



Spring Valley Town Advisory Board

May 30, 2017

MINUTES

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

Dee Gatliff called the meeting to order at 6:45pm

II. Public Comment

None

III. Approval of May 9, 2017 Minutes

Moved by: John
Action: Approved
Vote: 4/0 Unanimous

IV. Approval of Agenda for May 30, 2017

Moved by: John
Action: Approved
Vote: 4/0 Unanimous

V. Informational Items

Update provided by Southern Hills Medical Center regarding sign previously approved by Board of County Commissioners.

VI. Planning & Zoning

1. **TM-0069-17 – SSB PROPCO, LLC, ET AL:**

TENTATIVE MAP for a commercial subdivision on 2.2 acres in a C-P (Office & Professional) Zone and C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue, 300 feet east of Buffalo Drive within Spring Valley. SB/dg/ml (For possible action) **06/06/17 PC**

Moved by: Dee

Action: Approved

Vote: 4/0 Unanimous

2. **ZC-0239-17 – J.R LIGHTING BUILDING, LLC:**

HOLDOVER 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) **06/07/17 BCC**

Moved by: Dee

Action: Move forward to Board of County Commissioners with no recommendation by Town Board

Vote: 4/0 Unanimous

3. **DR-0250-15 (ET-0063-17) – RAINBOW & SUNSET INVESTMENTS, LLC:**

DESIGN REVIEW FIRST EXTENSION OF TIME to commence a retail building and a restaurant with a drive-thru on a 0.6 acre portion of an existing commercial development on 2.5 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Rainbow Boulevard and Sunset Road within Spring Valley. SS/tk/ja (For possible action)for the following: **1)** day spa; **2)** reflexology; and **3)** personal services (facial, eyelash services, waxing, and body massage) within an existing commercial complex on a portion of 1.4 acres in a C-P (Office & Professional) Zone. Generally located on the north side of Spring Mountain Road, 360 feet west of El Camino Road within Spring Valley. SB/mk/ml (For possible action) **06/20/17 BCC**

Moved by: Dee

Action: Approved per staff recommendations

Vote: 4/0 Unanimous

4. **UC-0326-17 – REYNOLDS FAMILY 1996 TRUST:**

USE PERMITS for the following: **1)** day spa; **2)** reflexology; and **3)** personal services (facial, eyelash services, waxing, and body massage) within an existing commercial complex on a portion of 1.4 acres in a C-P (Office & Professional) Zone. Generally located on the north side of Spring Mountain Road, 360 feet west of El Camino Road within Spring Valley. SB/mk/ml (For possible action) **06/20/17 BCC**

Moved by: Dee

Action: Approved per staff recommendations

Vote: 4/0 Unanimous

5. **VS-0325-17 – MAVERIK, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Quail Avenue, and between Jones Boulevard and El Camino Road and portion of a right-of-way being Jones Boulevard located between Russell Road and Quail Avenue within Spring Valley (description on file). SS/co/ml (For possible action) **06/20/17 BCC**

Moved by: Darby

Action: Approved per staff recommendations

Vote: 4/0 Unanimous

6. **UC-0093-17 (WC-0055-17) – POPJOY, MARK:**
WAIVER OF CONDITIONS of a use permit requiring right-of-way dedication to include 30 feet for Ponderosa Way, 30 feet for Mann Street and associated spandrels in conjunction with a single family residence on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the north side of Ponderosa Way, 300 feet east of Torrey Pines Drive within Spring Valley. SS/co/ja (For possible action) **06/20/17 BCC**

Moved by: John

Action: Deny per staff recommendations

Vote: 4/0 Unanimous

7. **VS-0139-15 (ET-0054-17) – STORYBOOK DURANGO, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Russell Road and Dewey Drive (alignment) and between Redwood Street and Torrey Pines Drive, and a portion of right-of-way being Russell Road located between Redwood Street and Torrey Pines Drive within Spring Valley (description on file). SS/co/ja (For possible action) **06/21/17 BCC**

Moved by: Dee

Action: Approved per staff recommendations

Vote: 4/0 Unanimous

8. **UC-0345-17 – WH-PROPERTY II, LLC, ET AL.:**
USE PERMIT for a proposed vehicle maintenance (automotive) facility.
DESIGN REVIEW for exterior modifications to an existing commercial building within an existing commercial complex on a portion of 2.3 acres in a C-1 (Local Business) Zone within the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Fort Apache Road, 740 feet north of Patrick Lane within Spring Valley. SB/md/ml (For possible action) **06/21/17 BCC**

Moved by: John

Action: Approved per staff recommendations

Vote: 4/0 Unanimous

9. **WS-0323-17 – MY WAY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the height/setback ratio; and **2)** alternative landscaping adjacent to a less intensive use.
DESIGN REVIEWS for the following: **1)** a proposed modular classroom building; and **2)** increase finished grade for a proposed modular building in conjunction with an existing private school on 1.5 acres in a CRT (Commercial Residential Transition) Zone.
WAIVERS OF CONDITIONS for the following: **1)** zone change (ZC-1789-04) subject to compliance with the Desert Inn Road Transition Corridor Overlay Design Standards; and **2)** waiver of development standards (WS-1282-05) providing 10 foot wide intense landscape buffers adjacent to all residential zoned property. Generally located on the south side of Eldora Avenue and the east side of Rainbow Boulevard within Spring Valley.
SB/md/ml (For possible action) **06/21/17 BCC**

Moved by: Darby

Action: Approved with staff recommendations

Vote: 4/0 Unanimous

VII. General Business

None

VIII. Public Comment

John Getter requested a presentation by County staff and possibly representatives from the Stadium Authority and Raiders organization regarding Traffic Plan and anticipated impacts the stadium will have on Spring Valley residents.

Mike Hessling suggested the Marijuana items anticipated for the June 13, 2017 meeting should be placed at the end of the agenda.

IX. Next Meeting Date

The next regular meeting will be June 13, 2017 at 6:30pm

X. Adjournment

Moved by: Dee

Action: Adjourned

Vote: 4/0 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/>

BOARD OF COUNTY COMMISSIONERS

STEVEN SISOLAK, Chair—CHRIS GIUNCHIGLIANI, Vice-Chair

SUSAN BRAGER—LARRY BROWN—MARILYN KIRKPATRICK—MARY BETH SCOW—LAWRENCE WEEKLY

Yolanda King County Manager