



Spring Valley Town Advisory Board

March 27, 2018

MINUTES

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

Secretary: Carmen Hayes, 702 371-7991, chayes@yahoo.com **EXCUSED**

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 March 13, 2018 Minutes

Moved by: Dee Gatliff

Action: Approved

Vote: 5/0 Unanimous

IV. Approval of Agenda for March 27, 2018

Moved by: Dee Gatliff

Action: Approved after noting items 1 and 2 would be held until April 24, 2018 per request of the applicant.

Vote: 5/0 Unanimous

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
Mike Shannon announced a neighborhood meeting at Opportunity Village to discuss plans for a neighborhood park at Buffalo and Russell. The meeting is scheduled for 6:00pm on Monday April 9, 2018.

VI Planning & Zoning

1. **TM-18-500019-CENTURY RHODES RANCH GC, LLC:**
TENTATIVE MAP consisting of 30 single family residential lots, 2 open space lots, and 4 common lots on a portion of 33 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located 120 feet west of Durango Drive, and the north sides of Rhodes Ranch Parkway and Pine Shores Parkway within Spring Valley. SB/md/ml (For possible action) **03/21/18 BCC**

Held until April 24, 2018 per the applicant.

2. **UC-18-0109-CENTURY RHODES RANCH GC, LLC:**
USE PERMIT for modified residential development standards in conjunction with a single family development.
DESIGN REVIEW for a single family residential development on a portion of 33 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located 120 feet west of Durango Drive, and the north sides of Rhodes Ranch Parkway and Pine Shores Parkway within Spring Valley. SB/md/ml (For possible action) **03/21/18 BCC**

Held until April 24, 2018 per the applicant.

3. **VS-18-0150-DURANGO 4 15, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Bonita Vista Street and between Spanish Ridge Avenue and Russell Road within Spring Valley (description on file). SB/tk/ml (For possible action) **04/03/18 PC**

Motion by: Dee Gatliff

Action: Approved per staff recommendations

Vote: 5-0 / Unanimous

4. **TM-18-500028-RUSSELL DUNEVILLE VILLAS DEV, LLC:**
TENTATIVE MAP consisting of 63 single family residential lots and common lots on 9.7 acres in an R-2 (Medium Density Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Russell Road and Duneville Street within Spring Valley. SS/rk/ml (For possible action) **04/04/18 BCC**

Motion by: John Getter

Action: Approve with the condition of 4,000 square foot lots at a minimum

Vote: 5-0 / Unanimous

5. **VS-18-0135-RUSSELL DUNEVILLE VILLAS DEV, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Diablo Drive (alignment), and between Duneville Street and Lindell Road and a portion of a right-of-way being Russell Road located between Duneville Street and Lindell Road within Spring Valley (description on file). SS/rk/ml (For possible action) **04/04/18 BCC**

Motion by: John Getter

Action: Approve with staff conditions

Vote: 5-0 / Unanimous

6. **WC-18-400033 (ZC-1641-04)-RUSSELL DUNEVILLE VILLAS DEV, LLC:**
WAIVERS OF CONDITIONS of a zone change requiring the following: **1)** a minimum 5,000 square foot lots adjacent to the developed R-1 zoned subdivision to the west; and **2)** a minimum 6,000 square foot lots along Duneville Street and Russell Road across from the developed R-E zoned subdivision to the west and south in conjunction with a previously approved single family residential development on 9.7 acres in an R-2 (Medium Density Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Russell Road and Duneville Street within Spring Valley. SS/rk/ml (For possible action) **04/04/18 BCC**

Motion by: John Getter

Action: Approve with staff conditions

Vote: 5-0 / Unanimous

7. **WS-18-0134-RUSSELL DUNEVILLE VILLAS DEV, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce front setback; **2)** establish alternative yards for residential lots; **3)** increase wall height; **4)** reduce street intersection off-set; and **5)** reduce residential driveway separation.
DESIGN REVIEWS for the following: **1)** a proposed single family residential development; **2)** building orientation of 6 single family residences; **3)** alternative hammerhead street design; and **4)** increase finished grade on 9.7 acres in an R-2 (Medium Density Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Russell Road and Duneville Street within Spring Valley. SS/rk/ml (For possible action) **04/04/18 BCC**

Motion by: John Getter

Action: Approve with the condition minimum lots 4,000 square feet, strike waiver #2 and design review #2, single-story homes west side of project north of Dewey, boundary wall not to exceed height of preexisting boundary wall and a crash gate in the south end hammer head along Russell road

Vote: 5-0 / Unanimous

04/17/18 PC

8. **ET-18-400056 (DR-0156-16)-CHD CONVENIENCE, LLC:**
DESIGN REVIEW FIRST EXTENSION OF TIME for a proposed hotel on 2.2 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southeast corner of Quarterhorse Lane and Sobb Avenue within Spring Valley. SB/tk/ml(For possible action) **04/17/18 PC**

Motion by: Angie Heath Younce

Action: Approve with staff recommendations

Vote: 5-0 / Unanimous

9. **UC-18-0190-FMK, LLC:**
USE PERMIT for a proposed place of worship.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking spaces for a place of worship in an existing office building on 0.1 acre portion of a 3.3 acre office complex in a CRT (Commercial Residential Transition) Zone. Generally located on the northwest corner of Desert Inn Road and Bronco Street within Spring Valley. SB/mk/ml (For possible action) **04/17/18 PC**

Motion by: Dee Gatliff
Action: DENY
Vote: 4-1 with Mike Hessling voting in opposition

10. **WS-18-0161-ACHC, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce vehicle parking; and **2)** waive bicycle parking.
DESIGN REVIEWS for the following: **1)** a proposed addition to an existing manufacturing facility; and **2)** alternative parking lot landscaping in conjunction with the proposed expansion of an existing manufacturing facility on 24.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Overlay District. Generally located on the west side of El Camino Road (alignment) between Sunset Road and Post Road within Spring Valley. SS/al/ml (For possible action) **04/17/18 PC**

Motion by: John Getter
Action: Approve with the condition all truck traffic use Sunset for ingress and egress, landscape trees along north side of Post to have 25 foot canopy at the time of planting and any change in use requires a new public hearing.
Vote: 5-0 / Unanimous

11. **DR-18-0169-CIMARRON COURTYARD 1, LLC:**
DESIGN REVIEW for a comprehensive sign package in conjunction with office complex on 9.3 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Cimarron Road and the north side of Badura Avenue within Spring Valley. SS/mk/ml (For possible action) **04/18/18 BCC**

Motion by: John Getter
Action: Approve with staff conditions and all signs to be reverse channel on non-illuminated
Vote: 5-0 / Unanimous

VII General Business

None

VIII Public Comment

John Getter expressed concern for the structural integrity of Russell road with hundreds of gravel trucks utilizing it as the primary corridor to haul dirt from the Raiders Stadium construction site on a daily basis. Mr. Getter asked the Raiders to encourage drivers to use more than one route when hauling dirt from the stadium site.

IX. Next Meeting Date

The next regular meeting will be April 10, 2018 at 6:30pm

X Adjournment

Moved by: Angie Heath Younce

Action: Adjourn

Vote: 5-0 / Unanimous

The meeting was adjourned at 8:38 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/>