



# Spring Valley Town Advisory Board

August 29, 2017

## 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:              Kitty Hearst (702)255-5440 ladyengineer@embarqmail.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

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

### II. Public Comment

**Opposition was expressed against WS-0629-17 regarding an existing block wall the speaker stated was located on a property which neighbors have indicated is a “Party House” operating illegally in a residential neighborhood.**

**A representative from IKEA expressed support for the mission of San Gennaro while stating concern for UC-0694-17 as currently proposed due to a shortage of parking and proposed police presence on-site.**

**A second speaker regarding UC-0694-17 expressed support for the San Gennaro Festival after disclosing a family member was scheduled to sing at the event.**

**Strong opposition to UC-0667-17 was expressed by an individual who indicated the proposed convenience store and gasoline station were within close proximity to her personal residence and rental property in the subdivision south of the proposed project.**

### III. Approval of August 8, 2017 Minutes

**Moved by: John**  
**Action: Approved**  
**Vote: 4/0 Unanimous**

### IV. Approval of Agenda for August 29, 2017

**Moved by: John**  
**Action: Approved with stated changes**  
**Vote: 4/0 Unanimous**

V. Informational Items

None

VI Planning & Zoning

1. **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) **09/06/17 BCC**

**Motion: Darby**

**Action: Approved with staff recommendations**

**Vote: 4/0 Unanimous**

2. **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 **2)** 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) **09/16/17 BCC**

**Motion: Darby**

**Action: Approved as presented with 4 additional conditions submitted by Spanish Trails**

**Vote: 3/1 John nay**

3. **TM-0107-17 – PARDEE HOMES OF NEVADA:**  
**TENTATIVE MAP** consisting of 74 single family lots and common lots on 7.8 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Patrick Lane, 660 feet east of Fort Apache Road within Spring Valley. SB/rk/ml (For possible action) **09/06/17 BCC**

**Motion: John**

**Action: Approved with staff conditions**

**Vote: 4/0 Unanimous**

4. **UC-0527-17 – PARDEE HOMES OF NEVADA:**  
**USE PERMIT** for an attached (townhouse) planned unit development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** increase the number of dwelling units accessing a street; **3)** reduce street intersection off-set; **4)** reduce throat depth for a security gate; and **5)** allow non-standard street improvements.  
**WAIVERS OF CONDITIONS** of a zone change (NZN-0005-14) requiring the following **1)** provide revised plans conforming to R-2 zoning requirements; **2)** provide a 15 foot wide landscape area with a detached sidewalk per Figure 30.64-18 along Patrick Lane; **3)** provide landscaping per Figure 30.64-11 along the west property line; and **4)** provide a minimum of 75 feet of queuing distance from the gate call box to the edge of gutter on Patrick Lane.

**DESIGN REVIEWS** for the following: **1)** an attached single family residential planned unit development; and **2)** increased finished grade on 7.8 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Patrick Lane, 660 feet east of Fort Apache Road within Spring Valley. SB/rk/ml (For possible action) **09/06/17 BCC**

**Motion: John**

**Action: Approved with staff conditions and use of non-vivid desert hues for exterior finish**

**Vote: 4/0 Unanimous**

**5. UC-0694-17 – UL 215, LLC, ET AL:**

**USE PERMIT** for a temporary outdoor commercial event (San Gennaro Feast) on 20.4 acres in a C-2 (General Commercial) Zone within the CMA Design and MUD-2 Overlay Districts. Generally located on the south side of Sunset Road and the east side of Rafael Rivera Way within Spring Valley. SB/jvm/ml (For possible action) **09/06/17 BCC**

**Motion: Mike**

**Action: Deny per staff**

**Vote: 4/0 Unanimous**

**6. UC-0626-17 – LLV SPRING MOUNTAIN, LLC:**

**USE PERMIT** to allow on-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant (Ramen Noodle) within an existing commercial complex on a portion of 7.2 acres in a C-1 (Local Business) Zone. Generally located on the west side of Duneville Street and the north side of Spring Mountain Road within Spring Valley. SB/mk/ml (For possible action) **10/19/17 PC**

**Motion: Angie**

**Action: Approved per staff recommendations**

**Vote: 4/0 Unanimous**

**7. UC-0644-17 – PW INVESTMENT, INC.:**

**USE PERMIT** for a proposed on-premises consumption of alcohol establishment (service bar) in conjunction with a proposed restaurant within an existing shopping center on a portion of 1.3 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located 420 feet north of Warm Springs Road and And 195 feet west of Durango Drive within Spring Valley. SB/md/ml (For possible action) **10/19/17 PC**

**Motion: Darby**

**Action: Approved per staff recommendations**

**Vote: 4/0 Unanimous**

**8. VS-0614-17 – GRAND CANYON TROP 55+ APTS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Conquistador Street (alignment) and Grand Canyon Drive, and between Tropicana Avenue and Tompkins Avenue and a portion of a right-of-way being Tropicana Avenue located between Grand Canyon Drive and Conquistador Street (alignment) within Spring Valley (description on file). SB/co/ml (For possible action) **10/19/17 PC**

**Motion: Angie**

**Action: Approved**

**Vote: 4/0 Unanimous**

9. **VS-0615-17 – FORT APACHE SENIORS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Diablo Drive and Russell Road, and between Fort Apache Road and Thunder Spirit Street within Spring Valley (description on file). SB/co/ml (For possible action) **10/19/17 PC**

**Motion: Angie**

**Action: Approved per staff recommendations**

**Vote: 4/0 Unanimous**

10. **VS-0654-17 – 4J FAMILY TRUST, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ponderosa Way and Patrick Lane, and between Redwood Street and Sorrel Street within Spring Valley (description on file). SS/co/ml (For possible action) **10/19/17 PC**

**Motion: Darby**

**Action: Approved per staff recommendations**

**Vote: 4/0 Unanimous**

11. **VS-0025-17 (WC-0070-17) – OROSZ, SKIRA & GABOR:**  
**WAIVER OF CONDITIONS** of a vacation and abandonment requiring a drainage study and compliance in conjunction with a single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Sapphire Point Avenue, 408 feet west of Schooner Bay Street within Spring Valley. SS/co/ml (For possible action) **10/19/17 PC**

**Motion: Angie**

**Action: Approved per staff recommendations**

**Vote: 4/0 Unanimous**

12. **WS-0629-17 – YAMAS FAMILY TRUST:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following **1)** permit an existing solid decorative block wall and sliding gate within the front yard; and **2)** allow landscaping within public right-of-way (Belcastro Street) in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Belcastro Street, 230 feet north of Darby Avenue within Spring Valley. SB/mk/ja (For possible action) **10/19/17 PC**

**Motion: Angie**

**Action: Deny**

**Vote: 4/0 Unanimous**

13. **WS-0638-17 – SAMOILOV CONSTANTIN & MCDONALD'S:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking; **2)** allow a commercial use (restaurant) access to a residential local street; and **3)** reduce the minimum departure distance from an intersection to a driveway.

**DESIGN REVIEWS** for the following: **1)** demolition of the existing restaurant building; and **2)** a proposed fast food restaurant (McDonald's) with a drive-thru on 1.0 acre in a C-1 (Local Business) Zone. Generally located on the southeast corner of Red Rock Street and Spring Mountain Road within Spring Valley. SB/mk/ml (For possible action) **10/19/17 PC**

**Motion: Mike**

**Action: Approved as presented**

**Vote: 4/0 Unanimous**

14. **WS-0648-17 – SHITRIT, ROY:**  
**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 Robert Randolph Way, 105 feet south side of Twain Avenue within Spring Valley. SB/mk/ml (For possible action) **10/19/17 PC**

**Motion: John**

**Action: Approved per staff recommendations**

**Vote: 3/1 Angie nay**

15. **DR-0642-17 – ALLEN-MILAN, LLC:**  
**DESIGN REVIEWS** for the following: **1)** proposed office buildings; and **2)** a comprehensive sign plan for proposed office buildings in conjunction with an existing retail center on 4.8 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Sunset Road, 300 feet west of Buffalo Drive within Spring Valley. SS/al/ml (For possible action) **9/20/17 BCC**

**Motion: Darby**

**Action: Approved per staff recommendations**

**Vote: 4/0 Unanimous**

16. **UC-0625-17 – CALIFORNIA SUNSHINE PROPERTIES, LLC:**  
**USE PERMIT** for a proposed massage establishment within an existing office and retail center on a portion of 1.3 acres in a C-2 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Patrick Lane and the west side of Rainbow Boulevard within Spring Valley. SS/dg/ml (For possible action) **9/20/17 BCC**

**Motion: Angie**

**Action: Approved per staff recommendations**

**Vote: 4/0 Unanimous**

17. **UC-0651-17 – DOUMANI DOMINIQUE LIVING TRUST:**  
**USE PERMITS** for the following: **1)** proposed convenience store; **2)** proposed gasoline station; **3)** proposed vehicle wash; and **4)** reduce the separation from a gasoline station and vehicle wash (car wash) to a residential use.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** roofline variation; **2)** allow vivid colors (green and blue); and **3)** modified street improvement standards.

**WAIVERS OF CONDITIONS** of a zone change (ZC-1366-07) requiring the following: **1)** bollards and curbs will be installed to block the cross access driveways to prevent cut-throughs to the undeveloped land until adjacent commercial developments are built; **2)** developers will erect a retaining wall along the exterior parking areas adjacent to Jones Boulevard and Russell Road and provide sloped desert landscaped berms rising an approximate amount from the sidewalk not to exceed 36 inches; **3)** tenant for the building featuring a drive-thru agrees that it shall not operate 24 hours a day and will provide on-site security; **4)** provide a complete building materials list that includes natural subtle desert colors a combination of stucco, stone, and decorative wood exteriors; **5)** install any required security blockade of any small space that may come to exist when adjacent commercial development is built to prevent hidden spaces or unattractive “dead space” between buildings; **6)** maximum building height of 18 feet measured from the slab; and **7)** additional right-of-way as required on Jones Boulevard for right turn lane.

**DESIGN REVIEWS** for the following: **1)** proposed convenience store; **2)** proposed gasoline station; **3)** proposed vehicle wash; and **4)** allow vivid colors (blue and green) for the exterior building elevations of the car wash on a 1.8 acre parcel in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Jones Boulevard and Russell Road within Spring Valley. SS/mk/ja

(For possible action) **10/20/17 BCC**

**Motion: Angie**

**Action: Hold till September 12<sup>th</sup> meeting**

**Vote: 4/0 Unanimous**

**18. UC-0667-17 – RAMI, LLC:**

**USE PERMITS** for the following: **1)** reduce the separation between a proposed convenience store and a residential use; and **2)** reduce the separation between a gasoline station and a residential use.

**DESIGN REVIEWS** for the following: **1)** proposed shopping center with convenience store and gasoline station; **2)** day care facility with outdoor play area; and **3)** increased finished grade on 4.3 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the north side of Maule Avenue and the east side of Fort Apache Road within Spring Valley. SB/dg/ml (For possible action) **9/20/17 BCC**

**Motion: Mike**

**Action: Motion for Approval per staff recommendations failed**

**Vote: 2/2 nays Angie & John**

***Move forward to BCC with no recommendation***

**19. ZC-0664-17 – SPIRITUAL ASSEMBLY OF THE BAHAIS OF SPRING VALLEY:**

**ZONE CHANGE** to reclassify 2.1 acres from R-E (Rural Estates Residential) Zone and C-1 (Local Business) Zone to R-2 (Medium Density Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; and **2)** allow modified street standards.

**DESIGN REVIEWS** for the following: **1)** a proposed single family residential development; and **2)** increased finished grade. Generally located on the southeast corner of Saddle Avenue and Duneville Street within Spring Valley (description on file). SB/md/ja (For possible action) **10/20/17 BCC**

**Motion: Angie**

**Action: Hold till September 12<sup>th</sup> meeting and place second on agenda**

**Vote: 4/0 Unanimous**

**20. ZC-0665-17 – TONY CHEN – CHANG WU:**

**ZONE CHANGE** to reclassify 1.0 acre from R-1 (Single Family Residential) Zone to R-2 (Medium Density Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; and **2)** allow modified street standards.

**DESIGN REVIEW** for a proposed single family residential development. Generally located on the southwest corner of Viking Road and Duneville Street within Spring Valley (description on file). SB/md/xx (For possible action) **9/20/17 BCC**

**Motion: Angie**

**Action: Hold till September 12<sup>th</sup> meeting and place third on agenda**

**Vote: 4/0 Unanimous**

21. **VS-0569-17 – IIP DURANGO 3, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Durango Drive and Buffalo Drive, and between Hacienda Avenue and Russell Road within Spring Valley (description on file).  
SS/co/ml (For possible action) **9/06/17 PC**

**Motion: Angie**

**Action: Denied due to second no show by the applicant**

**Vote: 4/0 Unanimous**

VII General Business

**Discuss and make recommendations regarding 2017 -2018 TAB Budget Request**

Recommendations made during the discussion:

Replace misspelled Comiskey sign in a southwest neighborhood

Replace rubber tiled gym floors at Desert Breeze Community Center with wood

Replace chipped and missing concrete within Desert Breeze Skate Park

VIII Public Comment

**None**

IX. Next Meeting Date

**The next regular meeting will be September 12, 2017 at 6:30pm**

X Adjournment

**Motion: Angie**

**Action: Adjourn**

**Vote: 4/0 Unanimous**

**The meeting was adjourned at 10:25 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/>