



V

Spring Valley Town Advisory Board

August 28, 2018

MINUTES

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

Secretary: Carmen Hayes, 702 371-7991, chaves70@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: Joel McCullough

Dee Gatliff called the meeting to order at 6:32pm

- II. Public Comment

None

- III. Approval of **August 14, 2018** Minutes

Moved by: John Getter

Action: Approved

Vote: 4/0 Unanimous

- IV. Approval of Agenda for **August 28, 2018**

Moved by: Dee Gatliff

Action: Approved

Vote: 4/0 Unanimous

- V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)

Mike Shannon announced the upcoming Grand Opening of the Public Works Multi Use Center at 10:30am on September 12, 2018.

- VI Planning & Zoning

1. **VS-18-0584-GOLDEN SPRING MOUNTAIN, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Red Rock Street and Duneville Street, and between Spring Mountain Road and Cherokee Avenue within Spring Valley (description on file). SB/bk/ml (For possible action) **09/18/18 PC**

Motion by: Dee Gatliff

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

2. **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**

Applicant requested a **HOLD** to September 11, 2018 Spring Valley TAB meeting.

3. **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**

Motion by: John Getter

Action: Approved with staff recommendations

Deny waiver of development standards

Vote: 4-0 Unanimous

4. **UC-18-0594-PENNANT FORT APACHE, LLC:**
USE PERMIT for a proposed wireless communication tower (mono-palm) and ancillary structures and uses.
DESIGN REVIEW for a communication tower and ancillary structures and equipment on a portion of 8.9 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the west side of Fort Apache Road, 190 feet north of Russell Road within Spring Valley. SB/mk/ml (For possible action) **09/18/18 PC**

Motion by: John Getter

Action: Approved with staff conditions

Vote: 4-0 Unanimous

5. **TM-18-500141-8480 DESERT INN, LLC:**
TENTATIVE MAP consisting of 83 attached single family residential lots and common lots for a planned unit development (PUD) on a 6.4 acre portion of an 8.6 acre parcel in an R-3 (Multiple Family Residential) Zone. Generally located 400 feet north of Desert Inn Road and 700 feet east of Durango Drive within Spring Valley. SB/al/ml (For possible action) **09/19/18 BCC**

Applicant requested a **HOLD** to September 11, 2018 Spring Valley TAB meeting.

6. **UC-18-0582-FOSTER DAY I, LLC:**
USE PERMITS to allow vehicle (truck) and trailer rental.
WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping adjacent to a less intensive use (single family residential development).
DESIGN REVIEWS for the following: **1)** proposed signage; and **2)** modifications to a previously approved mini-warehouse facility on 3.4 acres in a C-1 (Local Business) Zone within the MUD-4 Overlay District. Generally located on the east side of Hualapai Way and the north side of Tompkins Avenue within Spring Valley. SB/md/ml (For possible action) **09/19/18 BCC**

Motion by: John Getter
Action: Deny
Vote: 4-0 Unanimous

7. **WC-18-400174 (UC-0281-04)-CENTRA POINT OWNER, LLC:**
WAIVER OF CONDITIONS of a use permit requiring all signage being monument style and incorporate common design elements in conjunction with an existing office and retail development on a portion of 4.3 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the north side of Rafael Rivera Way, 350 feet west of Cimarron Road within Spring Valley. SS/dg/ml (For possible action) **09/19/18 BCC**

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

8. **WC-18-400175 (NZC-0547-15)-FOSTER DAY I, LLC:**
WAIVER OF CONDITIONS of a zone change (NZC-0547-15) requiring the following: **1)** no wall signs facing Hualapai Way and Tompkins Avenue; and **2)** provide intense landscaping per Figure 30.64-12 along the east property line for a previously approved mini-warehouse facility on 3.4 acres in a C-1 (Local Business) Zone in the MUD-4 Overlay District. Generally located on the east side of Hualapai Way and the north side of Tompkins Avenue within Spring Valley. SB/md/ml (For possible action) **09/19/18 BCC**

Motion by: John Getter
Action: Deny
Vote: 4-0 Unanimous

9. **WS-18-0495-CENTRA POINT OWNER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase the height of a freestanding sign.
DESIGN REVIEW for a proposed 65 foot high freestanding sign in conjunction with an existing office and retail development on a portion of 4.3 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the north side of Rafael Rivera Way, 350 feet west of Cimarron Road within Spring Valley. SS/dg/ml (For possible action) **09/19/18 BCC**

Motion by: John Getter
Action: Approved with a maximum height of 35 feet
Vote: 4-0 Unanimous

10. **WS-18-0607-CHURCH LIFE BAPTIST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** pedestrian walkways within a parking lot; and **2)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** a proposed building; and **2)** a parking lot expansion in conjunction with an existing place of worship on 4.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone within the CMA Design

Overlay District. Generally located on the southeast corner of Tenaya Way and Post Road within Spring Valley. SS/al/ml (For possible action) **09/19/18 BCC**

Motion by: Dee Gatliff

Action: Approved as presented

Vote: 4-0 Unanimous

11. ZC-18-0603-8480 DESERT INN, LLC:

ZONE CHANGE to reclassify a 6.4 acre portion of an 8.6 acre parcel from C-2 (General Commercial) Zone to R-3 (Multiple Family Residential) Zone.

USE PERMIT for a planned unit development (PUD) consisting of attached single family residences (townhouses) per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** increase the number of units accessed from a stub street; and **3)** reduce street width.

DESIGN REVIEW for an attached single family residential planned unit development. Generally located 400 feet north of Desert Inn Road and 700 feet east of Durango Drive within Spring Valley (description on file). SB/al/ml (For possible action) **09/19/18 BCC**

Applicant requested a **HOLD** to September 11, 2018 Spring Valley TAB meeting.

VII General Business

Mike Shannon updated Board on the 2017/2018 budget request.

VIII Public Comment

Complaint was made about banners at the northeast corner of Grand Canyon and Peace.

Question was asked about the closure of outdoor restrooms at Helen Meyer Park.

IX. Next Meeting Date

The next regular meeting will be September 11, 2018 at 6:30pm

X Adjournment

Moved by: Angie Heath 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/>