



Spring Valley Town Advisory Board

September 12, 2017

MINUTES

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

Secretary: Kitty Hearst (702)255-5440 ladyengineer@embarqmail.com **Excused**

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

I. Call to Order, Pledge of Allegiance and Roll Call

Angie Heath Younce called the meeting to order at 6:35pm

II. Public Comment

None

III. Approval of August 29, 2017 Minutes

Moved by: John

Action: Hold until September 26, 2017 agenda

Vote: 5/0 Unanimous

IV. Approval of Agenda for September 12, 2017

Moved by: Angie

Action: Approved with stated changes

Vote: 5/0 Unanimous

V. Informational Items

None

VI Planning & Zoning

1. **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) **09/20/2017 BCC**

Moved by: John

Action: Approved as presented with staff if approved conditions and additional conditions:

- **Vehicle wash limited from 7am to 7pm**
- **Traffic study to determine potential need for designated right turn lane on north bound Jones**
- **Design Review to address necessary site changes if right turn lane required**
- **Provide landscape berms along Jones and Russell frontage not to exceed 36 inches**
- **Maintain cross access for ingress/egress with property to the east**

Vote: 5/0 Unanimous

2. **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) **09/20/2017 BCC**

Moved by: John

Action: Approved as presented with a maximum of 14 lots and single story homes on lots 7 and 14

Vote: 5/0 Unanimous

3. **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/ml (For possible action) **09/20/2017 BCC**

Moved by: John

Action: Approved R-2 Zoning with staff conditions and a maximum of 6 lots and inclusion of eaves on all elevations

Vote: 5/0 Unanimous

4. **UC-0671-17 – THE KAREN SMITH REVOCABLE LIVING TRUST:**
USE PERMIT to allow an existing accessory building not architecturally compatible with the principal building.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks for existing accessory structures; **2)** reduce the required separation between an existing accessory structure and a single family residence; **3)** reduce roof pitch for an existing room addition to a single family residence; and **4)** allow a non-decorative metal roof on an existing room addition on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located 300 feet west of Rainbow Boulevard, 295 feet south of Flamingo Road on Pleasant View Avenue within Spring Valley. SS/rk/ma (For possible action) **10/03/17 PC**

Moved by: Mike

Action: Denial of Waiver 1b with approval of Waivers 1a, 2, 3 and 4 with staff conditions and additional requirement the shed move behind return wall in side yard

Vote: 5/0 Unanimous

5. **UC-0697-17 – RODMAN, JACOB & SAMANTHA:**
USE PERMIT to allow an existing accessory structure not architecturally compatible with the principal dwelling in conjunction with an existing single family residence.
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing accessory structure on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Ali Baba Lane, 45 feet west of Pipestone Pass Street within Spring Valley. SB/lm/ma (For possible action) **10/03/17 PC**

Moved by: Darby

Action: Approved as presented

Vote: 4/1 nay Angie

6. **UC-0714-17 – AMERICAN MANAGEMENT INVESTMENT, LLC:**
USE PERMITS for the following: **1)** proposed hookah lounge; **2)** proposed on-premises consumption of alcohol establishment (supper club); and **3)** reduced separation from an on-premises consumption of alcohol establishment (supper club) to a residential use within an existing shopping center on a portion of 2.1 acres in a C-1 (Local Business) Zone. Generally located on the east side of Jones Boulevard, 300 feet south of Desert Inn Road within Spring Valley. sb/pb/ma (For possible action) **10/03/17 PC**

Moved by: Mike
Action: Approved per staff conditions
Vote: 5/0 Unanimous

7. **VS-0672-17 – RYLAND HOMES NEVADA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Bryan’s Cove Avenue and Post Road, and between Cypress Springs Circle and Durango Drive within Spring Valley (description on file). SB/co/ma (For possible action) **10/03/17 PC**

Moved by: Angie
Action: Approved per staff conditions
Vote: 5/0 Unanimous

8. **VS-0682-17 – CHIA LEE HOLDINGS:**
VACATE AND ABANDON easements of interest to Clark County located between Concho Lane and Spring Mountain Road, and between El Camino Road and Torrey Pines Drive within Spring Valley (description on file). SB/co/ja (For possible action) **10/03/17 PC**

Moved by: Dee
Action: Approved per staff recommendations
Vote: 5/0 Unanimous

9. **UC-0933-14 (AR-0128-17) – HUALAPAI ASSOCIATES, LLC:**
USE PERMIT FIRST APPLICION FOR REVIEW for a massage establishment in conjunction with an existing commercial/office complex on 1.7 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the east side of Hualapai Way and the south side of Twain Avenue within Spring Valley. SB/tk/xx (For possible action) **10/04/17 BCC**

Moved by: Angie
Action: Approved per staff recommendations
Vote: 5/0 Unanimous

10. **DR-0676-17 – IIP DURANGO 3, LLC:**
DESIGN REVIEW for a comprehensive sign plan in conjunction with an existing office complex on 8.1 acres in a C-P (Office & Professional) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of Hacienda Avenue within Spring Valley. SS/gc/ma (For possible action) **10/04/17 BCC**

Moved by: Angie
Action: Approved per staff recommendations
Vote: 5/0 Unanimous

11. **TM-0140-17 - KB HOME LV AMIZADE, LLC:**
TENTATIVE MAP consisting of 172 single family residential lots and common lots on 25.2 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 Russell Road and the west side of Bonita Vista Street (alignment) within Spring Valley. SB/pb/xx (For possible action) **10/04/17 BCC**
- Moved by: John**
Action: Approved per staff conditions
Vote: 5/0 Unanimous
12. **TM-0144-17 – KB HOME LV LIANNA, LLC:**
TENTATIVE MAP consisting of 114 single family residential lots and common lots on 14.3 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 Diablo Drive, 325 feet west of Jerry Tarkanian Way within Spring Valley. SB/rk/xx (For possible action) **10/04/17 BCC**
- Moved by: Angie**
Action: Approved per staff recommendations
Vote: 5/0 Unanimous
13. **VS-0713-17 - KB HOME LV AMIZADE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road (alignment), and between Bonita Vista Street (alignment) and El Capitan Way and a portion of a right-of-way being Bonita Vista Street located between Russell Road and Oquendo Road (alignment) within Spring Valley (description on file). SB/pb/xx (For possible action) **10/04/17 BCC**
- Moved by: John**
Action: Approved per staff conditions
Vote: 5/0 Unanimous
14. **WS-0690-17 – 215 CURVE, LLC, ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow alternative landscaping; and **2)** modified CMA Design Overlay District standards.
DESIGN REVIEW for modifications to a previously approved shopping center on 14.0 acres in a C-2 (General Commercial) Zone in 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/rk/ma (For possible action) **10/04/17 BCC**

Held at request of the applicant until the September 26, 2017 meeting

15. **ZC-0712-17 – KB HOME LV AMIZADE, LLC:**
ZONE CHANGE to reclassify 25.2 acres from R-E (Rural Estates Residential) Zone and R-2 (Medium Density Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development in the CMA Design and MUD-3 Overlay Districts.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce front setback; **2)** reduce throat depth for a gate; and **3)** modified street improvement standards.
DESIGN REVIEW for a proposed single family residential development. Generally located on the south side of Russell Road and the west side of Bonita Vista Street (alignment) within Spring Valley (description on file).
SB/pb/xx (For possible action) **10/04/17 BCC**

Moved by: John
Action: Approved per staff conditions
Vote: 5/0 Unanimous

16. **ZC-0727-17 – KB HOME LV LIANNA, LLC:**
ZONE CHANGE to reclassify 14.3 acres from P-F (Public Facility) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce front setback; **2)** increased wall height; **3)** reduce throat depth for a gate; **4)** reduce street intersection off-set; and **5)** modified street improvement standards.
DESIGN REVIEW for the following: **1)** a proposed single family residential development; and **2)** increased finished grade on a 14.3 acre site in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Diablo Drive, 325 feet west of Jerry Tarkanian Way within Spring Valley (description on file).
SB/rk/xx (For possible action) **10/04/17 BCC**

Moved by: Angie
Action: Approved as presented
Vote: 5/0 Unanimous

VII General Business

Action Item - Discuss and make recommendations regarding 2017 -2018 Town Advisory Board Budget Request

Moved by: Angie
Action: Approve the following items for 2017-2018 Budget Request

- **Purchase projection machine for TAB meetings**
- **Replace misspelled Comiskey sign in a southwest neighborhood**
- **Replace rubber tiled gym floors at Desert Breeze Community Center with wood**
- **Replace chipped, cracked and missing concrete within Desert Breeze Skate Park**

Vote: 5/0 Unanimous

VIII Public Comment

Concern was expressed about the U-Haul Dealer at Jones & Hacienda parking trucks along street frontage.

IX. Next Meeting Date

The next regular meeting will be September 26, 2017 at 6:30pm

X Adjournment

Motion: Angie

Action: Adjourn

Vote: 5/0 Unanimous

The meeting was adjourned at 10:12pm

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/>