



Spring Valley Town Advisory Board

June 12, 2018

MINUTES

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

Secretary: Carmen Hayes, 702 371-7991, chayes70@yahoo.com **PRESENT**

County Liaison: Mike Shannon, 702 455-8338, mds@clarkcountynv.gov **EXCUSED**

- I. Call to Order, Pledge of Allegiance and Roll Call
Current Planner: Maria Kaseko

Angie Heath Younce called the meeting to order at 6:32pm

- II. Public Comment

None

- III. Approval of **May 29, 2018** Minutes

Moved by: Dee Gatliff

Action: Approved

Vote: 3/0 Angie Heath Younce abstaining

- IV. Action: Approve of Agenda for June 12, 2018

Moved by: Angie Health Younce

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-18-0354-COUNTY OF CLARK (PK & COMM SERV):**
VACATE AND ABANDON portion of a right-of-way being Robindale Road located between Warbonnet Way and Buffalo Drive within Spring Valley (description on file). SS/bk/ml (For possible action) **07/03/18 PC**

Motion by: Dee Gatliff

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

2. **ET-18-400140 (VS-0068-16)-VESICA ALLIANCE, LTD:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for portions of a right-of-way being Sunset Road located between Riley Street and Durango Drive within Spring Valley (description on file). SB/bk/ml (For possible action) **07/03/18 BCC**

Motion by: Dee Gatliff

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

3. **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: Denial not matching what was presented

Vote: 3-1/Mike Hessling -NAY

4. **AR-18-400111 (UC-0208-17)-PROP II, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a day spa within an existing office park on 0.3 acres in a C-P (Office & Professional) Zone in the MUD-3 Overlay District. Generally located on the west side of Montessori Street, 200 feet south of Sahara Avenue within Spring Valley. SB/tk/ml (For possible action) **07/03/18 PC**

Motion by: Angie Heath Younce

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

5. **UC-18-0384-VAVLA BOBBY, LLC:**
USE PERMIT for proposed vehicle sales (automobile) in conjunction with an existing office/retail center on a 0.2 acre portion of 2.9 acres in a C-1 (Local Business) Zone and C-2 (General Commercial) Zone. Generally located 200 feet east of El Capitan Way, 224 feet south of Flamingo Road within Spring Valley. SS/lm/ml (For possible action) **07/03/18 PC**

Motion by: Dee Gatliff

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

6. **UC-18-0385-BELCASTRO COURT, LLC:**
USE PERMITS for the following: **1)** allow retail sales designed to serve the general public instead of employees and customers of the business park; and **2)** increase the area for retail sales in conjunction with an office building on a portion of 0.7 acres in a C-P (Office & Professional) Zone in the MUD-3 Overlay District. Generally located on the northeast corner of Belcastro Street and Laredo Street within Spring Valley. SB/pb/ml (For possible action) **07/03/18 PC**

Motion by: John Getter

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

7. **WS-18-0363-GOLDEN SPRING MOUNTAIN, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for modified street standards in conjunction with an approved shopping center on 2.9 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the south side of Spring Mountain Road and the west side of Duneville Street within Spring Valley. SB/gc/ml (For possible action) **07/03/18 PC**

Motion by: Mike Hessling

Action: Approved as presented

Vote: 4-0 Unanimous

8. **WS-18-0370-PARDEE HOMES OF NEVADA:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for a proposed single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Del Paz Court, 150 feet north of Las Haciendas Road within Spring Valley. SB/gc/ml (For possible action) **07/03/18 PC**

Motion by: Angie Heath Younce

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

9. **AR-18-400116 (UC-0395-17)-A-Z PROPERTIES, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing retail building on 0.5 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Fort Apache Road, 350 feet north of Tropicana Avenue within Spring Valley. SB/jvm/ml (For possible action) **07/03/18 BCC**

Motion by: John Getter

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

10. **AR-18-400121 (UC-0369-17)-RESORT MANAGEMENT INVEST, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing retail building on 0.4 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Decatur Boulevard, 300 feet south of Hacienda Avenue within Spring Valley. SS/rk/ml (For possible action) **07/03/18 BCC**

Motion by: Dee Gatliff

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

11. **AR-18-400124 (UC-0371-17)-6332 RAINBOW, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing retail center on 0.4 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Rainbow Boulevard and Post Road within Spring Valley. SS/gc/ml (For possible action) **07/03/18 BCC**

Motion by: Angie Heath Younce

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

12. **AR-18-400125 (UC-0379-17)-GALLERIA CENTER, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing shopping center on a portion of 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue, 125 feet east of Duneville Street within Spring Valley. SS/lm/ml (For possible action) **07/03/18 BCC**

Motion by: Angie Heath Younce

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

13. **AR-18-400127 (UC-0370-17) SAHARA PALM PLAZA, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing shopping center on a portion of 1.3 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the east side of Miller Lane, 200 feet south of Sahara Avenue within Spring Valley. SB/pb/ml (For possible action) **07/03/18 BCC**

Motion by: Dee Gatliff

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

14. **DR-18-0361-WINNER PROPERTIES, LLC:**
DESIGN REVIEW for the expansion of an existing vehicle sales facility (motorcycle dealership) on a portion of 1.9 acres in a C-2 (General Commercial) Zone, C-1 (Local Business) Zone, and C-P (Office & Professional) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue and the east side of Bronco Street within Spring Valley. SB/gc/ml (For possible action) **07/03/18 BCC**

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

15. **DR-18-0374-DECATUR-SUNSET RLTO-JL #7, LLC:**
DESIGN REVIEWS for the following: **1)** proposed site lighting; and **2)** proposed signage in conjunction with an approved convenience store and gasoline station on 1.6 acres in a C-2 (General Commercial) (AE-60) (AE-65) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Sunset Road and Decatur Boulevard within Spring Valley. SS/pb/ml (For possible action) **07/03/18 BCC**

Motion by: Dee Gatliff

Action: Approved with staff recommendations

Vote: 3-1/John Getter NAY

16. **DR-18-0376-MAVERIK, INC.:**
DESIGN REVIEWS for the following: **1)** proposed site lighting; and **2)** proposed signage in conjunction with an approved convenience store and gasoline station on 1.7 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northwest corner of Durango Drive and Russell Road the side of within Spring Valley. SB/pb/ml (For possible action) **07/03/18 BCC**

Motion by: Mike Hessling

Action: Approved Design review #2

Approval of 20 foot sign and one 10 foot sign along with building sign

Vote: 4-0 Unanimous

17. **DR-18-0379-CENTRA WARM SPRINGS CORPORATE CENTER, LLC:**
DESIGN REVIEWS for the following: **1)** office/warehouse; and **2)** increase finished grade for a previously approved office/warehouse complex on 10.0 acres in an M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Warm Springs Road, 350 feet east of Myers Street within Spring Valley. SS/lm/ml (For possible action) **07/03/18 BCC**

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

18. **DR-18-0397-GRAND FLAMINGO CAPITAL MGMT, LLC:**
DESIGN REVIEWS for the following: **1)** a proposed day care facility; and **2)** increase finished grade on a portion of 12.5 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located 90 feet north of Peace Way, 1,150 feet west of Grand Canyon Drive within Spring Valley. SB/lm/ml (For possible action) **07/03/18 BCC**

Motion by: Mike Hessling

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

19. **ET-18-400141 (UC-0067-16)-VESICA ALLIANCE, LTD:**
USE PERMIT FIRST EXTENSION OF TIME to commence an increase to building height for a commercial center.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased lot coverage; and **2)** alternative landscaping.

WAIVERS OF CONDITIONS of zone change (ZC-1333-02) requiring the following: **1)** design review on the northerly restaurant site, and design review as a public hearing on the restaurant site located adjacent to Sunset Road; **2)** provide a 15 foot wide landscape buffer along Sunset Road with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area; **3)** all sides of buildings to be finished to be consistent with the front of buildings; **4)** trash enclosure to be stucco to match buildings; **5)** provide cross access, ingress/egress and parking agreements; and **6)** no required parking behind buildings.

DESIGN REVIEW for a commercial center with offices, restaurants, and retail uses on 4.1 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay District. Generally located on the northeast corner of Sunset Road and Riley Street within Spring Valley. SB/bk/ml (For possible action) **07/03/18 BCC**

Motion by: Dee Gatliff

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

20. **TM-18-500080-CENTRA WARM SPRINGS CORPORATE CENTER, LLC:**

TENTATIVE MAP for a commercial subdivision consisting of 1 lot on 10.0 acres in an M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Warm Springs Road, 350 feet east of Myers Street within Spring Valley. SS/lm/ml (For possible action) **07/03/18 BCC**

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

21. **WS-18-0396-DURANGO POST DEVELOPMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for increased freestanding sign height.
DESIGN REVIEW for a freestanding sign in conjunction with an approved shopping center on 4.4 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Durango Drive and the north side of Post Road within Spring Valley. SB/gc/ml (For possible action) **07/03/18 BCC**

Motion by: John Getter

Action: DENY

Vote: 4-0 Unanimous

22. **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: Mike Hessling

Action: Approve with staff conditions

Vote: 4-0 Unanimous

VII General Business

NONE

VIII Public Comment

NONE

IX. Next Meeting Date

The next regular meeting will be June 26, 2018 at 6:30pm

X Adjournment

Moved by: Angie Health Younce

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.

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager

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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