



Spring Valley Town Advisory Board

September 26, 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 **PRESENT**

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 6:33pm

II. Public Comment

None

III. Approval of August 29, 2017 & September 12, 2017 Minutes

Moved by: John

Action: Approved August 29, 2017 and September 12, 2017 Minutes

Vote: 5/0 Unanimous

IV. Approval of Agenda for September 26, 2017 Minutes

Moved by: Angie

Action: Approved

Vote: 5/0 Unanimous

V. Informational Items

Mike Shannon announced Rock ‘n’ Roll Marathon Sunday, November 12, 2017.

VI Planning & Zoning

1. **TM-0146-17 – IIP DURANGO 3, LLC:**
TENTATIVE MAP for a commercial subdivision on 8.0 acres in a C-P (Office & Professional) Zone in the CMA Design Overlay District. Generally located on southeast corner of Hacienda Avenue and Durango Drive within Spring Valley. SS/lm/ml (For possible action) **10/03/17 PC**

Moved by: Dee

Action: Approved with staff recommendations

Vote: 5/0 Unanimous

2. **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**

Moved by: Dee

Action: Approved with staff recommendations

Vote: 5/0 Unanimous

3. **DR-0736-17 – HENG BANG EXPO, LLC:**
DESIGN REVIEW for a proposed office warehouse building on 1.9 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Sobb Avenue, 680 feet west of Rainbow Boulevard within Spring Valley. SS/al/ja (For possible action) **10/17/17 PC**

Moved by: Dee

Action: Approved with staff recommendations

Vote: 5/0 Unanimous

4. **DR-0744-17 – DIGNITY HEALTH:**
DESIGN REVIEW to amend an approved comprehensive sign plan to add a freestanding sign for an existing hospital (St. Rose Dominican Hospital – San Martin Campus) on 30.3 acres in a C-P (Office & Professional) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northwest corner of Warm Springs Road and Cimarron Road within Spring Valley. SS/al/ja (For possible action) **10/18/17 BCC**

Moved by: Angie

Action: Approved with staff recommendations

Vote: 5/0 Unanimous

5. **UC-0518-17 – COUNSELORS, LLC:**

USE PERMITS for the following: **1)** a proposed recreational facility (climbing gym); and **2)** a proposed health club/gym.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** reduced parking.

DESIGN REVIEW for a recreational facility, health club, and training facility on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road, 950 feet west of Fort Apache Road within Spring Valley. SB/pb/ml (For possible action) **10/18/17 BCC**

Moved by: Mike

Action: Approve Use Permit and deny Waiver of Development Standards and Design Review per staff

Vote: 5/0 Unanimous

6. **UC-0762-17 – RIJ OQUENDO, LLC:**

USE PERMIT to increase the height of an ornamental spire.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase block wall height; **2)** eliminate cross access; **3)** reduce parking; **4)** parking lot landscaping; and **5)** modified street standards.

DESIGN REVIEWS for the following: **1)** a proposed place of worship; and **2)** a proposed outdoor water feature.

WAIVERS OF CONDITIONS of a zone change (ZC-1744-03) for the following: **1)** landscaping widths and detached sidewalk as depicted per plans along Oquendo Road and Durango Drive with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area; as shown on plans, **2)** ten foot wide landscape area along the west property line with an intense buffer per Figure 30.64-12; **3)** redesigning the site to eliminate and relocate two-way drive and parking directly west of in-line retail Building “E” to make the parking more useable and reduce any noise impacts that may affect future residential development to the west; **4)** recording perpetual cross access, ingress/egress, and parking easements with the property to the north; **5)** repositioning the proposed Building “G” to the south of Building ”F” (mirror image) so that the proposed roll-up doors will not face the north property line and the roll-up doors facing the west property line will be screened by Building “E”; **6)** all proposed roll-up overhead doors to be painted a light, warm color consistent with the color palette used on all buildings; **7)** all building elevations visible from a public right-of-way to have a landscape area or raised sidewalk along the base of the buildings to separate buildings and parking areas (no pavement intended for parking adjacent to buildings) with exception permitted for drive-thru lanes; **8)** providing consistent architecture with enhanced architectural elements that unify the site, such as the roof elements, stucco pop-outs, and cornice details, as depicted per plans, and consistent landscaping throughout with enhanced paving at vehicular entrances and pedestrian crossings; **9)** rear elevation on Building “E” (facade facing future residential development to the west) to have stucco pop-outs and other creative enhancements to further articulate that elevation and ensure consistency with primary elevation; **10)** design review as a public hearing on all future buildings to ensure compliance and consistency with these conditions; and **11)** Buildings “A” and “C” may require additional land use applications and any architectural elements, including roof element for gasoline canopy to be consistent with all buildings on-site on 4.2 acres in a C-2 (General Commercial) Zone within the CMA Design and MUD-3 Overlay Districts. Generally located on the northwest corner of Durango Drive and Oquendo Road within Spring Valley. SB/md/ja (For possible action) **10/18/17 BCC**

Moved by: Mike

Action: Approved with staff recommendations and denial of modified street standards

Vote: 5/0 Unanimous

7. **WS-0767-17 – TRAN, SONNY:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) roof pitch; and 2) reduce setback for an existing addition to an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Wrangler Street, 455 south of Edna Avenue within Spring Valley. SB/md/ja (For possible action) **11/07/17 PC**

Moved by: Dee

Action: Approved

Vote: 4/1 Angie nay

VII General Business

Action Item – Appoint a representative and alternate for the Community Development Advisory Committee (CDAC) for 2017/2018.

Moved by: John

Action: Approved Dee Gatliff as representative and Angie Heath Younce as alternate to CDAC

Vote: 5/0 Unanimous

VIII Public Comment

None

IX. Next Meeting Date

The next regular meeting will be October 10, 2017 at 6:30pm

X Adjournment

Moved by: Angie

Action: Adjourn

Vote: 5/0 Unanimous

The meeting was adjourned at 7:55pm

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/>