



Spring Valley Town Advisory Board

April 24, 2018

MINUTES

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

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

County Liaison: Mike Shannon, 702 455-8338, mds@clarkcountynv.gov **PRESENT**

- I. Call to Order, Pledge of Allegiance and Roll Call
Current Planner Rob Kimskey

Dee Gatliff called the meeting to order at 6:32pm

- II. Public Comment

None

- III. Approval of **April 10, 2018** Minutes

Moved by: John Getter

Action: Approved

Vote: 4/0 Unanimous

- IV. Approval of Agenda for April 24, 2018

Moved by: Dee Gatliff

Action: Approved after noting items 8 and 11 would be heard first and items 2, 3 and 6 would be held.

Vote: 4/0 Unanimous

- V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)

None

VI Planning & Zoning

1. **UC-18-0225-CHD CONVENIENCE, LLC:**

USE PERMIT to allow kitchens in conjunction with a hotel.

DESIGN REVIEW for a proposed hotel and proposed office building 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/pb/ml (For possible action) **05/01/18 PC**

Motion by: Dee Gatliff

Action: Approve with staff recommendations

Vote: 4-0 / Unanimous

2. **TM-18-500019-CENTURY RHODES RANCH GC, LLC:**

HOLDOVER 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) **05/02/18 BCC**

Held until May 29, 2018 per the applicant.

3. **UC-18-0109-CENTURY RHODES RANCH GC, LLC:**

HOLDOVER 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) **05/02/18 BCC**

Held until May 29, 2018 per the applicant.

4. **ET-18-400080 (UC-0886-15)-HIGHER-ED USA PARTNERS, LLC:**

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) major training facility; and 2) dormitory.

DESIGN REVIEW for a major training facility with a dormitory on 2.5 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Oquendo Road, 300 feet west of Rainbow Boulevard within Spring Valley. SS/tk/ja (For possible action) **05/15/18 PC**

Motion by: Dee Gatliff

Action: Approve with staff recommendations

Vote: 4-0 / Unanimous

5. **ET-18-400083 (VS-0907-15) - BUFFALO LAS VEGAS LAND, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Buffalo Drive and Arroyo Springs Street and between Sunset Road and Rafael Rivera Way, and a portion of right-of-way being Tioga Way located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). SS/bk/ja (For possible action) **05/15/18 PC**

Motion by: Dee Gatliff

Action: Approve with staff recommendations

Vote: 4-0 / Unanimous

6. **NZC-17-0822-TEG SPANISH RIDGE, LLC:**
ZONE CHANGE to reclassify 10.1 acres from a C-P (Office & Professional) Zone to an R-3 (Multiple Family Residential) Zone for a multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** allow an attached sidewalk.
DESIGN REVIEW for a multi-family residential development on 10.1 acres in the CMA Design Overlay District. Generally located on the southwest corner of Hacienda Avenue and Riley Street within Spring Valley (description on file). SB/rk/ml (For possible action) **05/15/18 PC**

Held until May 8, 2018 per the applicant.

7. **NZC-18-0244-SRISURO, CHOTCHAI & SUTHANYA:**
ZONE CHANGE to reclassify 10.6 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEW for a proposed multi-family residential development in the CMA Design and MUD-2 Overlay Districts. Generally located on the south side of Sunset Road and the west side of Cimarron Road within Spring Valley (description on file). SS/pb/ml (For possible action) **05/15/18 PC**

Motion by: Dee Gatliff

Action: Approve with staff recommendations

Vote: 4-0 / Unanimous

8. **NZC-18-0258-BAKHTIAN LIMITED PARTNERSHIP:**
ZONE CHANGE to reclassify 5.2 acres from an R-2 (Medium Density Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design and MUD-3 Overlay Districts.
USE PERMIT for senior housing project.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** increase wall height.
DESIGN REVIEW for senior housing project with associated structures and uses. Generally located on the north side of Oquendo Road, 330 feet west of Durango Drive within Spring Valley (description on file). SB/rk/ml (For possible action) **05/15/18 PC**

Motion by: John Getter

Action: Approve as presented

Vote: 4-0 / Unanimous

9. **VS-18-0243-T & C ENTERPRISES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Spring Mountain Road and Twain Avenue, and between Riley Street and Durango Drive within Spring Valley (description on file). SB/tk/ml (For possible action) **05/15/18 PC**

Motion by: Dee Gatliff
Action: Approve with staff recommendations
Vote: 4-0 / Unanimous

10. **VS-18-0257-WILLIAM LYON HOMES, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Belmont Bay Avenue (alignment), and between Grand Canyon Drive (alignment) and Pearland Street (alignment) within Summerlin South and Spring Valley (description on file). SB/jvm/ml (For possible action) **05/15/18 PC**

Motion by: Dee Gatliff
Action: Approve with staff recommendations
Vote: 4-0 / Unanimous

11. **VS-18-0259-BAKHTIAN LIMITED PARTNERSHIP:**
VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Quail Avenue (alignment), and between Bonita Vista Street (alignment) and Durango Drive within Spring Valley (description on file). SB/rk/ml (For possible action) **05/15/18 PC**

Motion by: John Getter
Action: Approve with staff conditions
Vote: 4-0 / Unanimous

12. **VS-18-0265-KB HOME LV AMIZADE, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Russell Road located between Hoye Canyon Road and Bonita Vista Street within Spring Valley (description on file). SB/tk/ml (For possible action) **05/15/18 PC**

Motion by: Dee Gatliff
Action: Approve with staff recommendations
Vote: 4-0 / Unanimous

13. **WS-18-0270-TBTM, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; and **2)** parking lot landscaping.
DESIGN REVIEW on for a proposed office building in conjunction with an existing office complex on a portion of 4.3 acres 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 Butler Street within Spring Valley. SS/md/ml (For possible action) **05/15/18 PC**

Motion by: Dee Gatliff
Action: Approve with staff recommendations
Vote: 4-0 / Unanimous

14. **DR-18-0272-6410 RAINBOW INVESMENTS, LLC:**
DESIGN REVIEW for a proposed retail center on 2.1 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard, 300 feet north of Sunset Road within Spring Valley. SS/al/ml (For possible action) **05/16/18 BCC**

Motion by: John Getter
Action: Approve with staff conditions
Vote: 4-0 / Unanimous

15. **ET-18-400077 (UC-0458-15)-CHURCH AREUMDAWOON LAS VEGAS:**
USE PERMIT SECOND EXTENSION OF TIME to complete a place of worship.
WAIVER OF DEVELOPMENT STANDARDS for reduced setback.
DESIGN REVIEW for a place of worship within an existing single family residence in conjunction with a proposed place of worship on 2.2 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Post Road and El Camino Road (alignment) within Spring Valley. SS/bk/ja (For possible action) **05/16/18 BCC**

Motion by: Dee Gatliff
Action: Approve with staff recommendations until January 16, 2019
Vote: 4-0 / Unanimous

16. **UC-18-0264-HOSPICE PROPERTIES V, LLC:**
USE PERMIT for a proposed hospital (Community Triage Center) in conjunction with an existing office development on approximately 2.1 acres in a CRT (Commercial Residential Transition) Zone. Generally located on the east side of Jones Boulevard and the north side of Dewey Drive within Spring Valley. SS/mk/ml (For possible action) **05/16/18 BCC**

Motion by: John Getter
Action: Approve with staff conditions
Vote: 4-0 / Unanimous

17. **WC-18-400082 (ZC-1762-06)-6410 RAINBOW INVESMENTS, LLC:**
WAIVERS OF CONDITIONS to a zone change requiring the following: **1)** east elevation of Building Pad #1 and east elevation of Retail Building to closely match west elevations and include tile veneer on columns; and **2)** right-of-way dedication to include 30 feet for Teco Avenue and related spandrel for an approved retail center on 2.1 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard, 300 feet north of Sunset Road within Spring Valley. SS/al/ml (For possible action) **05/16/18 BCC**

Motion by: John Getter
Action: Approve 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 May 8, 2018 at 6:30pm

X Adjournment

Moved by: Dee Gatliff

Action: Adjourn

Vote: 4-0 / Unanimous

The meeting was adjourned at 8:05 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/>