



Spring Valley Town Advisory Board

June 13, 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 **Excused**

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 6:35pm

II. Public Comment

None

III. Approval of May 30, 2017 Minutes

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

IV. Approval of Agenda for June 13, 2017

Moved by: John
Action: Approved noting item 8 would be held until June 27, 2017 meeting at request of the applicant.
Vote: 5/0 Unanimous

V. Informational Items

None

VI. Planning & Zoning

1. **UC-0369-17 – RESORT MANAGEMENT INVESTMENTS, LLC, ET AL:**

USE PERMIT 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/gc/ml (For possible action) **06/21/17 BCC**

Moved by: John

Action: Approved with staff conditions and a 1 year review.

Vote: 3/2 with Mike and Dee in opposition of extending the review period to 1 year.

2. **UC-0370-17 – SAHARA PALM PLAZA, LLC:**

USE PERMIT for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing shopping center on a portion of 2.6 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/ja (For possible action) **06/21/17 BCC**

Moved by: John

Action: Approved with staff conditions and a 1 year review.

Vote: 3/2 with Mike and Dee in opposition of extending the review period to 1 year.

3. **UC-0371-17 – 6332 RAINBOW, LLC:**

USE PERMIT 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/pb/ja (For possible action) **06/21/17 BCC**

Moved by: John

Action: Approved with staff conditions and a 1 year review.

Vote: 3/2 with Mike and Dee in opposition of extending the review period to 1 year.

4. **UC-0373-17 – EQ SAHARA, LLC:**

USE PERMIT for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing shopping center on 3.1 acres in a C-2 (General Commercial) Zone in an MUD-3 Overlay District. Generally located on the south side of Sahara Avenue and the east side of Rainbow Boulevard within Spring Valley. SB/pb/ja (For possible action) **06/21/17 BCC**

Moved by: John

Action: Approved with staff conditions and a 1 year review.

Vote: 3/2 with Mike and Dee in opposition of extending the review period to 1 year.

5. **UC-0379-17 – GALLERIA CENTER, LLC:**

USE PERMIT 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. Generally located on the south side of Tropicana Avenue, 125 feet east of Duneville Street within Spring Valley. SB/gc/ja (For possible action) **06/21/17 BCC**

Moved by: John

Action: Approved with staff conditions and a 1 year review.

Vote: 3/2 with Mike and Dee in opposition of extending the review period to 1 year.

6. **UC-0382-17 – BB MARKETING, LLC, ET AL:**

USE PERMIT for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing commercial building on 2.4 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Post Road, 400 feet east of Quarterhorse Lane within Spring Valley. SB/gc/ja (For possible action) **06/21/17 BCC**

Moved by: John

Action: Approved with staff conditions and a 1 year review.

Vote: 3/2 with Mike and Dee in opposition of extending the review period to 1 year.

7. **UC-0395-17 – A-Z PROPERTIES, LLC:**

USE PERMIT 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/dg/ja (For possible action) **06/21/17 BCC**

Moved by: John

Action: Approved with staff conditions and a 1 year review.

Vote: 3/2 with Mike and Dee in opposition of extending the review period to 1 year.

8. **DR-0388-17 – 9719 FLAMINGO, LLC:**

DESIGN REVIEW for a proposed remodel of an existing commercial building within an existing shopping center on 1.5 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located 250 feet south of Flamingo Road and 600 feet east of Grand Canyon Drive within Spring Valley. SB/gc/ja (For possible action) **07/05/17 PC**

HELD until June 27, 2017 meeting at request of the applicant.

9. **DR-0406-17 – FOSTER DAY I, LLC:**

DESIGN REVIEW for a proposed retail building on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Decatur Boulevard, 160 feet north of Spring Mountain Road within Spring Valley. SB/lm/ml (For possible action) **07/05/17 PC**

Moved by: Dee

Action: Approved per staff conditions.

Vote: 5/0 Unanimous

10. **UC-0652-14 (AR-0071-17) – ST. JOHN THE 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/co/ja (For possible action) **07/05/17 BCC**

Moved by: Dee

Action: Approved per staff conditions.

Vote: 5/0 Unanimous

11. **UC-0369-15 (AR-0072-17) – ELIOT HOLDINGS, LLC, ET AL:**
USE PERMIT SECOND 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 4.3 acres in an R-E (Rural Estates Residential) Zone and a C-1 (Local Business) Zone. Generally located on the south side of Russell Road and the east side of Jones Boulevard within Spring Valley. SS/co/ja (For possible action) **07/05/17 BCC**

Moved by: Dee

Action: Approved per staff conditions.

Vote: 5/0 Unanimous

12. **DR-0377-17 – I-215/JONES, LLC:**
DESIGN REVIEW for signage in conjunction with an approved convenience store, gasoline station, and vehicle wash on 1.8 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Sunset Road and Jones Boulevard within Spring Valley. SS/gc/ja (For possible action) **07/05/17 BCC**

Moved by: Darby

Action: Approved per staff recommendations.

Vote: 5/0 Unanimous

13. **DR-0385-17 – MONACO LANDSCAPE MAINTENANCE ASSOCIATION:**
DESIGN REVIEW to modify perimeter landscaping in conjunction with an existing single family residential planned unit development on 2.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Edna Avenue (alignment) and between Buffalo Drive and Cimarron Road within Spring Valley. SB/gc/ja (For possible action) **07/05/17 BCC**

HELD until June 27, 2017 meeting at request of the applicant.

14. **NZC-0857-13 (ET-0068-17) – HAND PROPERTY HOLDING COMPANY:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 5.1 acres from R-E (Rural Estates Residential) Zone (under resolution of intent to R-3 (Multiple Family Residential) Zone and C-1 (Local Commercial) Zone) to R-4 (Multiple Family Residential) Zone.
USE PERMIT for a senior housing facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height; **2)** eliminate or reduce screening and landscape buffer requirements; **3)** reduced parking; and **4)** reduced required open space requirements.
DESIGN REVIEW for a senior housing facility. Generally located on the north side of Flamingo Road, 660 feet west of Durango Drive within Spring Valley (description on file). SB/jvm/ja (For possible action) **07/05/17 BCC**

Moved by:Dee

Action: Approved per staff until March 2019.

Vote: 5/0 Unanimous

15. **UC-0416-17 – MONTEREY VISTA VILLAGE SHOPPING CENTER, LLC:**
USE PERMITS for the following: **1)** modify the protective barrier; and **2)** reduce the width of the pedestrian access around the perimeter of an outside dining area in conjunction with a proposed restaurant.
DESIGN REVIEWS for the following: **1)** proposed retail building; **2)** an outside dining area in conjunction with a proposed restaurant; and **3)** a drive-thru in conjunction with a proposed restaurant within an existing shopping center on a portion 3.7 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Spring Mountain Road and the west side of Fort Apache Road within Spring Valley. SB/pb/ml (For possible action) **07/05/17 BCC**

Moved by: John

Action: Approved per staff conditions with the exception of a 2 foot sidewalk near the drive aisle.

Vote: 5/0 Unanimous

VII. General Business

None

VIII. Public Comment

John Getter expressed concern that an item previously denied by the Spring Valley Town Advisory Board was approved by the Board of County Commissioners on the June 7, 2017 consent agenda. Mr. Getter asked for an explanation at a future Town Advisory Board meeting how items denied by the Town Board remain on the Board of County Commissioners consent agenda.

IX. Next Meeting Date

The next regular meeting will be June 27, 2017 at 6:30pm

X. Adjournment

Moved by: Angie
Action: Adjourned
Vote: 5/0 Unanimous

The meeting was adjourned at 9:45 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