



Spring Valley Town Advisory Board

August 14, 2018

MINUTES

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 **PRESENT**

County Liaison: Mike Shannon, 702 455-8338, mds@clarkcountynv.gov **PRESENT**

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

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

- II. Public Comment

None

- III. Approval of **July 31, 2018** Minutes

Moved by: John Getter

Action: Approved

Vote: 4/0 Unanimous

- IV. Approval of Agenda for August 14, 2018

Moved by: John Getter

Action: Approved after noting items 3 and 6 would be held at the request of the applicant.

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. **VS-18-0536-BEHNIA, ALI M. & MAHIN FAM TR & BEHNIA MAHIN TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Wagon Trail Avenue (alignment) and between Dapple Gray Road and Quarterhorse Lane; and a portion of a right-of-way being Wagon Trail Avenue located between Sunset Road and Martin Avenue (alignment) within Spring Valley (description on file). SB/bk/ml (For possible action) **09/04/18 PC**

Motion by: John Getter

Action: Approved with staff conditions

Vote: 4-0 Unanimous

2. **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**

Motion by: Darby Johnson

Action: Approved with staff conditions

Vote: 4-0 Unanimous

3. **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 28, 2018 Spring Valley TAB per request of the applicant.

4. **UC-18-0482-DR D'S DYNAMITE DIRT, LLC:**
USE PERMITS for the following: **1)** increased height of an existing communication tower; **2)** reduced setback from the existing residential development; and **3)** reduce number of arrays.
DESIGN REVIEW for increased height of an existing communication tower (monopole) on a portion of 2.2 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road, 630 feet north of Wigwam Avenue within Spring Valley. SB/mk/ml (For possible action) **08/21/18 PC**

Motion by: Darby Johnson

Action: Approved with staff conditions

Removal of use permit #3 by applicant

Vote: 4-0 Unanimous

5. **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**

Motion by: John Getter

Action: Deny due to height concerns expressed by staff

Vote: 3-1 / Mike Hessling Nay

6. **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 28, 2018 Spring Valley TAB per request of the applicant.

7. **UC-18-0516-6272 SMR, LLC:**
USE PERMIT for a proposed minor training facility (security officers) within an existing office complex on 4.4 acres in a C-P (Office & Professional) Zone. Generally located on the east side of El Camino Road, 520 feet north of Spring Mountain Road within Spring Valley. SB/pb/ml (For possible action) **09/04/18 PC**

Motion by: Angie Heath Younce

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

8. **UC-18-0523-LV OPPORTUNITY PARTNERS, LLC:**
USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within an existing shopping center on a portion of 0.8 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the north side of Tropicana Avenue, 550 feet east of Grand Canyon Drive within Spring Valley. SB/gc/ml (For possible action) **09/04/18 PC**

Motion by: John Getter

Action: Approved with staff conditions

Vote: 4-0 Unanimous

9. **UC-18-0526-SOUTHERN HILLS MEDICAL CTR, LLC:**
USE PERMIT to increase the number of temporary outdoor commercial events in conjunction with an existing hospital on a portion of 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 north side of Sunset Road and the east side of Fort Apache Road within Spring Valley. SB/jvm/ml (For possible action) **09/04/18 PC**

Motion by: John Getter

Action: Approved with staff conditions

Additional condition: no more than 2 events per week. Review as public hearing in one year.

Vote: 4-0 Unanimous

10. **UC-18-0550-AC INVESTMENT, LLC:**
USE PERMIT for a recreational facility (escape rooms) within a portion of an existing office complex on 1.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Durango Drive, 1,250 feet north of Desert Inn Road within Spring Valley. SB/lm/ml (For possible action) **09/04/18 PC**

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

11. **WS-18-0545-KOSTA PROPERTY GROUP, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced side setback for a proposed porte-cochere; and **2)** increase building height in conjunction with a proposed single family residence on 0.7 acres an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Rosanna Street, 200 feet south of Eldora Avenue within Spring Valley. SB/rk/ml (For possible action) **09/04/18 PC**

Motion by: Mike Hessling
Action: Denial setback waiver #1
Approve waiver #2
Vote: 3-1 \ John Getter Nay

12. **ZC-18-0562-MY LAND, LLC:**
ZONE CHANGE to reclassify 4.5 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified CMA Design Overlay District standards; and **2)** modified driveway design standards.
DESIGN REVIEW for a proposed commercial building. Generally located on the north side of Rafael Rivera Way and the west side of Gagnier Boulevard (alignment) within Spring Valley (description on file). SS/rk/ml (For possible action) **09/05/18 BCC**

Motion by: Angie Heath Younce
Action: Approved with staff recommendations
Vote: 4-0 Unanimous

VII General Business

NONE

VIII Public Comment

NONE

IX. Next Meeting Date

The next regular meeting will be August 28, 2018 at 6:30pm

X Adjournment

Moved by: Angie Heath Younce
Action: Adjourn
Vote: 4-0 / Unanimous

The meeting was adjourned at 8:09 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/>

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN – JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager