



Spring Valley Town Advisory Board

July 11, 2017

MINUTES

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

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

Angie Heath Younce called the meeting to order at 6:40pm

II. Public Comment

There were several comments made by neighbors concerning the continued hold of UC-0346-17. Neighbors expressed concern regarding the proposed car wash but also expressed concern the item has been held multiple times.

Neighbors present to discuss UC-0509-17 expressed concern about the proposed place of worship locating in a RNP area. One individual asked the applicant to hold the item until July 25, 2017 in order to have a Neighborhood Meeting to discuss the numerous concerns raised by neighbors with the proposal.

III. Approval of June 27, 2017 Minutes

**Moved by: Darby
Action: Approved
Vote: 3/0 Unanimous**

IV. Approval of Agenda for July 11, 2017

**Moved by: Dee
Action: Approved after noting item 4 and 13 would be held until the July 25, 2017 meeting at request of the applicants.
Vote: 3/0 Unanimous**

Items held per applicant request:

Item #4. UC-0346-17 – SILVAGGIO, ALBERT A., & I W TRUST: Held over to July 25, 2017

USE PERMIT for a proposed vehicle (car) wash facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation from a vehicle (car) wash facility to a residential use; **2)** allow a service bay door to face a street (Sahara Avenue); **3)** reduce required street landscaping along Sahara Avenue; and **4)** increase block wall height. moved to **07/19/17 BCC**

WAIVER OF CONDITIONS on a zone boundary amendment (ZC-0409-97) requiring revised plans dated May 20, 1997.

DESIGN REVIEWS for the following: **1)** proposed vehicle (car) wash facility and accessory uses and structures; and **2)** increased finished grade on 1.7 acres in a C-1 (Local Business) Zone within the MUD-3 Overlay District. Generally located between Sahara Avenue and Laredo Street and the west side of Monte Cristo Way within Spring Valley. SB/dg/ml (For possible action) **07/19/17 BCC Held July 25, 2017, meeting**

Item #13 UC-0518-17 – COUNSELORS, LLC:

USE PERMITS for the following: **1)** a proposed recreational facility (climbing gym); and **2)** a proposed health club/gym.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** reduced parking.

DESIGN REVIEW for a recreational facility, health club, and training facility on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road, 950 feet west of Fort Apache Road within Spring Valley. SB/pb/ml (For possible action) **08/02/17 BCC Held July 25, 2017 meeting.**

V. Informational Items

None

VI Planning & Zoning

1. **WS-0443-17 – LV SM INVESTMENTS, LLC:**

WAIVER OF DEVELOPMENT STANDARDS for reduced parking.

DESIGN REVIEW for proposed interior and exterior modifications to an existing building within an existing commercial complex on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Spring Mountain Road, 300 feet east of Lindell Road within Spring Valley. SB/mk/ml (For possible action) **07/18/17 PC**

Motion: Darby

Action: Approved as presented

Vote: 3/0 Unanimous

2. **UC-0441-17 – NEVADA POWER COMPANY:**
USE PERMIT for a vehicle (car) wash facility.
WAIVER OF DEVELOPMENT STANDARDS increase building height.
DESIGN REVIEWS for the following: **1)** a vehicle wash facility; **2)** allow alternative tree placement within parking areas where trees are to be generally distributed throughout the parking lot per Figure 30.64-14; and **3)** allow the use of vivid hues where subdued hues are required per Table 30.56-2 on 1.1 acres in a C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road, 320 feet west of Redwood Street within Spring Valley. SB/al/ml (For possible action) **07/19/17 BCC**

Motion: Angie

Action: Approved with staff conditions

Vote: 3/0 Unanimous

3. **ZC-0478-17 – FRIEDKIN GROUP INC& AAG-REAL EST LAS VEGAS, LLC:**
ZONE CHANGE to reclassify 3.6 acres from C-P (Office & Professional) Zone, C-1 (Local Business) Zone and C-2 (General Commercial) Zone to C-2 (General Commercial) Zone in the MUD-3 Overlay District.
USE PERMITS for the following: **1)** automobile minor paint/body shop; **2)** vehicle maintenance; and **3)** a vehicle (car) wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive requirements for cross access and shared parking easements; **2)** waive trash enclosure requirements; **3)** allow tandem parking spaces; **4)** waive parking lot landscaping requirements; and **5)** reduce gate setbacks.
DESIGN REVIEWS for the following: **1)** a proposed automobile minor paint/body shop and vehicle maintenance facility; **2)** vehicle (car) wash; and **3)** a lighting plan in conjunction with an existing commercial building on 4.9 acres in a C-P (Office & Professional) Zone and C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue, between Bronco Street and El Camino Road within Spring Valley (description on file). SB/al/ml (For possible action) SB/md/ml (For possible action) **06/21/17 BCC**, moved to **07/19/17 BCC**

Motion: Darby

Action: Approved as presented

Vote: 3/0 Unanimous

4. **UC-0346-17 – SILVAGGIO, ALBERT A., & I W TRUST:**
USE PERMIT for a proposed vehicle (car) wash facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation from a vehicle (car) wash facility to a residential use; **2)** allow a service bay door to face a street (Sahara Avenue); **3)** reduce required street landscaping along Sahara Avenue; and **4)** increase block wall height.
WAIVER OF CONDITIONS on a zone boundary amendment (ZC-0409-97) requiring revised plans dated May 20, 1997.
DESIGN REVIEWS for the following: **1)** proposed vehicle (car) wash facility and accessory uses and structures; and **2)** increased finished grade on 1.7 acres in a C-1 (Local Business) Zone within the MUD-3 Overlay District. Generally located between Sahara Avenue and Laredo Street and the west side of Monte Cristo Way within Spring Valley. SB/dg/ml (For possible action) **07/19/17 BCC**

Hold until July 25, 2017 meeting

5. **UC-0490-17 – PIONEER SQUARE, LLC:**

USE PERMIT for secondhand sales in conjunction with a retail business within an existing shopping center on a portion of 2.9 acres in a C-1 (Local Business) Zone within the Desert Inn Transition Corridor Design Overlay. Generally located on the west side of Decatur Boulevard and the north side of Pioneer Avenue within Spring Valley. SB/lm/ja (For possible action) **08/01/17 PC**

Motion: Dee

Action: Approved per staff recommendations

Vote: 3/0 Unanimous

6. **UC-0508-17 – TEEPEE DEVELOPMENT, LLC:**

USE PERMIT for a proposed sporting goods (firearms) store within a portion of an existing shopping center on 4.4 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the west side of Tee Pee Lane and the north side of Tropicana Avenue within Spring Valley. SB/lm/ml (For possible action) **08/01/17 PC**

Motion: Dee

Action: approved per staff recommendations

Vote: 3/0 Unanimous

7. **VS-0495-17 – MY WAY, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Santa Margarita Street and between Eldora Avenue and Tara Avenue within Spring Valley (description on file). SB/jvm/ja (For possible action) **08/01/17 PC**

Motion: Dee

Action: Approved per staff recommendations

Vote: 3/0 Unanimous

8. **WS-0491-17 – SIMON, ROBERT:**

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 west side of Decatur Boulevard and the south side of Mick Place within Spring Valley. SB/lm/ja (For possible action) **08/01/17 PC**

Motion: Darby

Action: Motion to approve failed.

Vote: 1/2 Nays Angie & Dee

9. **WS-0497-17 – MORALES, ELIZABETH K.:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase decorative wall height; and **2)** allow existing decorative block wall where a decorative fence is allowed in the front yard in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Tenaya Way and 100 feet south of Palmyra Avenue within Spring Valley. SB/lm/ja (For possible action) **08/01/17 PC**

Motion: Darby

Action: Approved with staff if approved conditions

Vote: 2/1 Nay Dee

10. **TM-0101-17 – HOWARD HUGHES COMPANY, LLC:**
TENTATIVE MAP consisting of 391 condominium units and common lots on a 29.3 acre portion of a 36.6 acre site in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community. Generally located on the south side of Maule Avenue and the east side of Grand Canyon Drive (alignment) within Spring Valley. SB/rk/ml (For possible action) **08/02/17 BCC**

Motion: Angie

Action: Approve per staff recommendations

Vote: 3/0 Unanimous

11. **UC-0503-17 – HOWARD HUGHES COMPANY, LLC:**
USE PERMIT for modified development standards.
VARIANCE to increase the number of model units allowed.
DESIGN REVIEW for a condominium development on a 29.3 acre portion of a 36.6 acre site in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community. Generally located on the south side of Maule Avenue and the east side of Grand Canyon Drive (alignment) within Spring Valley. SB/rk/ml (For possible action) **08/02/17 BCC**

Motion: Angie

Action: Approve per staff recommendations

Vote: 3/0 Unanimous

12. **UC-0509-17 – DARUL IMAN ETHIOPIAN MUSLIM COMMUNITY, INC.:**
USE PERMIT for a community center/place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce side setback; **2)** waive trash enclosure; **3)** waive CMA Design Overlay District standards; **4)** reduce gate setback; **5)** allow non-standard driveway improvements; and **6)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Ponderosa Way.
DESIGN REVIEW for the conversion of an existing single family residence to a community center/place of worship on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone within in the CMA Design Overlay District. Generally located on the north side of Ponderosa Way, 275 feet east of Jones Boulevard within Spring Valley. SS/rk/ml (For possible action) **08/02/17 BCC**

Hold until July 25, 2017 meeting

13. **UC-0518-17 – COUNSELORS, LLC:**
USE PERMITS for the following: **1)** a proposed recreational facility (climbing gym); and **2)** a proposed health club/gym.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** reduced parking.
DESIGN REVIEW for a recreational facility, health club, and training facility on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road, 950 feet west of Fort Apache Road within Spring Valley. SB/pb/ml (For possible action) **08/02/17 BCC**

Hold until July 25, 2017 meeting

14. **WS-0502-17 – TENAYA LOFTS, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce side setback for 2 office warehouse buildings; and 2) reduce height setback ratio to a single family residential use for 2 office warehouse buildings.

DESIGN REVIEW for 2 proposed office warehouse buildings and parking lot on a 5.4 acre portion of a 19.1 acre parcel in conjunction with an existing office warehouse complex with manager's units in a M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Tenaya Way, 660 feet north of Sunset Road within Spring Valley. SS/lm/ja (For possible action) **08/02/17 BCC**

Motion: Dee

Action: Approved per staff conditions

Vote: 3/0 Unanimous

VII General Business
None

VIII Public Comment
None

IX. Next Meeting Date

The next regular meeting will be July 25, 2017 at 6:30pm

X Adjournment

Motion: Angie

Action: Adjourn

Vote: 3/0 Unanimous

The meeting was adjourned at 9:25 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/>