



# Spring Valley Town Advisory Board

July 10, 2018

## MINUTES

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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, [chaves70@yahoo.com](mailto:chaves70@yahoo.com)    **PRESENT**

County Liaison:        Mike Shannon, 702 455-8338, [mds@clarkcountynv.gov](mailto:mds@clarkcountynv.gov)    **EXCUSED**

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

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

- II. Public Comment

**None**

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

**Moved by: Angie Heath Younce**

**Action: Approved**

**Vote: 5/0 Unanimous**

- IV. Approval of Agenda for July 10, 2018

**Moved by: Angie Heath Younce**

**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. **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**

**Motion by: Angie Heath Younce**

**Action: Approved with staff recommendations**

**Vote: 5-0 Unanimous**

2. **ET-18-400143 (WS-0262-16)-PARDEE HOMES NEVADA, INC.:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for 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**

Application **withdrawn** per applicant’s request.

3. **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/a/ml (For possible action) **07/18/18 BCC**

**Motion by: Dee Gatliff**

**Action: Approved with staff recommendations**

**Vote: 5-0 Unanimous**

4. **DR-18-0444-LIFE STORAGE LP:**  
**DESIGN REVIEW** for a proposed expansion to an existing mini-warehouse facility on a portion of 4.0 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Maule Avenue, 340 feet east of Grand Canyon Drive within Spring Valley. SB/lm/ml (For possible action) **08/07/18 PC**

**Motion by: Dee Gatliff**

**Action: Approved with staff recommendations**

**Vote: 3-2 / Nay: Angie Heath Younce and Mike Hessling**

5. **WS-18-0455-LIU WENGONG & SUN SUHUA:**  
**WAIVER OF DEVELOPMENT STANDARDS** for increased wall height in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the northwest side of Spitze Drive and the southwest side of Cagney Court within Spring Valley. SB/lm/ml (For possible action) **08/07/18 PC**

**Motion by: Dee Gatliff**

**Action: DENY** Property is a short term rental; wall is higher over 9 feet.

**Vote: 5-0 Unanimous**

**6. WS-18-0457-318 FLAMINGO VENTURE, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a proposed non-project of regional significance freestanding sign along a freeway; **2)** increase number of freestanding signs; and **3)** increase sign area for 3 freestanding signs.

**DESIGN REVIEWS** for the following: **1)** proposed office buildings; and **2)** proposed signage in conjunction with an approved hospital and medical/professional office development on a 3.3 acre portion of a 7.4 acre site in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of Flamingo Road and Grand Canyon Drive (alignment) within Spring Valley. SB/pb/ml (For possible action) **08/08/18 BCC**

**Motion by: Darby Johnson**

**Action: Approval** of design review #1 and #2 related to the wall signs and the freestanding sign adjacent to Flamingo Road

**DENY** waivers of development standards and design review #2 for the freestanding sign adjacent to the 215 Beltway.

**Vote: 5-0 Unanimous**

**7. ZC-18-0456-LAUER, DORIS H. FAMILY TRUST:**

**ZONE CHANGE** to reclassify 1.8 acres from R-E (Rural Estates Residential) (AE-60 & AE-65) Zone to C-P (Office and Professional) (AE-60 & AE-65) Zone in the CMA Design Overlay District.

**USE PERMIT** for a congregate care facility.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced minimum lot size for a congregate care facility; **2)** allow a congregate care facility to have a non-residential appearance; and **3)** modified street standards.

**DESIGN REVIEW** for a congregate care facility. Generally located on the northeast corner of Jones Boulevard and Post Road within Spring Valley (description on file). SS/gc/ml (For possible action) **08/08/18 BCC**

**Motion by: John Getter**

**Action: Approved as presented with additional condition to neighborhood meeting before the BCC meeting on 8/8/18.**

**Vote: 5-0 Unanimous**

**8. 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**

**Motion by: Angie Heath Younce**

**Action: Approve 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 31, 2018 at 6:30pm**

X Adjournment

**Moved by: Angie Heath Younce**

**Action: Adjourn**

**Vote: 5-0 / Unanimous**

**The meeting was adjourned at 7:37**

**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/>