



# Spring Valley Town Advisory Board

November 1, 2017

## MINUTES

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

Secretary:             Carmen Hayes 702 371-7991 [chayes@yahoo.com](mailto:chayes@yahoo.com)   **EXCUSED**

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

**None**

### III. Approval of October 10, 2017 Minutes

**Moved by: John**  
**Action: Approved**  
**Vote: 5/0 Unanimous**

### IV. Approval of Agenda for November 1, 2017

**Moved by: Dee**  
**Action: Approved.**  
**Vote: 5/0 Unanimous**

### V. Informational Items

**Announced Clark Water Reclamation District Open House Saturday, November 4, 2017 from 9:00 am to 3:00 pm at 5857 East Flamingo Road.**

VI. Planning & Zoning

1. **WS-0867-17 – STORYBOOK RESIDENTIAL:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow a certificate of occupancy prior to the off-site improvements being completed in conjunction with a mixed-use project (Mercer) on 4.2 acres in a UV (Urban Village) Zone. Generally located on the north side of Tropicana Avenue and the west side of Grand Canyon Drive within Spring Valley. SB/jvm/ml (For possible action) **11/08/17 BCC**

**Moved by: Mike**

**Action: Approve only west building**

**Vote: 3/2 with John and Angie voting in opposition**

2. **NZC-0833-17 – J & J WEALTH, LLC:**

**ZONE CHANGE** to reclassify 2.5 acres from C-2 (General Commercial) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

**DESIGN REVIEW** for a proposed office/warehouse facility. Generally located on the east side of Santa Margarita Street (alignment) and the south side of Post Road (alignment) within Spring Valley (description on file). SS/pb/ja (For possible action) **11/21/17 PC**

**Moved by: Darby**

**Action: Approve with staff conditions**

**Vote: 5/0 Unanimous**

3. **NZC-0842-17 – MAROOTIAN, ANDREA, G., ETAL:**

**ZONE CHANGE** to reclassify 4.8 acres from R-E (Rural Estates Residential) (AE-60) Zone to R-2 (Medium Density Residential) (AE-60) Zone in the CMA Design Overlay District.

**DESIGN REVIEW** for a single family residential development on 4.8 acres. Generally located on the east side of Mohawk Street (alignment) and the north and south sides of Ponderosa Way within Spring Valley (description on file). SS/rk/ja (For possible action) **11/21/17 PC**

**Moved by: Mike**

**Action: Approve with if approved staff conditions and R-1 zoning**

**Vote: 5/0 Unanimous**

4. **NZC-0843-17 – GKT 5, LLC:**

**ZONE CHANGE** to reclassify 2.2 acres from C-2 (General Commercial) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

**DESIGN REVIEW** for a proposed office/warehouse building. Generally located on the west side of Santa Margarita Street, 295 feet north of Sunset Road within Spring Valley (description on file). SS/rk/ja (For possible action) **11/21/17 PC**

**Moved by: Mike**

**Action: Deny per staff recommendation**

**Vote: 5/0 Unanimous**

5. **NZC-0860-17 – 7155 S BUFFALO LAS VEGAS 294, LLC:**  
**ZONE CHANGE** to reclassify 5.0 acres from C-2 (General Commercial) (AE-60) zone to M-D (Designed Manufacturing) (AE-60) zone in the CMA Design and MUD-3 Design Overlay Districts.  
**DESIGN REVIEW** for a proposed office/warehouse facility. Generally located on the west side of Buffalo Drive, 630 feet north of Warm Springs Road within Spring Valley (description on file). SS/pb/ja (For possible action) **11/21/17 PC**

**Moved by: Dee**  
**Action: Approve**  
**Vote: 4/1 with Mike voting in opposition**

6. **UC-0773-17 – JANES SOURCE PROPERTIES, LLC:**  
**USE PERMIT** for an office as a principal use in conjunction with an office/warehouse building.  
**DESIGN REVIEW** for a proposed office/warehouse building on a 1.0 acre site in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Post Road, 425 feet west of Pioneer Way within Spring Valley. SS/rk/ml (For possible action) **11/21/17 PC**

**Moved by: Angie**  
**Action: Approve with staff recommendations**  
**Vote: 5/0 Unanimous**

7. **VS-0817-17 – FORT APACHE PLAZA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Diablo Drive and Russell Road, and between Fort Apache Road and Jerry Tarkanian Way within Spring Valley (description on file). SB/co/ja (For possible action) **11/21/17 PC**

**Moved by: Dee**  
**Action: Approve with staff recommendations**  
**Vote: 5/0 Unanimous**

8. **VS-0834-17 – J & J WEALTH, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Post Road and Sunset Road, and between Santa Margarita Street (alignment) and Redwood Street (alignment) within Spring Valley (description on file). SS/pb/ja (For possible action) **11/21/17 PC**

**Moved by: Darby**  
**Action: Approve with staff conditions**  
**Vote: 5/0 Unanimous**

9. **WS-0838-17 – D.R. HORTON, INC.:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced gross lot area; **2)** alternative landscaping and screening; **3)** increase wall height; and **4)** allow nonstandard improvements (landscaping) within rights-of-way.  
**DESIGN REVIEW** for modifications to an approved single family residential subdivision on 4.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Coley Avenue and Tioga Way within Spring Valley. SB/al/ml (For possible action) **11/21/17 PC**

**Moved by: Darby**

**Action: Approve with staff conditions**

**Vote: 5/0 Unanimous**

10. **ZC-0827-17 – SPANISH TOWERS FUNDING, LLC:**  
**ZONE CHANGE** to reclassify 16.1 acres from C-2 (General Commercial) Zone to U-V (Urban Village - Mixed Use) Zone in the CMA Design and MUD-3 Overlay Districts.  
**USE PERMITS** for the following: **1)** a proposed High Impact Project; **2)** increase density; and **3)** increase height.  
**DESIGN REVIEW** for a proposed mixed use development. Generally located on the north side of Maule Avenue, 1,200 feet west of Buffalo Drive within Spring Valley (description on file). SS/dg/ml (For possible action) **11/21/17 PC**

**Moved by: John**

**Action: Approve with staff conditions**

**Vote: 5/0 Unanimous**

11. **DR-0828-17 – DURUS HOLDING, LLC:**  
**DESIGN REVIEWS** for the following: **1)** a proposed office complex; **2)** a comprehensive sign plan; and **3)** a lighting plan on a portion of 8.3 acres in a C-1 (Local Business) Zone in the CMA Design and MUD-3 Overlay Districts.  
**WAIVER OF CONDITIONS** for a zone change (ZC-0546-15) requiring landscaping per plans on file. Generally located on the east side of Durango Drive and the south side of Russell Road within Spring Valley. SS/al/ml (For possible action) **11/21/17 BCC**

**Moved by: Dee**

**Action: Approve with staff recommendations**

**Vote: 5/0 Unanimous**

12. **DR-0857-17 – BRENTWOOD RAINBOW SUNSET, LLC:**  
**DESIGN REVIEW** for proposed signage in conjunction with an existing retail building on 0.8 acres in a C-2 (General Commercial)(AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard, 580 feet north of Sunset Road within Spring Valley. SS/md/ml (For possible action)**11/21/17/17BCC**

**Moved by: Angie**

**Action: Approve with staff recommendations**

**Vote: 5/0 Unanimous**

13. **TM-0165-17 - BLUE DIAMOND ENTERPRISE GROUP, LP:**  
**TENTATIVE MAP** consisting of 116 single family residential lots and common lots on 9.3 acres in an RUD (Residential Urban Density) Zone and RUD (Residential Urban Density) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road, 280 feet east of Lindell Road within Spring Valley. SS/pb/ml (For possible action)**11/21/17/BCC**

**Moved by: Dee**

**Action: Approve with staff recommendations**

**Vote: 4/1 with Angie voting in opposition**

14. **VS-0859-17 – BLUE DIAMOND ENTERPRISE GROUP, LP:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Russell Road and Diablo Drive, and between Lindell Road and Edmond Street and a portion of a right-of-way being Russell Road located between Lindell Road and Edmond Street within Spring Valley (description on file). SS/pb/ml (For possible action)**11/21/17BCC**

**Moved by: Dee**

**Action: Approve with staff recommendations**

**Vote: 4/1 with Angie voting in opposition**

15. **ZC-0858-17 – BLUE DIAMOND ENTERPRISE GROUP, LP:**  
**ZONE CHANGE** to reclassify 9.3 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (AE-60) Zone to RUD (Residential Urban Density) Zone and RUD (Residential Urban Density) (AE-60) Zone in the CMA Design Overlay District.  
**USE PERMIT** for single family residential attached (townhouse) planned unit development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased wall height; **2)** allow non-standard street improvements; and **3)** reduce throat depth for a gate.  
**DESIGN REVIEWS** for the following: **1)** a single family residential attached planned unit development; and **2)** increased finished grade. Generally located on the north side of Russell Road, 280 feet east of Lindell Road within Spring Valley (description on file). SS/pb/ml (For possible action)**11/21/17BCC**

**Moved by: Dee**

**Action: Approve with staff recommendations**

**Vote: 4/1 with Angie voting in opposition**

VII. General Business  
**None**

VIII. Public Comment  
**None**

IX. Next Meeting Date

**The next regular meeting will be November 14, 2017 at 6:30pm**

X. Adjournment

**Motion: Angie**

**Action: Adjourn**

**Vote: 5/0 Unanimous**

**The meeting was adjourned at 9:45 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/>