



# Spring Valley Town Advisory Board

July 31, 2018

## MINUTES

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

Secretary:              Carmen Hayes, 702 371-7991, [chayes70@yahoo.com](mailto:chayes70@yahoo.com) **PRESENT**

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

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

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

- II. Public Comment

**None**

- III. Approval of **July 10, 2018** Minutes

**Moved by: John Getter**

**Action: Approved**

**Vote: 4/0 Unanimous**

- IV. Approval of Agenda for July 31, 2018

**Moved by: John Getter**

**Action: Approved after noting items 3, 4, 8 and 12 would be held until August 14, 2018.**

**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-18-400163 (UC-0308-16)-COMHAR HOLDINGS JONES, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** to reduce the setback for a vehicle (automobile) wash facility from a residential use.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow alternative landscaping.  
**DESIGN REVIEW** for a proposed vehicle (automobile) wash facility on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard, 200 feet south of Flamingo Road within Spring Valley. SS/tk/ml (For possible action) **08/21/18 PC**

**Motion by: John Getter**  
**Action: Approved with staff conditions**  
**Vote: 4-0 Unanimous**

2. **NZC-18-0475-CHAISSON BUFFALO, LLC:**  
**ZONE CHANGE** to reclassify 2.6 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Design Manufacturing) (AE-60) Zone in the CMA Design Overlay District.  
**USE PERMIT** for an office as a principal use in conjunction with an office/warehouse building.  
**DESIGN REVIEW** for a proposed office/warehouse development. Generally located on the east side of Buffalo Drive and the north side of Teco Avenue within Spring Valley (description on file). SS/rk/ml (For possible action) **08/21/18 PC**

**Motion by: Mike Hessling**  
**Action: Approved with staff recommendations**  
**Vote: 4-0 Unanimous**

3. **NZC-18-0476-STATE OF NEVADA WATER, LLC:**  
**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone for a multiple family residential development in the CMA Design and MUD-3 Overlay Districts.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased building height; and **2)** alternative landscaping.  
**DESIGN REVIEW** for a proposed multiple family residential development. Generally located on the west side of Jerry Tarkanian Way, 650 south of Oquendo Road within Spring Valley (description on file). SB/rk/ml (For possible action) **08/21/18 PC**

**Application HELD until August 14, 2018 Spring Valley TAB per applicant's request.**

4. **NZC-18-0478-LHSFS SUNSET HOLDINGS, LLC:**  
**ZONE CHANGE** to reclassify 18.9 acres from an R-3 (Multiple Family Residential) Zone and a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential - High Density) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased building height; and **2)** reduced parking.  
**DESIGN REVIEW** for a proposed multi-family residential development in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Sunset Road and the east side of Cimarron Road within Spring Valley (description on file). SS/pb/ml (For possible action) **08/21/18 PC**

**Application HELD until August 14, 2018 Spring Valley TAB per applicant's request.**

5. **NZC-18-0479-FORT APACHE RENO, LLC:**  
**ZONE CHANGE** to reclassify 6.3 acres from C-2 (General Commercial) Zone to R-5 (Apartment Residential) Zone.  
**DESIGN REVIEW** for a proposed multi-family residential development in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Reno Avenue, 180 feet west of Fort Apache Road within Spring Valley (description on file). CG/pb/ml (For possible action) **08/21/18 PC**

**Motion by: John Getter**

**Action: Approved with staff conditions**

**Vote: 4-0 Unanimous**

6. **ZC-18-0507-DIGITAL DESERT BP, LLC:**  
**ZONE CHANGE** to reclassify 42.4 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone for a mixed use development.  
**USE PERMITS** for the following: **1)** a High Impact Project; **2)** a mixed use development with commercial and residential components; **3)** increased residential density; **4)** increased building height; and **5)** parking reduction.  
**DESIGN REVIEW** for a mixed use development with commercial and residential components within the CMA Design Overlay District. Generally located on the west side of Buffalo Drive between Patrick Lane and Post Road within Spring Valley (description on file). SS/al/ml (For possible action) **08/21/18 PC**

**Motion by: Mike Hessling**

**Action: Approved except use permit # 5, with added conditions commercial construction occur simultaneous with residential construction and schedule neighborhood meetings throughout the development process**

**Vote: 4-0 Unanimous**

7. **DR-18-0472-GALL, STEEVEN & KARINE:**  
**DESIGN REVIEW** to increase finished grade for lots within a proposed single family residential development on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Westwind Road and Oquendo Road within Spring Valley. SS/al/ml (For possible action) **08/22/18 BCC**

**Motion by: Darby Johnson**

**Action: Approved with staff conditions**

**Vote: 4-0 Unanimous**

8. **DR-18-0489-AMALGAMATED FINANCIAL TRUST, ET AL & HOLLOWAY JEFFREY K TRS:**  
**DESIGN REVIEW** for a proposed multiple family development (condominiums) on 5.0 acres in an R-4 (Multiple Family Residential) Zone and a C-2 (General Commercial) Zone within a P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the north side of Wigwam Avenue and the west side of Fort Apache Road within Spring Valley. SB/md/ja (For possible action) **08/22/18 BCC**

**Application HELD until August 14, 2018 Spring Valley TAB per applicant's request.**

9. **TM-18-500119-BIG BUFFALO, LLC & REMARK REVOCABLE TRUST:**  
**TENTATIVE MAP** consisting of 34 single family residential lots and common lots on 5.2 acres in an R-2 (Medium Density Residential) Zone within the CMA Design Overlay District. Generally located on the west side of Buffalo Drive and the north side of Oquendo Road within Spring Valley. SS/dg/ml (For possible action) **08/22/18 BCC**

**Motion by: John Getter**  
**Action: Approved with staff conditions**  
**Vote: 4-0 Unanimous**

10. **VS-18-0502-BIG BUFFALO, LLC & REMARK REVOCABLE TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Russell Road and Oquendo Road, and between Buffalo Drive and Miller Lane within Spring Valley (description on file). SS/bk/ml (For possible action) **08/22/18 BCC**

**Motion by: John Getter**  
**Action: Approved with staff conditions**  
**Vote: 4-0 Unanimous**

11. **WS-18-0477-SOUTHERN HILLS MEDICAL CTR, LLC & MEDICAL OFFICE BLDGS NV LEASE, ET AL:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** to allow a video message unit where not permitted; and **2)** permit a monument sign with animation where not permitted.  
**DESIGN REVIEW** for a proposed monument sign with animation (video message unit) in conjunction with a hospital (Southern Hills) on 39.9 acres in a C-1 (Local Business) Zone and C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northeast corner of Sunset Road and Fort Apache Road within Spring Valley. SB/al/ml (For possible action) **08/22/18 BCC**

**Motion by: John Getter**  
**Action: Deny per staff**  
**Vote: 3-1 / Angie Heath Younce - Nay**

12. **WS-18-0497-KND REAL ESTATE 48, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified street standards.  
**DESIGN REVIEW** for proposed restaurants with drive-thru lanes on a 3.3 acre portion of an 8.2 acre site in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Russell Road within Spring Valley. SS/md/ml (For possible action) **08/22/18 BCC**

**Application HELD until August 14, 2018 Spring Valley TAB per applicant's request.**

13. **ZC-18-0509-BIG BUFFALO, LLC & REMARK REVOCABLE TRUST:**  
**ZONE CHANGE** to reclassify 5.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone within the CMA Design Overlay District.  
**DESIGN REVIEW** for a proposed single family residential development. Generally located on the west side of Buffalo Drive and the north side of Oquendo Road within Spring Valley (description on file). SS/dg/ml (For possible action) **08/22/18 BCC**

**Motion by: John Getter**  
**Action: Approved with staff conditions**  
**Vote: 4-0 Unanimous**

VII General Business

**NONE**

VIII Public Comment

**NONE**

IX. Next Meeting Date

**The next regular meeting will be August 14, 2018 at 6:30pm**

X Adjournment

**Moved by:** Angie Health Younce

**Action:** Adjourn

**Vote:** 4-0 / Unanimous

**The meeting was adjourned at 8:32 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/>