



Spring Valley Town Advisory Board

September 13, 2016

MINUTES

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

Secretary: Diana Morton 702 254-8413, ddmort@aol.com **PRESENT**

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

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

The meeting was called to order at 6:30 p.m.

II. Public Comment

None

III. Approval of August 30, 2016 Minutes

Moved by: A. Heath Younce
Action: Approved subject minutes
Vote: 4-0/ Unanimous

Approval of Agenda for September 13, 2016

Moved by: A. Heath Younce
Action: Approved agenda after noting item 9 will be heard first with items 1 and 5 heard together as well as items 11 and 12 heard together, item 13 held, item 3 trailed to end of agenda.
Vote: 4-0/Unanimous

IV. Informational Items

None

V. Planning & Zoning

09/20/16 PC

1. **TM-0126-16 – SAHARA DURANGO CENTER HOLDING, LLC:**

TENTATIVE MAP for a commercial subdivision on 4.5 acres in a C-1 (Local Business) Zone in the MUD- 3 Overlay District. Generally located on the east side of Sahara Avenue, 700 feet east of Durango Drive within Spring Valley. SB/gc/ml (For possible action) **PC 9/20/16**

Action: Approved subject to staff conditions

Moved by: John Catlett

Vote: 4-0/Unanimous

10/04/16 PC

2. **UC-0768-12 (ET-0113-16) – 168 PROPERTIES, LLC:**

USE PERMIT FIRST EXTENSION OF TIME to commence a personal services business (beauty and skin care salon) in conjunction with an existing office building on a portion of 0.5 acres in a C-P (Office & Professional) Zone. Generally located on the southwest corner of Tara Avenue and Jones Boulevard within Spring Valley. SB/co/ml (For possible action) **PC 10/4/16**

Action: Approved subject to staff conditions

Moved by: D. Johnson

Vote: 4-0/Unanimous

3. **UC-0565-16 – BELTWAY ASSOCIATES, LTD:**

USE PERMIT for a gasoline station.

DESIGN REVIEW for proposed fuel pump islands with a canopy in conjunction with a proposed grocery store within an existing commercial building on 2.2 acres in a C-1 (Local Business) Zone. Generally located on the south side of Desert Inn Road and the east side of Chieftain Street within Spring Valley. SB/rk/ml (For possible action) **PC 10/4/16**

Action: Denied

Moved by: J. Getter

Vote: 4—0/Unanimous

4. **UC-0587-16 – WEST SAHARA PROMENADE COMPANY, LLC:**

USE PERMIT for a proposed on-premises consumption of alcohol establishment (supper club) in conjunction with an existing restaurant within a shopping center on a portion of 8.0 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the east side of Cimarron Road and the south side Sahara Avenue within Spring Valley. SB/md/ml (For possible action) **PC 10/4/16**

Action: Approved subject to staff conditions

Moved by: J. Catlett

Vote: 4-0/Unanimous

5. **UC-0603-16 – IMT, LLC:**
USE PERMITS for the following: **1)** permanent make-up; and **2)** personal services (esthetician) in conjunction with an existing office building on 1 acre in a C-P (Office & Professional) Zone. Generally located on the west side of Jones Boulevard and 130 feet south of Edna Avenue within Spring Valley. SB/lm/ml (For possible action) **PC 10/4/16**
Action: Approved subject to staff conditions
Moved by: A. Heath Younce
Vote: 4-0/Unanimous
6. **VS-0590-16 – MADRAS DURANGO, LLC:**
VACATE AND ABANDON a portion of right-of-way being Durango Drive located between Robindale Road and Warm Springs Road and a portion of right-of-way being Robindale Road located between Durango Drive and Cimarron Road within Spring Valley (description on file). SS/co/ml (For possible action) **PC 10/4/16**
Action: Approved subject to staff conditions
Moved by: J. Catlett
Vote: 3-0 (A. Heath Younce outside meeting room)
7. **VS-0612-16 – DURANGO POST, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road, and between Durango Drive and Riley Street within Spring Valley (description on file). SB/co/ml (For possible action) **PC 10/4/16**
Action: Approved subject to staff conditions
Moved by: D. Johnson
Vote: 3-0 (A. Heath Younce outside meeting room)
8. **WS-0591-16 – PICERNE OQUENDO, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow tandem parking spaces in conjunction with an approved multiple family residential development on 10.6 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design and MUD-3 Overlay Districts
DESIGN REVIEW to modify visitor parking requirements for a multiple family residential development. Generally located on the southwest corner of Oquendo Road and Jerry Tarkanian Way within Spring Valley. SB/al/ml (For possible action) **PC 10/4/16**
Action: Denied per staff recommendation
Moved by: D. Johnson
Vote: 4-0/Unanimous
9. **WS-0592-16 – WELLS CARGO, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to increase height for proposed accessory structures (silos and conveyors).
DESIGN REVIEW for an asphalt plant and accessory structures (silos, conveyors, and truck scales) in conjunction with an existing gravel pit and batch plant on 71.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southeast corner of Spring Mountain Road and Buffalo Drive within Spring Valley. SB/lm/ml (For possible action) **PC 10/4/16**
Action: Approved subject to staff conditions and added condition of perimeter buffering on the west, east and south sides of the project to minimize dust.
Moved by: A. Heath Younce

Vote: 4-0/Unanimous

10. WS-0604-16 – SOUTHERN HILLS MEDICAL CENTER:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the number of freestanding signs allowed along a street; **2)** reduce the separation between freestanding signs; and **3)** permit a video message unit (LED screen) where not permitted.

DESIGN REVIEW for a freestanding sign in conjunction with an emergency medical care facility within an existing commercial center on on 1.6 acres in a C-1 (Local Business) Zone. Generally located on the west side of Fort Apache Road, 300 feet south of Desert Inn Road within Spring Valley. SB/al/ml (For possible action) **PC 10/4/16**

Action: Denied based on staff recommendation

Moved by: D. Johnson

Vote: 3-1

Voting Nay: A. Heath Younce

10/05/16 BCC

11. UC-0547-16 – RAINBOW COLLECTION, LLC:

USE PERMIT for a proposed major training facility.

WAIVER OF DEVELOPMENT STANDARDS to modify parking stall dimensions adjacent diamond planters.

WAIVERS OF CONDITIONS of a zone change for the following: **1)** record a cross access and cross ingress/egress and parking agreements and no walls within the 20 foot corner setback; and **2)** 30 feet for Teco Avenue.

DESIGN REVIEW for a proposed office building including a major training facility on 4.7 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard, 300 feet south of Post Road within Spring Valley. SS/rk/raj (For possible action) **BCC 10/5/16**

Action: Approved as presented by applicant

Moved by: A. Heath Younce

Vote: 4-0/Unanimous

12. VS-0546-16 – RAINBOW COLLECTIONS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Santa Margarita Street (alignment), and between Teco Avenue (alignment) and Post Road and portion of a right-of-way being Teco Avenue (alignment) located between Rainbow Boulevard and Santa Margarita Street within Spring Valley (description on file). SS/rk/ml (For possible action) **BCC 10/5/16**

Action: Approved subject to staff conditions

Moved by: A. Heath Younce

Vote: 4-0/Unanimous

HOLD OVERS FROM PREVIOUS MEETINGS

13. DR-0468-16 – AMITY ASSESTS, LLC:

DESIGN REVIEW to maintain an existing garage in conjunction with an office on 0.8 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Jones Boulevard and the

south side of Palmyra Avenue within Spring Valley. SB/rk/ml (For possible action) **NO DATE FOR PC**
Action: Held for two weeks

14. **TM-0121-16 – 4J FAMILY TRUST, ET AL:**

TENTATIVE MAP consisting of 9 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Patrick Lane and Redwood Street within Spring Valley. SS/mk/ml (For possible action) **PC 9/20/16**

Action: Approved subject to staff conditions

Moved by: A. Heath Younce

Vote: 4-0/Unanimous

15. **WS-0549-16 – 4J FAMILY TRUST, ET AL:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced lot sizes; and 2) off-site improvements (excluding paving) in conjunction with a proposed single family residential subdivision on 5.0 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Patrick Lane and Redwood Street within Spring Valley. SS/mk/raj (For possible action) **PC 9/20/16**

Action: Approved as presented by applicant with waiver #1 withdrawn

Moved by: A. Heath Younce

Vote: 4-0/Unanimous

16. **WS-0390-16 – VALLEY HOSPITAL MEDICAL CENTER, INC.:**

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase wall sign area.

DESIGN REVIEW for modifications to a comprehensive sign plan for an existing hospital (Spring Valley) on a portion of 33.6 acres in a C-P (Office & Professional) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Rainbow Boulevard and Hacienda Avenue within Spring Valley. SS/pb/mcb (For possible action) **BCC 10/5/16**

Action: Approved subject to waiver #1a withdrawn, waiver #1b reduce sign to 338 sq. ft., waiver #1c as requested for north side

Moved by: A. Heath Younce

Vote: 4-0/Unanimous

VI. General Business

1. Discussion and public input on 2016-2017 Spring Valley Tow Board budget requests (For discussion) **Mike Shannon explained. No requests made.**
2. Applications are available until November 15, 2016 for appointments by the Board of County Commissioners to serve a two-year term on the Spring Valley Town Advisory Board. **Mike Shannon announced**
3. Sign revised bylaws to comport with NRS provisions on election of or appointment of members and Board of County Commissioners' agenda standardization requirement. (For discussion) **Completed**

4. Discuss and review a proposed Spring Valley Land Use Vision Statement for possible inclusion in the Spring Valley Land Use Annual Update. No vision statement currently exists for Spring Valley. (For possible action) **John Getter presented a vision statement to staff for consideration**

VII. Public Comment
None

VIII. Next Meeting Date

The next regular meeting will be September 27, 2016

IX. Adjournment

The meeting was adjourned at 9:56 p.m.