



# Spring Valley Town Advisory Board

September 11, 2018

## MINUTES

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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, [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 **August 28, 2018** Minutes

**Moved by: Dee Gatliff**

**Action: Approved**

**Vote: 4/0 Unanimous**

- IV. Approval of Agenda for **September 11, 2018**

**Moved by: Angie Heath Younce**

**Action: Approved after noting General Business would be heard after Informational Items with Planning & Zoning items 6 & 7 heard together as well as items 16 & 17.**

**Vote: 4/0 Unanimous**

- V. Informational Items

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

**Mike Shannon announced applications are available on the County web-site if anyone would like to apply for a 2- year term on the Spring Valley Town Advisory Board. Mr. Shannon also indicated he can be contacted for assistance with acquiring an application.**

VI Planning & Zoning

1. **VS-18-0633-SDP DEVELOPMENT, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Post Road and Sunset Road and between Durango Drive and Riley Street within Spring Valley (description on file). SB/sd/ml (For possible action) **10/02/18 PC**

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

2. **VS-18-0638-BIG BUFFALO, LLC & REMARK REVOCABLE TRUST:**  
**VACATE AND ABANDON** a portion of a right-of-way being Buffalo Drive located between Russell Road and Oquendo Road within Spring Valley (description on file). SS/tk/ml (For possible action) **10/02/18 PC**

**Motion by: Dee Gatliff**  
**Action: Approved with staff recommendations**  
**Vote: 4-0 Unanimous**

3. **VS-18-0663-PICERNE SUNSET, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Rafael Rivera Way and between Gagnier Boulevard and Cimarron Road within Spring Valley (description on file). SS/sd/ml (For possible action) **10/02/18 PC**

**Motion by: Dee Gatliff**  
**Action: Approved with staff recommendations**  
**Vote: 4-0 Unanimous**

4. **VS-18-0667-RACCOON ENTERPRISES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Teco Avenue, and between Buffalo Drive and Tioga Way (alignment) and portion of a right-of-way being Buffalo Drive located between Sunset Road and Teco Avenue within Spring Valley (description on file). SS/lm/ml (For possible action) **10/03/18 BCC**

Applicant has requested a **HOLD** to September 25, 2018 Spring Valley TAB meeting.

5. **NZC-18-0478-LHSFS SUNSET HOLDINGS, LLC:**  
**HOLDOVER 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) **09/04/18 PC**

Applicant requested a **HOLD** to September 25, 2018 Spring Valley TAB meeting.

**6. 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**

**Motion by: John Getter**

**Action: Deny**

**Vote: 4-0 Unanimous**

**7. 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**

**Motion by: John Getter**

**Action: Deny**

**Vote: 4-0 Unanimous**

**8. AR-18-400183 (UC-0123-17)-TAKO, LLC:**

**USE PERMIT FIRST APPLICATION FOR REVIEW** for a day spa within an existing office building on 1.9 acres in a C-P (Office Professional) Zone. Generally located on the north side of Flamingo Road, 300 feet east of Duneville Street within Spring Valley. SB/tk/ml (For possible action) **10/02/18 PC**

**Motion by: Dee Gatliff**

**Action: Approved with staff recommendations**

**Vote: 4-0 Unanimous**

**9. UC-18-0618-PRESTIGE HOSPITALITY, LLC:**

**USE PERMIT** to reduce the separation from an on-premises consumption of alcohol establishment (supper club and brew pub) to a residential use in conjunction with an existing commercial building within an existing shopping center on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Desert Inn Road, 1,100 feet east of Durango Drive within Spring Valley. SB/pb/ml (For possible action) **10/02/18 PC**

**Motion by: Angie Heath Younce**

**Action: Approved with staff recommendations**

**Vote: 4-0 Unanimous**

**10. UC-18-0625-TOWNE STORAGE BUFFALO, L.C.:**

**USE PERMIT** for a proposed truck rental space in conjunction with an approved mini-warehouse facility on a portion of 5.0 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive, 700 feet south of Warm Springs Road within Spring Valley. SS/pb/ml (For possible action) **10/02/18 PC**

**Motion by: John Getter**

**Action: Approved with staff recommendations and a maximum height of 17 feet for trucks parked on-site.**

**Vote: 3-1 / Nay: Angie Heath Younce**

**11. UC-18-0629-CORIA-CRUZ, SERGIO:**

**USE PERMIT** to allow a proposed food cart (Mexican-Italian) not located within an enclosed building.

**DESIGN REVIEW** for a proposed food cart (Mexican-Italian) in conjunction with an existing car wash on 0.8 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the west side of Torrey Pines Drive, 150 feet south of Sahara Avenue within Spring Valley. SB/pb/ml (For possible action) **10/02/18 PC**

**Motion by: Darby Johnson**

**Action: Approved with staff recommendations**

**Vote: 4-0 Unanimous**

**12. UC-18-0630-SAHARA PALM PLAZA, LLC:**

**USE PERMIT** for proposed secondhand sales within a portion of an existing shopping center on a portion of 2.6 acres in a C-1 (Local Business) Zone and MUD-3 Overly District. Generally located on the south side of Sahara Avenue and the east side of Miller Lane within Spring Valley. SB/rk/ml (For possible action) **10/02/18 PC**

**Motion by: Dee Gatliff**

**Action: Approved with staff recommendations**

**Vote: 4-0 Unanimous**

**13. UC-18-0639-LINDQUIST, KRISTOPHER & MONIQUE R:**

**USE PERMITS** for the following: **1)** allow an existing accessory structure (storage building/shade structure) not architecturally compatible with the principal structure (residence); **2)** allow a proposed accessory structure (garage) to exceed one-half the footprint of the principal structure (residence); **3)** allow the cumulative area of all accessory structures to exceed the footprint of the principal structure (residence); and **4)** allow alternative design standards.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; and **2)** reduced separation between structures in conjunction with an existing single family residence on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Oquendo Road and Duneville Street within Spring Valley. SS/gc/ml (For possible action)

**10/02/18 PC**

**Motion by: John Getter**

**Action: Approved as presented with an additional condition the accessory building on west side of shed be removed within 12 months**

**Vote: 4-0 Unanimous**

14. **WS-18-0614-L V ROCHELLE II, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the front setback in conjunction with an approved multiple family residential development on 5.4 acres in an R-4 (Multiple Family Residential - High Density) Zone in the MUD-3 Overlay District. Generally located on the south side of Rochelle Avenue (alignment), 905 feet east of Hualapai Way within Spring Valley. SB/pb/ml (For possible action) **10/02/18 PC**

**Motion by: Angie Heath Younce**

**Action: Approved with staff recommendations**

**Vote: 4-0 Unanimous**

15. **WS-18-0650-CRP CALIDA FLAMINGO HUALAPAI OWNER, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a wall sign; **2)** increased area for project identification signs; and **3)** increased height for project identification signs.  
**DESIGN REVIEWS** for the following: **1)** a wall sign; and **2)** project identification signs in conjunction with a multiple family residential development on 11.9 acres in an R-4 (Multiple Family Residential - High Density) Zone in the MUD-4 Overlay District. Generally located on the southeast corner of Hualapai Way and Flamingo Road within Spring Valley. SB/gc/ml (For possible action) **10/02/18 PC**

**Motion by: Angie Heath Younce**

**Action: Approved as presented with an added condition of no temporary signs or banners allowed on-site.**

**Vote: 4-0 Unanimous**

16. **WC-18-400196 (UC-17-0667) - JO FAM PROPERTY, LLC:**  
**WAIVERS OF CONDITIONS** for a use permit requiring the following: **1)** per revised plans dated September 14, 2017; **2)** on-site work and buildings may be phased with a 1 year review for the 12,000 square foot in-line building (Retail A) regarding the status of construction, and if construction has not commenced within the 1 year, the applicant is required to landscape the building footprint with 1 row of intense landscaping (as shown in Figure 30.64-12) with Mondel Pines; and **3)** perimeter and street landscaping to be installed prior to or concurrent with building permit issuance with a previously approved shopping center on 4.3 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the east side of Fort Apache Road and the north side of Maule Avenue within Spring Valley. SB/pb/ml (For possible action) **10/03/18 BCC**

**Motion by: John Getter**

**Action: Approved with staff conditions and an additional condition if construction of the building at the southeast corner of the parcel has not begun construction when the Certificate of Occupancy is granted for the C-Store additional landscaping must be planted on the southeast corner of the property in question to buffer the C-Store.**

**Vote: 4-0 Unanimous**

17. **WS-18-0655-JO FAM PROPERTY, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative landscaping.  
**DESIGN REVIEWS** for the following: **1)** proposed site lighting; **2)** proposed signage; and **3)** modified landscaping in conjunction with an approved shopping center on 4.3 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the east side of Fort Apache Road and the north side of Maule Avenue within Spring Valley. SB/pb/ml (For possible action) **10/03/18 BCC**

**Motion by: John Getter**

**Action: Approved with staff conditions**

**Vote: 4-0 Unanimous**

18. **ZC-18-0659-SUNSET BUFFALO MEDICAL PLAZA, LLC:**  
**ZONE CHANGE** on 2.5 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase the height of outdoor lighting affixed to buildings; **2)** permit roof line without articulation on the facade; **3)** increase retaining wall height; and **4)** allow modified commercial driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** proposed office buildings with lighting; **2)** alternative parking lot landscaping; and **3)** increase finished grade for an office complex on 10.3 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay. Generally located on the east side of Buffalo Drive and the north side of Sunset Road within Spring Valley (description on file). SS/lm/ml (For possible action) **10/03/18 BCC**

**Motion by: John Getter after disclosing his wife has done freelance work for Boyd Gaming in the past.**

**Action: Approved with staff conditions**

**Vote: 4-0 Unanimous**

## VII General Business

**Bob Leuck made a brief presentation regarding Public Works 5-year plan and on-going construction projects in District F. At conclusion of the presentation by Mr. Leuck, the Board members thanked and publicly acknowledged Tammi Tiger for her years of support to the Spring Valley Town Advisory Board and citizens of District F.**

**The Board encouraged public input on the FY 2019/2020 budget request.**

**Dee Gatliff was approved (4-0) as the representative and Angie Heath Younce as the alternate on the Community Development Advisory Committee for one-year terms beginning January 1, 2019.**

## VIII Public Comment

**NONE**

## IX. Next Meeting Date

**The next regular meeting will be September 25, 2018 at 6:30pm**

## X Adjournment

**Moved by: Angie Heath Younce**

**Action: Adjourn**

**Vote: 4-0 / Unanimous**

**The meeting was adjourned at 9:43 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/>