



Spring Valley Town Advisory Board

July 25, 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 **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 6:45pm

II. Public Comment

None

III. Approval of July 11, 2017 Minutes

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

IV. Approval of Agenda for July 25, 2017

Moved by: John
Action: Approved with changes made
Vote: 5/0 Unanimous

Items held per applicant request:

Item #6 NZC-0533-17 – NABI HABIB:

ZONE CHANGE to reclassify 4.7 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D(Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

WAIVER OF DEVELOPMENT STANDARDS to allow access on a local residential street (Teco Avenue).

DESIGN REVIEW for a proposed distribution/warehouse building. Generally located on the eastside of Jones Boulevard and the south side of Teco Avenue within Spring Valley (description on file).SS/rk/ma (For possible action) **08/15/17 PC**

Item #18 **TM-0111-17 – KB HOME LV BELLAZO, LLC:**
TENTATIVE MAP consisting of 70 single family residential lots and common lots on 8.9 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue, 330 feet east of Tenaya Way within Spring Valley. SS/al/ml (For possible action) **08/16/17 BCC**

Item #19 **ZC-0555-17 – KB HOME LV BELLAZO, LLC:**
ZONE CHANGE to reclassify 8.9 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a proposed single family residential development in the CMA Design Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** increase wall heights; **3)** alternative landscaping; **4)** modified residential curb and gutter; and **5)** modified gate geometrics.
DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and increase the finished grade for lots within a proposed single family residential subdivision. Generally located on the south side of Hacienda Avenue, 330 feet east of Tenaya Way within Spring Valley (description on file). SS/al/ml (For possible action) **08/16/17 BCC**

Item #20 **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)
Way, 275 feet east of Jones Boulevard within Spring Valley. SS/rk/ml (For possible action) **08/16/17 BCC**

Items to be heard in the following order:

- 1. Items 5, 9 & 13.**
- 2. Items 7 & 10**

V. Informational Items

Mile Shannon announced that a joint informal meeting will be held on Wednesday August 2, 2017, 6pm. Located at: Commission Chambers, Clark County Government Center, 500 S Grand Central Parkway, Las Vegas, NV.

This presentation is for the proposed LAS VEGAS RAIDERS STADIUM Project, and will be presented by the Clark County Department of Comprehensive Planning.

VI Planning & Zoning

1. 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) **08/2/17 BCC**

Moved by: John

Action: Denied - not appropriate for this location

Vote: 5/0 Unanimous

2. 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. **08/2/17 BCC**

Moved by: John

Action: Deny – in appropriated application

Vote: 5/0 Unanimous

3. NZC-0525-17 – SEC BADURA & MONTESSORI, LLC:

ZONE CHANGE to reclassify 2.0 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone in the in the CMA Design and MUD-3 Overlay Districts.

WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway geometrics.

DESIGN REVIEW for a proposed retail center consisting of an in-line retail building and a restaurant pad site with drive-thru. Generally located on the south side of Badura Avenue and the eastside of Montessori Street within Spring Valley (description on file). SS/rk/ml (For possible action)' **08/15/17 PC**

Moved by: Mike

Action: Approved

Vote: 5/0 Unanimous

4. NZC-0526-17 – GRAND FLAMINGO CAPITAL MANAGEMENT, LLC:

ZONE CHANGE to reclassify a 5.4 acre portion of a 17.9 acre parcel from C-2 (General Commercial) Zone to R-4 (Multiple Family Residential - High Density) Zone for a multiple family

residential development in the MUD-3 Overlay Districts.

DESIGN REVIEW for a multiple family residential development. Generally located on the southside of Rochelle Avenue (alignment), 905 feet east of Hualapai Way within Spring Valley (description on file). SB/pb/ma (For possible action) **08/15/17 PC**

Moved by: Dee

Action: Approved

Vote: 5/0 Unanimous

5. NZC-0530-17 – TODD FERGUSON & CHINSUK KIM FAMILY TRUST:

ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a proposed single family residential development in the CMA Design Overlay District.

DESIGN REVIEW for a proposed single family residential development. Generally located on the north side of Windmill Lane, 600 feet east of Durango Drive within Spring Valley (description on file). SS/pb/ml (For possible action) **08/15/17 PC**

Moved by: Dee

Action: Approved

Vote: 5/0 Unanimous

6. NZC-0533-17 – NABI HABIB:

ZONE CHANGE to reclassify 4.7 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

WAIVER OF DEVELOPMENT STANDARDS to allow access on a local residential street (Teco Avenue).

DESIGN REVIEW for a proposed distribution/warehouse building. Generally located on the eastside of Jones Boulevard and the south side of Teco Avenue within Spring Valley (description on file). SS/rk/ma (For possible action) **08/15/17 PC**

Hold till August 8, 2017, per applicant

7. NZC-0547-17 – SUMMERLIN ASSET MANAGEMENT, LLC:

ZONE CHANGE to reclassify 2.5 acres from C-1 (Local Business) Zone to M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

DESIGN REVIEW for a proposed office/warehouse facility. Generally located on the east side of Buffalo Drive, 630 feet north of Patrick Lane within Spring Valley (description on file). SS/pb/ma **08/15/17 PC**

Moved by: Dee

Action: Denied - per staff recommendations

Vote: 5/0 Unanimous

8. NZC-0552-17 – SUPER DUPER, LLC:

ZONE CHANGE to reclassify 3.6 acres from C-1 (Local Business) Zone to C-2 (General Commercial) Zone.

USE PERMITS for the following: **1)** reduce the separation from a proposed on-premises

consumption of alcohol establishment (tavern) to a residential use; **2)** reduce the separation for a proposed convenience store to a residential use; **3)** reduce the separation for a proposed gasoline service station to a residential use; **4)** reduce the separation for a proposed vehicle wash to a residential use; and **5)** allow service bay door to face a street.

DESIGN REVIEW for the following: **1)** a proposed retail center; and **2)** increased finished grade. Generally located on the east side of Hualapai Way and the north side of Sunset Road within Spring Valley (description on file). SB/pb/ml (For possible action) **08/15/17 PC**

Moved by: Dee

Action: Denied Setbacks are not appropriate, should stay C-1

Vote: 5/0 Unanimous

9. TM-0108-17 - TODD FERGUSON AND CHINSUK KIM FAMILY TRUST:

TENTATIVE MAP consisting of 34 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone within the CMA Design Overlay District. Generally located on the north side of Windmill Lane, 600 feet east of Durango Drive within Spring Valley. SS/pb/ml (For possible action) **08/15/17 PC**

Moved by: Dee

Action: Approved

Vote: 5/0 Unanimous

10. TM-0110-17 – SUMMERLIN ASSET MANAGEMENT, LLC:

TENTATIVE MAP for an industrial subdivision on 2.5 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive, 630 feet north of Patrick Lane within Spring Valley. SS/pb/ma (For possible action) **08/15/17 PC**

Moved by: John

Action: Denied- Based on item 4

Vote: 5/0 Unanimous

11. UC-0546-17 – DESANTI, MARCO A.:

USE PERMITS for the following: **1)** an accessory structure (skate ramp) that is not architecturally compatible with the principal building; **2)** increase the area of an accessory structure; and **3)** waive applicable design standards of Table 30.56-2A for an accessory structure in conjunction with an existing single family residence on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the southeast corner of Sandalwood Drive and Tenaya Way within Spring Valley. SB/al/ml (For possible action) **08/15/17 PC**

Moved by: Darby

Action: Approved

Vote: 3/2 Nay Angie & Dee

12. VS-0522-17 – MICHAEL LORRA & MICHELLE D. LORRA:

VACATE AND ABANDON an easement of interest to Clark County located between Tara Avenue and Edna Avenue, and between Duneville Street and Westwind Road within Spring Valley (description on file). SB/tk/ml (For possible action) **08/15/17 PC**

Moved by: Angie

Action: Approved
Vote: 5/0 Unanimous

13. **VS-0531-17 – TODD FERGUSON & CHINSUK KIM FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Mesa Verde Lane (alignment), and between Durango Drive and Gagnier Boulevard (alignment), and a portion of a right-of-way being Windmill Lane located between Durango Drive and Gagnier Boulevard (alignment) within Spring Valley (description on file). SS/pb/ml (For possible action) **08/15/17 PC**

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

14. **WS-0543-17 – ROBERT CHARLES & GAIL MAUREEN BRANDYS:**
WAIVER OF DEVELOPMENT STANDARDS to allow an existing block wall in conjunction with an existing single family residence on 0.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Rainbow Boulevard, 625 feet north of Flamingo Road within Spring Valley. SB/md/ml (For possible action) **08/15/17 PC**

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

15. **UC-0014-16 (AR-0079-17) – DURANGO ARBY PLAZA, LLC:**
USE PERMIT APPLICATION FOR REVIEW of a massage establishment in conjunction with an existing shopping center on 4.6 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the north side of Arby Avenue, 290 feet east of Durango Drive within Spring Valley. SS/tk/ml (For possible action) **08/16/17 BCC**

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

16. **DR-0556-17 – 5335 FORT APACHE, LLC:**
DESIGN REVIEW for a proposed restaurant/retail building with a drive-thru on 0.4 acres within an existing shopping center in a C-2 (General Commercial) Zone in the MUD-3 Overlay District.
WAIVER OF CONDITIONS of a zone change (ZC-1208-00) subject to building elevations consistent with plans submitted (concrete, stone, stucco, tiled roofs, etc.). Generally located on the west side of Fort Apache Road, 175 feet south of Hacienda Avenue within Spring Valley. SB/md/ma (For possible action) **08/16/17 BCC**

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

17. **UC-0458-15 (ET-0090-17) – CHURCH AREUMDAWOON LAS VEGAS:**
USE PERMIT FIRST EXTENSION OF TIME for a place of worship.
WAIVER OF DEVELOPMENT STANDARDS for reduced setback.

DESIGN REVIEW for a place of worship within an existing single family residence on 2.2 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Post Road and El Camino Road (alignment) within Spring Valley. SS/tk/ml (For possible action) **08/16/17 BCC**

Moved by: Angie

Action: Approved

Vote: 5/0 Unanimous

18. TM-0111-17 – KB HOME LV BELLAZO, LLC:

TENTATIVE MAP consisting of 70 single family residential lots and common lots on 8.9 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue, 330 feet east of Tenaya Way within Spring Valley. SS/al/ml (For possible action) **08/16/17 BCC**

Hold till August 8, 2017, per applicant

19. ZC-0555-17 – KB HOME LV BELLAZO, LLC:

ZONE CHANGE to reclassify 8.9 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a proposed single family residential development in the CMA Design Overlay District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** increase wall heights; **3)** alternative landscaping; **4)** modified residential curb and gutter; and **5)** modified gate geometrics.

DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and increase the finished grade for lots within a proposed single family residential subdivision. Generally located on the south side of Hacienda Avenue, 330 feet east of Tenaya Way within Spring Valley (description on file). SS/al/ml (For possible action) **08/16/17 BCC**

Hold till August 8, 2017, per applicant

20. 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)

Way, 275 feet east of Jones Boulevard within Spring Valley. SS/rk/ml (For possible action) **08/16/17 BCC**

Hold till August 8, 2017, per applicant

VII General Business
None

VIII Public Comment

The audience concerns ranged from Zoning Variances as unacceptable, to locations of applicant's projects, kid's safety, parking & traffic congestion and incompatibility within the neighborhood. Contested items were #1 Car Wash with 27 objections – 0 in favor. #2 Church (Place of Worship) Objections 36- in favor 20.

IX. Next Meeting Date

The next regular meeting will be August 8, 2017 at 6:30pm

X Adjournment

Motion: Angie

Action: Adjourn

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/>