



Spring Valley Town Advisory Board

May 9, 2017

MINUTES

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 **PRESENT**

I. Call to Order, Pledge of Allegiance and Roll Call

Angie Heath Younce called the meeting to order at 6:37pm

II. Public Comment

None

III. Approval of April 25, 2017 Minutes

Moved by: John
Action: Approved
Vote: 5/0 Unanimous

IV. Approval of Agenda for May 9, 2017

Moved by: Dee
Action: Approved
Vote: 5/0 Unanimous

V. Informational Items

Announced by Mike Shannon

Meeting Wednesday May 17, 2017, at the Windmill Library. Open to the public future park at Wigwam & Torrey Pines.

VI Planning & Zoning

05/16/17 PC

1. **VS-0230-17 - THE HOWARD HUGHES COMPANY, LLC:**

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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 **05/16/17 PC** (For possible action) **05/16/17 PC** (Held over from April 25, 2017 meeting)

Motion: Dee

Action: Approve “per staff conditions”

Vote: 5/0 Unanimous

05/17/17 BCC

2. **WS-0243- 1 7 - 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** (Held over from April 25, 2017, meeting)

Motion: Dee

Action: Approve Design Review “per staff recommendations

Deny Wavier of Development Standards

Vote: 4/1 Nay Mike

06/06/17 PC

3. **UC-0273-17 - JOE SIHONG VI SURVIVORS TRUST. ET AL:**

USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within an existing shopping center on a portion of 3.5 acres in a C-1(Local Business) Zone. Generally located on the west side of Fort Apache Road and the south side of Patrick Lane within Spring Valley. SB/gc/ja(For possible action) **06/06/17 PC**

Motion: Angie

Action: Approve “staff rec’s”

Vote: 5/0 Unanimous

4. **VS-0278-17 -JR LIGHTING BUILDING.LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Diablo Drive and Russell Road, and between Edmond Street and Decatur Boulevard and a portion of a right-of-way being Russell Road located between Edmond Street and Decatur Boulevard within Spring Valley (description on file). SS/co/ml (For possible action) **06/06/17 PC**

Motion: Dee

Action: Approve “per staff”

Vote: 5/0 Unanimous

5. **WS-0254-17 - LV ROCHELLE. LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the height of 2 project identification signs; and 2) increase the height of a portion of a perimeter block wall.

DESIGN REVIEWS for the following: 1) project identification signs; and 2) block wall in

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conjunction with an apartment complex currently under development on 13.3 acres in an R-4 (Multiple Family Residential - High Density) Zone in the MUD-3 and MUD-4 Overlay Districts. Generally located on the east side of Hualapai Way and the south side of Rochelle Avenue within Spring Valley. SB/dg/ja (For possible action) **06/06/17 PC**

Motion: Dee

Action: Approved “staff rec’s”

Vote: 5/0 Unanimous

6. **WS-0280-17 - MOON F. ONG & WANDA M. ONG FAMILY TRUST:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback for proposed single family residences on 0.9 acres in an R-E (Rural Estates Residential) (RNP-1} (AE-65) Zone in the CMA Design Overlay District. Generally located on the east side of Westwind Road and the south side of Post Road within Spring Valley. SS/gc/ml (For possible action) **06/06/17 PC**
Motion: Mike
Action: Approved “As presented with the staff conditions”
Vote: 5/0 Unanimous

06/07/17 BCC

7. **DR-0295-17- CIMARRON ROAD. LLC:**
DESIGN REVIEW for proposed covered parking structures in conjunction with an approved office complex on 25.2 acres in an M-0 (Designed Manufacturing) Zone in the CMA Design and MUD-2 Overlay Districts.
WAIVER OF CONDITIONS of a zone change (ZC-0191-16) requiring per revised plans submitted on May 3,2016. Generally located on the west side of Cimarron Road (alignment) and the north side of Badura Avenue (alignment) within Spring Valley. SS/pb/ml (For possible action) **06/07/17 BCC**
Motion: Angie
Action: Approved “approval across the board with staff conditions”
Vote: 5/0 Unanimous
8. **DR-0296-17 - CIMARRON ROAD. LLC:**
DESIGN REVIEW for a proposed comprehensive sign package in conjunction with an approved office complex on 25.2 acres in an M-D (Designed Manufacturing) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the west side of Cimarron Road (alignment) and the north side of Badura Avenue (alignment) within Spring Valley. SS/pb/ml (For possible action) **06/07/17 BCC**
Motion: Angie
Action: Approved “Design Review with staff conditions”
Vote: 5/0 Unanimous
9. **DR - 0311-17- VITTORIO HOLDING. LLC. ET AL:**
DESIGN REVIEW for a comprehensive sign package for an existing retail building within a retail commercial center on 3.6 acres in a C-1 (Local Business) Zone & C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road and the west side of Jones Boulevard within Spring Valley. SS/Im/ml (For possible action) **06/07/17 BCC**
Motion: Dee
Action: Approved “staff rec’s”
Vote: 5/0 Unanimous

10. **VS-0287-17 - DIAMOND ARROYO LTD.:**
VACATE AND ABANDON easements of interest to Clark County located between Badura Avenue and Arby Avenue, and between Tenaya Way and Buffalo Drive within Spring Valley (description on file). SS/gc/ml (For possible action) **06/07/17 BCC**
Motion: John
Action: Approved “with staff conditions”
Vote: 5/0 Unanimous
11. **WS-0390-16 (WC-0047-17) - VALLEY HOSPITAL MEDICAL CENTER, INC.:**
WAIVER OF CONDITIONS of a waiver of development standards requiring waivers #lb and #le be limited to 3-38 square feet, for an increase and modifications to a comprehensive sign plan for an existing hospital (Spring Valley) on a portion of 33.6 acres in a C-P (Office & Professional) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Rainbow Boulevard and Hacienda Avenue within Spring Valley. SS/tk/ja (For possible action) **06/07/17 BCC**
Motion: Angie
Action: Deny
Vote: 3/2 Nay’s Dee & Darby
12. **WS-0286-17 -DIAMOND ARROYO LTD.:**
WAIVER OF DEVELOPMENT STANDARDS for cross access.
WAIVERS OF CONDITIONS for a zone change (ZC-0477-15) requiring the following: 1) per plans Submitted on December 1, 2015; 2) no retail or wholesale sales on the site; 3) no overnight stays in individual units; 4) no kitchens, bathrooms, sinks, or wet bars in the units; and 5) any auto repair or auto body work is for the personal vehicles of the individual unit owner only.
DESIGN REVIEW for an office/warehouse complex on 5.0 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the south side of Badura Avenue, 450 feet west of Tenaya Way within Spring Valley. SS/gc/ml {For possible action) **06/07/17 BCC**
Motion: John
Action: Approval of Design Review & Wavier of conditions 1-5 “per staff conditions”
Vote: 3/2 Nay’s Darby & Angie
Motion: John
Action: Approval of Wavier of Development Standards
Vote: 4/1 Nay Darby

05/02/17 PC

13. **UC-0185-17 -REYNOLDS FAMILY 1996 TRUST:**
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/Im/ml (For possible action) **05/02/17 PC** (Held over from April 11, 2017 meeting)
Motion: Angie
Action: Deny “no show last 2 meetings” Applicant has not attended to present their application.
Vote: 5/0 Unanimous

VII General Business

None

VIII Public Comment

John mentioned that the planning of the new Foot Ball stadium at the first of the year on Russell Rd, will have significant impact and should have town board input for infrastructure, parking, roads and traffic flow. Do we get a request for a staff report so we have impact on planning?

Mike Shannon response was he would work on an Agenda with them.

IX. Next Meeting Date

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

X Adjournment

Motion: John

Action: Approved

Vote: 5/0 Unanimous

The meeting was adjourned at 8:16 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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