



Spring Valley Town Advisory Board

June 27, 2018

MINUTES

Board Members: John Getter – **PRESENT** Darby Johnson, Jr. – **PRESENT**
 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: Mark Donahue

Angie Heath Younce called the meeting to order at 6:30 pm

- II. Public Comment

None

- III. Approval of **June 12, 2018** Minutes

Moved by: Angie Heath Younce

Action: Approved

Vote: 5/0

- IV. Action: Approve of Agenda for June 27, 2018

Moved by: Angie Health Younce

Vote: 5/0 Unanimous

- V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)

None

VI Planning & Zoning

1. **VS-18-0430-BLACKSTONE LAND DEV, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Jerry Tarkanian Way and Quarterhorse Lane (alignment), and between Oquendo Road and Russell Road within Spring Valley (description on file). SB/bk/ml (For possible action) **07/17/18 PC**

No Show, The board requested **HOLD** to the July 10, 2018 Spring Valley TAB

2. **VS-18-0435-SUNSET & DURANGO PARTNERS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Riley Street, and between Sunset Road and Teco Avenue within Spring Valley (description on file). SB/mk/ml (For possible action) **07/17/18 PC**

Motion by: Dee Gatliff

Action: Approved with staff recommendations

Vote: 5-0 Unanimous

3. **ET-18-400144 (VS-0264-16)-PARDEE HOMES NEVADA, INC.:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Patrick Lane and Sobb Avenue (alignment), and between Fort Apache Road and Jerry Tarkanian Way; and a portion of a right-of-way being Patrick Lane located between Fort Apache Road and Jerry Tarkanian Way within Spring Valley (description on file). SB/bk/ml (For possible action) **07/18/18 BCC**

Applicant requested HOLD to the July 10, 2018 Spring Valley TAB

4. **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**

Motion by: John Getter

Action: Approved with staff conditions and add crash gate on Bronco

Vote: 3-2 /Dee Gatliff NAY, Mike Hessling NAY

5. **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**

Motion by: Dee Gatliff

Action: Approved with staff recommendations

Vote: 5-0 Unanimous

6. **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**
- Motion by: Dee Gatliff**
Action: Approved with staff recommendations
Vote: 5-0 Unanimous
7. **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**
- Motion by: Angie Heath Younce**
Action: Denial
Vote: 5-0 Unanimous
8. **UC-18-0392-JER PROPERTIES, LLC:**
USE PERMIT for a postal service 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, 320 feet west of El Camino Road within Spring Valley. SB/lm/ml (For possible action) **07/03/18 PC**
- Motion by: Angie Health Younce**
Action: Approved with staff recommendations
Vote: 5-0 Unanimous
9. **TM-18-500094-SUNSET & DURANGO PARTNERS, LLC:**
TENTATIVE MAP for a commercial subdivision on 10.0 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the north side of Sunset Road, 400 feet west of Durango Drive within Spring Valley. SB/mk/ml (For possible action) **07/17/18 PC**
- Motion by: Dee Gatliff**
Action: Approved with staff recommendations
Vote: 5-0 Unanimous
10. **UC-18-0418-YI JOE SIHONG SURVIVORS TRUST, ET AL:**
USE PERMIT for on-premises consumption of alcohol (supper club) 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/al/ml (For possible action) **07/17/18 PC**
- Motion by: Dee Gatliff**
Action: Approved with staff recommendations
Vote: 5-0 Unanimous

11. **ET-18-400143 (WS-0262-16)-PARDEE HOMES NEVADA, INC.:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to commence the following: **1)** increased wall height; **2)** reduced rear setback; **3)** allow modifications to standard drawing for 30-inch roll curb; and **4)** allow modifications to standard drawing for cross gutter design for “L” curb.
DESIGN REVIEWS for the following: **1)** single family residential subdivision; and **2)** increase the finish grade.
WAIVER OF CONDITIONS of a zone change (NZC-0005-14) requiring development per revised plans dated February 19, 2014 on 7.8 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Patrick Lane, 660 feet east of Fort Apache Road within Spring Valley. SB/bk/ml (For possible action) **07/18/18 BCC**
SE 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**

Applicant request **HOLD** to the July 10, 2018 Spring Valley TAB meeting

12. **WS-18-0436-DEAN, JERRY & DEANNA FAMILY TRUST-EXEMPTION TR, ET AL:**
WAIVER OF DEVELOPMENT STANDARDS to reduce driveway throat depth.
DESIGN REVIEWS for the following: **1)** alternate parking lot landscaping design; and **2)** an office/warehouse complex on 2.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone in the CMA Design Overlay District. Generally located on the west side of Edmond Street (alignment), 400 feet south of Patrick Lane within Spring Valley. SS/al/ml (For possible action) **07/18/18 BCC**

Applicant requested **HOLD** to the July 10, 2018 Spring Valley TAB meeting

13. **ZC-18-0428-COUNTY OF CLARK (PK & COMM SERV):**
ZONE CHANGE to reclassify 36.9 acres from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone for a park site.
DESIGN REVIEWS for the following: **1)** park; and **2)** lighting plan in conjunction with a proposed park on a 5.0 acre portion of 36.9 acres in the CMA Design Overlay District. Generally located on the northwest corner of Buffalo Drive and Russell Road within Spring Valley (description on file). SS/al/ml (For possible action) **07/18/18 BCC**

Motion by: Dee Gatliff

Action: Approved with staff recommendations

Vote: 5-0 Unanimous

VII General Business

NONE

VIII Public Comment

NONE

IX. Next Meeting Date

The next regular meeting will be July 10, 2018 at 6:30pm

X Adjournment

Moved by: Angie Health Younce

Action: Adjourn

Vote: 5-0 / Unanimous

The meeting was adjourned at 8:37 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/>