



# Spring Valley Town Advisory Board

April 25, 2017

## MINUTES

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Board Members:     John Getter – **PRESENT**                     Darby Johnson, Jr. – **PRESENT**  
                             Dee Gatliff – Vice Chair – **PRESENT**     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 6:44pm**

II.       Public Comment

**None**

III.      Approval of April 11, 2017 Minutes

**Moved by: Dee**

**Action: Approved with noted corrections**

**Vote: 5/0 Unanimous**

IV.      Approval of Agenda for April 25, 2017

**Moved by: Dee**

**Action: Approved with corrections**

**Vote: 5/0 Unanimous**

V.        Informational Items

**None**

VI. Planning & Zoning

05/03/17 BC

1. **TM-0038-17 – CENTURY COMMUNITIES OF NEVADA, LLC:**  
**TENTATIVE MAP** consisting of 104 single family residential lots and common lots on 24.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Seeliger Street and the north and south sides of Cougar Avenue (alignment) within Enterprise and Spring Valley. SB/rk/ja (For possible action) 05/03/17 BCC

Moved by: Darby

Action: Approved with staff recommendations

Vote: 5/0 Unanimous

2. **ZC-0196-17 – CENTURY COMMUNITIES OF NEVADA, LLC:**  
**AMENDED ZONE CHANGE** to reclassify 5.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased wall height; 2) modify off-site improvement standards; and 3) nonstandard improvements within a right-of-way (Seeliger Street).  
**DESIGN REVIEWS** for the following: 1) a proposed single family residential development; and 2) increased finished grade on 24.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Seeliger Street and the north and south sides of Cougar Avenue (alignment) within Enterprise and Spring Valley (previously not notified) (description on file). SB/rk/ja (For possible action) 05/03/17 BCC

Moved by: Darby

Action: Approved with staff recommendations

Vote: 5/0 Unanimous

05/16/17 PC

3. **NZC-0237-17 – FORT APACHE PLAZA, LLC:**  
**ZONE CHANGE** to reclassify an 8.5 acre portion of a 9.2 acre site from C-2 (General Commercial) Zone to 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-3 Overlay Districts. Generally located on the northeast corner of Fort Apache Road and Russell Road within Spring Valley (description on file). SB/pb/ja (For possible action) 05/16/17 PC

Moved by: John

Action: Approved with staff “if approved” conditions

Vote: 5/0 Unanimous

4. **NZC-0260-17 – HINES BROTHERS, LLC:**  
**ZONE CHANGE** to reclassify 11.6 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone for a proposed single family residential development.  
**DESIGN REVIEWS** for the following: 1) a proposed single family residential development; and 2) increased finished grade. Generally located on the east side of Lindell Road and the north side of Eldora Avenue within Spring Valley (description on file). SB/pb/ja (For possible action)

Moved by: John

Action: Approved with an RD designation, detached sidewalk on El Dora, deny Design Review 1 and modify if approved Current Planning condition 3 to significant changes to final plans

Vote: 5/0 Unanimous

05/16/17 PC

5. **TM-0055-17 – HINES BROTHERS, LLC:**  
**TENTATIVE MAP** consisting of 68 single family residential lots and common lots on 11.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Lindell Road and the north side of Eldora Avenue within Spring Valley. SB/pb/ja (For possible action) 05/16/17 PC

Moved by: John

Action: Denied

Vote: 5/0 Unanimous

6. **UC-0250-17 – SAHARA PALM PLAZA, LLC:**  
**USE PERMITS** for the following 1) a proposed banquet facility and 2) live entertainment within an existing shopping center on a portion of 2.6 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue, 200 feet east of Miller Lane within Spring Valley. SB/mk/ja (For possible action) 05/16/17 PC

Moved by: Angie

Action: Approved with staff recommendations

Vote: 5/0 Unanimous

7. **VS-0230-17 – THE HOWARD HUGHES COMPANY, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located on the southwest corner of Hualapai Way and Maule Avenue within Summerlin South and Spring Valley (description on file). SB/tk/ja (For possible action) 05/16/17 PC

Moved by: Angie

Action: Trail to end of Planning & Zoning agenda

Vote: 5/0 Unanimous

Moved by: John

Action: Hold to end of May 9, 2017 agenda

Vote: 5/0 Unanimous

8. **VS-0261-17 – HINES BROTHERS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Lindell Road and Edmond Street, and between Eldora Avenue and Sahara Avenue within Spring Valley (description on file). SB/pb/ja (For possible action) 05/16/17 PC

Moved by: John

Action: Approved with staff conditions  
Vote: 5/0 Unanimous

9. **WS-0252-17 – TAM THOMAS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) roof pitch; and 2) reduce the required separation between an existing accessory apartment and an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located 125 feet south of Palmyra Avenue and 935 feet west of Decatur Boulevard within Spring Valley. SB/md/ja (For possible action) 05/16/17 PC

Moved by: Darby  
Action: Approved as presented  
Vote: 3/2 with Dee & Angie voting in opposition

05/17/17 BCC

10. **DR-0225-17 – RCSR CORPORATION:**  
**DESIGN REVIEW** for a comprehensive sign plan in conjunction with an existing congregate care facility on 2.1 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Robindale Road and the west side of Cimarron Road within Spring Valley. SS/md/ja (For possible action) 05/17/17 BCC

Moved by: Angie  
Action: Approved with staff recommendations  
Vote: 5/0 Unanimous

11. **UC-0245-17 – DURANGO OOUENDO, LLC:**  
**USE PERMIT** to increase the height of an ornamental spire.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase block wall height; 2) eliminate cross access; 3) reduce parking; and 4) modified street standards.  
**DESIGN REVIEWS** for the following: 1) a proposed place of worship; 2) alternative parking lot landscaping; and 3) a proposed outdoor water feature on 4.2 acres in a C-2 (General Commercial) Zone within the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Durango Drive, and the south side of Oquendo Road within Spring Valley. SB/md/ja (For possible action) 05/17/17 BCC

Withdrawn by applicant

12. **UC-0256-17 – TIGHT LIPS, LLC:**  
**USE PERMITS** for the following: 1) a proposed day care facility; and 2) a proposed school.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative landscaping and screening requirements; 2) reduce setbacks; 3) allow parking spaces to back into a public street; 4) waiver trash enclosure requirements; 5) allow access from local street; 6) permit alternative commercial driveway geometrics; and 7) off-site improvements (curbs, gutters, street lights, sidewalks and partial paving).  
**DESIGN REVIEW** to convert an existing single family residence into a proposed day care and pre-school facility on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Coley Avenue and Sorrel Street within Spring Valley. SB/al/ja (For possible action) 05/17/17 BCC

Moved by: Dee  
Action: Denied per staff recommendations  
Vote: 5/0 Unanimous

13. **WS-0243-17 – K B HOME LV DURANGO ROBINDALE:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks for single family residences within an approved single family residential development; and 2) increase wall heights.  
**DESIGN REVIEWS** for the following: 1) additional model homes within an approved single family residential development; and 2) increase the finished grade for lots within an approved single family residential subdivision on 5.1 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Robindale Road, 610 feet east of Durango Drive within Spring Valley. SS/al/ja (For possible action) 05/17/17 BCC

Moved by: Angie

Action: Held until May 9, 2017 meeting

Vote: 5/0 Unanimous

14. **ZC-0239-17 – J R LIGHTING BUILDING, LLC:**  
**ZONE CHANGE** to reclassify 4.6 acres from C-2 (General Commercial)(AE-60) Zone to M-D (Designed Manufacturing)(AE-60) Zone and C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modified CMA Design Overlay District Standards; 2) cross access; 3) reduce setback for a proposed structure (decorative wall/fence); and 4) reduce setback from the right-of-way for a proposed structure (decorative wall/fence).  
**DESIGN REVIEW** for a proposed warehouse/office building on a 2.1 acre portion of a 4.6 acre parcel within the CMA Design Overlay District. Generally located on the north side of Russell Road, and the east side of Edmond Street within Spring Valley (description on file). SS/md/ja (For possible action) 05/17/17 BCC

Moved by: Angie

Action: Held until the first or second Planning & Zoning item on the May 9, 2017 agenda

Vote: 5/0 Unanimous

15. **UC-0185-17 – REYNOLDS FAMILY 1996 TRUST: (Held from April 11, 2017 meeting)**  
**USE PERMIT** for a proposed minor training facility within an existing office complex on 0.5 acres in a C-P (Office & Professional) Zone. Generally located on the north side of Spring Mountain Road and 320 feet west of El Camino Road within Spring Valley. SB/lm/ml (For possible action) 05/02/17 PC

Moved by: Dee

Action: Approved

Vote: 5/0 Unanimous

VII. General Business

None

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be May 9, 2017, at 6:30pm

X. Adjournment

**Moved by: Angie**  
**Action: Approved**  
**Vote: 5/0 Unanimous**

**The meeting was adjourned at 9:30 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