

Moved by: John

Action: Approved with staff conditions

Vote: 4/0 Unanimous

9. **DR-0110-17 – TEN15 BUFFALO WARM SPRINGS, LLC:**
DESIGN REVIEW for a commercial pad site building with outside dining within an existing shopping center on a portion of 2.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive, 300 feet south of Warm Springs Road within Spring Valley. SS/gc/mcb (For possible action) **04/05/17 BCC**

Moved by: Angie

Action: Approved with staff recommendations

Vote: 4/0 Unanimous

10. **UC-0121-17 – SDSW 2, LLC:**
USE PERMIT to increase building height.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the number of trees required for street landscaping; **2)** allow non-standard improvements (landscaping) within the right-of-way (Rafael Rivera Way); and **3)** waive off-site improvements (sidewalk) along Rafael Rivera Way.
DESIGN REVIEW for a proposed shopping center on a 14.0 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 east side of Rafael Rivera Way within Spring Valley. SB/rk/mcb (For possible action) **04/05/17 BCC**

Item related to items 1 & 2

Moved by: Darby

Action: Approved with staff conditions

Vote: 4/0 Unanimous

11. **ZC-0081-17 – SUNSET & DURANGO PARTNERS, LLC: (Held over from February 28, 2017)**
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). **03/22/17 BCC**

This item was rolled over from February 28, 2017 meeting

Moved by: John

Action: Approved with staff conditions

Vote: 4/0 Unanimous

VII General Business

None

VIII Public Comment

None

IX. Next Meeting Date

The next regular meeting will be March 28, 2017, at 6:30pm

X Adjournment

Moved by: Angie

Approved

Vote: 4/0 Unanimous

The meeting was adjourned at 7:50 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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