



# Spring Valley Town Advisory Board

May 8, 2018

## MINUTES

---

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

Secretary:              Carmen Hayes, 702 371-7991, [chayes@yahoo.com](mailto:chayes@yahoo.com) **PRESENT**

County Liaison:        Mike Shannon, 702 455-8338, [mds@clarkcountynv.gov](mailto:mds@clarkcountynv.gov) **PRESENT**

---

- I. Call to Order, Pledge of Allegiance and Roll Call  
Current Planner Mark Donohue

**Angie Heath Younce called the meeting to order at 6:33pm**

- II. Public Comment

**None**

- III. Approval of **April 24, 2018** Minutes

**Moved by: John Getter**

**Action: Approved**

**Vote: 3/0 with Angie Heath Younce abstaining.**

- IV. Approval of Agenda for May 8, 2018

**Moved by: Dee Gatliff**

**Action: Approved after noting item 11 would be heard second.**

**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. **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**

**Motion by: John Getter**

**Action: Deny with regrets**

**Vote: 3-1 / Dee Gatliff Nay**

2. **VS-18-0248-WH PROPERTIES, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being both Patrick Lane and Oquendo Road located between Rosanna Street and Rainbow Boulevard within Spring Valley (description on file). SS/tk/ml (For possible action) **05/15/18 PC**

**Motion by: Dee Gatliff**

**Action: Approve with staff recommendations**

**Vote: 4-0 / Unanimous**

3. **UC-18-0291-PROFESSIONAL WAREHOUSE OFFICE CONDOS, LLC:**

**USE PERMIT** to allow a proposed personal service (seamstress) in conjunction with an existing office complex on a portion of 5.0 acres in a C-P (Office and Professional) (AE-60) Zone. Generally located on the north side of Post Road, 250 feet east of Tenaya Way within Spring Valley. SS/lm/ml (For possible action) **06/05/18 PC**

**Motion by: John Getter**

**Action: Approve with staff conditions**

**Vote: 4-0 / Unanimous**

4. **UC-18-0306-5419 S. DECATUR AVE TRUST:**

**USE PERMIT** for a proposed place of worship.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking in conjunction with an existing industrial complex for a proposed place of worship on a 0.4 acre portion of 4.4 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the west side of Decatur Boulevard, 280 feet north of Diablo Drive within Spring Valley. SS/lm/ml (For possible action) **06/05/18 PC**

**Motion by: John Getter**

**Action: Deny**

**Vote: 4-0 / Unanimous**

5. **UC-18-0316-GALLERIA CENTER, LLC:**

**USE PERMIT** to reduce separation for an on-premises consumption of alcohol (tavern) to a residential use within an existing retail center on a portion of 1.8 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue and the east side of Duneville Street within Spring Valley. SS/lm/ml (For possible action) **06/05/18 PC**

**Motion by: Dee Gatliff**

**Action: Approve with staff recommendations**

**Vote: 4-0 / Unanimous**

6. **VS-18-0289-7155 S. BUFFALO LAS VEGAS 294, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Badura Avenue and Warm Springs Road, and between Buffalo Drive and Myers Street within Spring Valley (description on file). SS/tk/ml (For possible action) **06/05/18 PC**

**Motion by: Angie Heath Younce**

**Action: Approve with staff recommendations**

**Vote: 4-0 / Unanimous**

7. **VS-18-0294-PAR DEVELOPMENT, INC.:**

**VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard and Santa Margarita Street, and between Sunset Road and Post Road within Spring Valley (description on file). SS/bk/ml (For possible action) **06/05/18 PC**

**Motion by: Angie Heath Younce**

**Action: Approve with staff recommendations**

**Vote: 3-0 / Unanimous with John Getter out of the room**

8. **VS-18-0304-DOUMANI DOMINIQUE FAMILY TRUST:**

**VACATE AND ABANDON** a portion of a right-of-way being Jones Boulevard located between Russell Road and Quail Avenue within Spring Valley (description on file). SS/tk/ml (For possible action) **06/05/18 PC**

**Motion by: Dee Gatliff**

**Action: Approve with staff recommendations**

**Vote: 4-0 / Unanimous**

9. **TM-18-500068-SUNSET CLIFFS PLAZA, LLC:**

**TENTATIVE MAP** for a 1 lot commercial subdivision on 3.6 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Hualapai Way and the north side of Sunset Road within Spring Valley. SB/lm/ml (For possible action) **06/06/18 BCC**

**Motion by: Dee Gatliff**

**Action: Approve with staff recommendations**

**Vote: 4-0 / Unanimous**

10. **WS-18-0321-SUNSET CLIFFS PLAZA, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase proposed wall height; and 2) allow modified design standards in conjunction with a previously approved retail center on 3.6 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Hualapai Way and the north side of Sunset Road within Spring Valley. SB/lm/ml (For possible action) **06/06/18 BCC**

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

11. **ZC-18-0303-RSY LIVING TRUST:**  
**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts.  
**DESIGN REVIEW** for a proposed office/warehouse building. Generally located on the north side of Arby Avenue and the east side of Montessouri Street within Spring Valley (description on file). SS/pb/ml (For possible action) **06/06/18 BCC**

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

VII General Business

**NONE**

VIII Public Comment

**NONE**

IX. Next Meeting Date

**The next regular meeting will be May 29, 2018 at 6:30pm**

X Adjournment

**Moved by: Angie Heath Younce**  
**Action: Adjourn**  
**Vote: 4-0 / Unanimous**

**The meeting was adjourned at 8:02 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/>