



# Spring Valley Town Advisory Board

May 29, 2018

## MINUTES

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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, [chayes70@yahoo.com](mailto:chayes70@yahoo.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  
Current Planner: Joel McCullough

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

- II. Public Comment

**None**

- III. Approval of **May 8, 2018** Minutes

**Moved by: John Getter**

**Action: Approved**

**Vote: 4/0 Unanimous**

- IV. Approval of Agenda for May 29, 2018

**Moved by: John Getter**

**Action: Approved after noting item 16 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. **VS-18-0337-VHAM HOLDINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Buffalo Drive and Bellerive Street, and between Oquendo Road and Patrick Lane within Spring Valley (description on file). SS/tk/ml (For possible action) **06/19/18 PC**  
  
**Motion by: Dee Gatliff**  
**Action: Approved 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) **06/06/18 BCC**  
  
**Motion by: John Getter**  
**Action: Hold until legal questions related to the item are answered**  
**Vote: 4-0 Unanimous**
  
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) **06/06/18 BCC**  
  
**Motion by: John Getter**  
**Action: Hold until legal questions related to the item are answered**  
**Vote: 4-0 Unanimous**
  
4. **ET-18-400105 (UC-0187-16)-ERICKSON, WILLIAM & ELIZABETH:**  
**USE PERMITS FIRST EXTENSION OF TIME** to commence the following: **1)** a private school; and **2)** day care.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a day care facility that is not adjacent to and accessed from a collector or arterial street.  
**DESIGN REVIEW** for a proposed private school and day care on 1.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Martin Avenue, 460 feet east of Fort Apache Road within Spring Valley. SB/bk/ml (For possible action) **06/19/18 PC**  
  
**Motion by: Dee Gatliff**  
**Action: Approved with staff recommendations and 2 year extension**  
**Vote: 4-0 Unanimous**

5. **UC-18-0340-INTERNATIONAL AUTO FLEET CORP:**  
**USE PERMIT** for a proposed used vehicle sales (auto dealership) facility.  
**DESIGN REVIEW** for a vehicle sales (auto dealership) facility within a commercial center on a portion of 1.8 acres in a C-2 (Commercial General) Zone in the MUD-3 Overlay District. Generally located on the east side of Sorrel Street, 330 feet south side of Sahara Avenue within Spring Valley. SB/mk/ml (For possible action)  
**06/19/18 PC**

**Motion by: Dee Gatliff**  
**Action: Hold until June 12, 2018 meeting**  
**Vote: 4-0**

6. **UC-18-0341-DURANGO PLAZA, LLC**  
**USE PERMITS** for the following: **1)** reduce the separation for on-premises consumption of alcohol (supper club) to a residential use; and **2)** reduce the separation from an existing outside dining and drinking area to a residential use for a supper club within a shopping center on 3.9 acres in a C-2 (General Commercial) Zone. Generally located on the east side Durango Drive and the north side of Peace Way within Spring Valley. SS/al/ml (For possible action) **06/19/18 PC**

**Motion by: John Getter**  
**Action: Approved with staff conditions**  
**Vote: 4-0 Unanimous**

7. **UC-18-0349-LANI TRUST:**  
**USE PERMITS** for the following: **1)** allow an existing accessory structure (storage building) to not be architecturally compatible with the existing principal building (single family residence); and **2)** waive all applicable design standards for the existing accessory structure.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback for an existing accessory structure in conjunction with an existing single family residence on 0.6 acres in an R-E (Rural Estates Residential)(RNP-I) Zone. Generally located on the east side of Miller Lane, 340 feet north of Tara Avenue within Spring Valley. SB/md/ml (For possible action) **06/19/18 PC**

**Motion by: Mike Hessling**  
**Action: Approved**  
**Vote: 3-1 / Nay Dee Gatliff**

8. **VC-18-0352-SLE INVESTMENTS, LLC:**  
**VARIANCE** for a proposed food truck (shaved ice/soft serve ice cream) not located within an enclosed building in conjunction with a convenience store on a portion of 1.3 acres in a C-2 (General Commercial) P-C (Planning Community District) Zone in the CMA Design and MUD-2 Overlay Districts within the Rhodes Ranch Master Planned Community. Generally located on the northwest corner of Durango Drive and Arby Avenue within Spring Valley. SB/md/ml (For possible action) **06/19/18 PC**

**Motion by: John Getter**  
**Action: Approved with staff conditions**  
**Vote: 4-0 Unanimous**

9. **WS-18-0308-ZALACH, ROI & KAREN, ET AL:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with a minor subdivision parcel map with an existing single family residence on 2.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Edna Avenue and the west side of Monte Cristo Way within Spring Valley. SB/lm/ml (For possible action) **06/19/18 PC**
- Motion by: Dee Gatliff**  
**Action: Deny**  
**Vote: 3-1 / Nay Mike Hessling**
10. **WS-18-0325-CERNA, ANGELICA V.:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for a proposed addition to an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Pinebrook Court, 135 feet west of Aspen Street within Spring Valley. SS/al/ml (For possible action) **06/19/18 PC**
- Motion by: Mike Hessling**  
**Action: Approved**  
**Vote: 4-0 Unanimous**
11. **WS-18-0326-HOWARD, THEODORE:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height in conjunction with an existing single family residence on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located approximately 169 feet east of Bronco Street and north of Coley Avenue within Spring Valley. SB/tk/ml (For possible action) **06/19/18 PC**
- Motion by: Dee Gatliff**  
**Action: Approved with staff recommendations**  
**Vote: 4-0 Unanimous**
12. **WS-18-0333-WOODSIDE HOMES NEVADA, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** establish alternative yards for a residential lot; and **2)** increase wall height. **06/19/18 PC**  
**DESIGN REVIEW** for building orientation of 1 proposed single family residence in conjunction with a single family residential development currently under construction on 0.2 acres in an RUD (Residential Urban Density) Zone within the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Hoye Canyon Road, 400 feet south of Russell Road within Spring Valley. SB/dg/ml (For possible action) **06/19/18 PC**
- Motion by: Dee Gatliff**  
**Action: Approved with staff recommendations**  
**Vote: 4-0 Unanimous**
13. **AR-18-400099 (UC-0369-15)-DOMBROWSKI, DONALD J.:**  
**USE PERMIT THIRD APPLICATION FOR REVIEW** to waive the requirement for a temporary commercial event with no primary business being established.  
**DESIGN REVIEW** for a temporary parking lot in conjunction with a temporary event on 2.5 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Quail Avenue (alignment) and Jones Boulevard within Spring Valley. SS/bk/ml (For possible action) **06/20/18 BCC**
- Motion by: Dee Gatliff**  
**Action: Approved with staff recommendations**  
**Vote: 4-0 Unanimous**

14. **AR-18-400100 (UC-0652-14)-ST. JOHN BAPTIST GREEK ORTHODOX CHURCH:**  
**USE PERMITS THIRD APPLICATION FOR REVIEW** of the following: **1)** a recreational facility; and **2)** live outdoor entertainment.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced separation from live outdoor entertainment to a residential use; and **2)** reduced parking.  
**DESIGN REVIEW** for a recreational facility on 8.5 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue and the east side of El Camino Road within Spring Valley. SS/bk/ml (For possible action) **06/20/18 BCC**

**Motion by: Dee Gatliff**

**Action: Approved with staff recommendations**

**Vote: 4-0 Unanimous**

15. **TM-18-500075-STEWART FAMILY TRUST:**  
**TENTATIVE MAP** consisting of 38 single family residential lots and 5 common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone within the CMA Design Overlay District. Generally located on the south side of Robindale Road, 1,000 feet east of Durango Drive within Spring Valley (description on file). SS/md/ml (For possible action) **06/20/18 BCC**

**Motion by: Mike Hessling**

**Action: Deny**

**Vote: 4-0 Unanimous**

16. **ZC-18-0206-SD PARCELS, LLC:**  
**HOLDOVER ZONE CHANGE** to reclassify 16.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.  
**DESIGN REVIEW** for a proposed office/warehouse complex. Generally located on the north side of Post Road, 300 feet east of Tenaya Way within Spring Valley (description on file). SS/rk/ml (For possible action) **06/20/18 BCC**

Applicant requested **HOLD** to the June 26, 2018 Spring Valley TAB meeting

17. **ZC-18-0348-GERBER, JASON & LA NOSTRA, LLC:**  
**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.  
**DESIGN REVIEW** for a proposed warehouse/office complex with outside storage yards on 5.0 acres in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Badura Avenue (alignment), 980 feet east of Buffalo Drive within Spring Valley (description on file). SS/md/ml (For possible action) **06/20/18 BCC**

**Motion by: Dee Gatliff**

**Action: Hold until June 12, 2018 meeting**

**Vote: 4-0 Unanimous**

18. **ZC-18-0353-STEWART FAMILY TRUST:**  
**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks.  
**DESIGN REVIEWS** for the following: **1)** proposed single family residential development; **2)** hammerhead street design; and **3)** increase finished grade on 5.0 acres within the CMA Design Overlay District. Generally located on the south side of Robindale Road, 1,000 feet east of Durango Drive within Spring Valley (description on file).  
SS/md/ml (For possible action) **06/20/18 BCC**

**Motion by: Mike Hessling**

**Action: Approve Zone Change, Waiver and Design Review #3 with Denial of Design Reviews 1 and 2**

**Vote: 4-0 / Unanimous**

VII General Business

**NONE**

VIII Public Comment

**John Getter requested Clark County staff provide a presentation on roadway and off-site development, County wide, with emphasis on long range planning and the need for Public Works initiated projects.**

IX. Next Meeting Date

**The next regular meeting will be June 12, 2018 at 6:30pm**

X Adjournment

**Moved by: Dee Gatliff**

**Action: Adjourn**

**Vote: 4-0 / Unanimous**

**The meeting was adjourned at 8:32 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/>