



Spring Valley Town Advisory Board

November 14, 2017

MINUTES

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

Secretary: Carmen Hayes 702-371-7991 chayes@yahoo.com

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

I. Call to Order, Pledge of Allegiance, Roll Call (see above)

The meeting was called to order at 630 p.m.
Greg Cerven, Current Planning

II. Public Comment

None

III. Approval of November 1, 2017 Minutes

Moved by: Angie Heath Younce
Action: **Approved** minutes as submitted.
Vote: **PASSED** 4-0/ Unanimous

IV. Approval of Agenda for November 14, 2017

Motion by Angie Heath Younce
Action: **APPROVE** as amended.
Motion **PASSED** (4-0) / Unanimous

Applicant requested holds:

3. VS-0877-17 – KGS INVESTMENTS, LLC: **HOLD** to November 28, 2017 Spring Valley TAB meeting
4. VS-0878-17 – KGS INVESTMENTS, LLC: **HOLD** to November 28, 2017 Spring Valley TAB meeting
10. TM-0169-17 – DALACAS FAMILY, LP, ET AL: **HOLD** to November 28, 2017 Spring Valley TAB meeting
11. VS-098-17 – DALACAS FAMILY, LP, ET AL: **HOLD** to November 28, 2017 Spring Valley TAB meeting
12. WS-0899-17 - DALACAS FAMILY, LP, ET AL: **HOLD** to November 28, 2017 Spring Valley TAB meeting

V. Informational Items

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

VI. Planning & Zoning

1. **UC-0891-17 – GRAND CANYON CENTER, LP:**

USE PERMITS for the following: **1)** waive the minimum 48 inch wide pedestrian access around the perimeter of an outside dining area; and **2)** waive the protective barrier between the outside dining area and any sidewalk and parking areas.

DESIGN REVIEWS for the following: **1)** a proposed outside dining area; and **2)** a proposed shade structure in conjunction with a proposed restaurant within an existing shopping center on 1.1 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located 350 feet west of Grand Canyon Drive and 300 feet south of Flamingo Road within Spring Valley. SB/gc/ml (For possible action)**12/05/17 PC**

Motion by Mike Hessling

Action: **APPROVE** Per staff conditions

Motion **PASSED** (2-2) / nay: Angie and John

Motion: **DENY** (2-2) / nay: Darby and Mike

2. **VS-0865-17 – STORYBOOK RESIDENTIAL, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Brook Canyon Drive and Tropicana Avenue, and between Grand Canyon Drive and Hualapai Way within Spring Valley (description on file). SB/co/ml (For possible action)**12/05/17 PC**

Motion by Angie Heath Younce

Action: **APPROVE** Per staff conditions

Motion **PASSED** (4-0) / Unanimous

3. **VS-0877-17 – KGS INVESTMENTS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Ponderosa Way and Oquendo Road, and between El Camino Road and Mann Street (alignment) within Spring Valley (description on file). SS/co/ja (For possible action)**12/05/17 PC**

Motion by Angie Heath Younce

Action: **HOLD** to November 28, 2017 Spring Valley TAB meeting

Motion **PASSED** (4-0) / Unanimous

4. **VS-0878-17 – KGS INVESTMENTS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Ponderosa Way (alignment), and between El Camino Road and Bronco Street within Spring Valley (description on file). SS/co/ja (For possible action)**12/05/17 PC**

Motion by Angie Heath Younce

Action: **HOLD** to November 28, 2017 Spring Valley TAB meeting

Motion **PASSED** (4-0) / Unanimous

5. **VS-0896-17 – UNLV RESEARCH FOUNDATION:**

VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Sunset Road, and between Jim Rogers Way and Durango Drive within Spring Valley (description on file). SS/co/ml (For possible action)**12/05/17 PC**

Motion by John Getter

Action: **APPROVE** Per staff conditions

Motion **PASSED** (4-0) / Unanimous

6. **VS-0901-17 – KHOMASSI, NIMA, ET AL:**

VACATE AND ABANDON a portion of a right-of-way being the 215 Beltway located between Sunset Road and Martin Avenue within Spring Valley (description on file). SB/co/ml (For possible action)**12/05/17 PC**

Motion by John Getter

Action: **APPROVE** Per staff conditions

Motion **PASSED** (4-0) / Unanimous

7. **DESIGN DR-0882-17 – FORT APACHE SENIORS, LLC:**

REVIEW for modifications to an approved senior housing project with associated structures and uses on 5.0 acres in an R-4 (Multiple Family Residential - High Density) Zone.

WAIVER OF CONDITIONS of a nonconforming zone change (NZC-0897-16) requiring provide an intense landscape buffer per Figure 30.64-12 along the north property line. Generally located on the north side of Russell Road, 625 feet west of Fort Apache Road within Spring Valley. sb/pb/ml (For possible action)**12/06/17 BCC**

Motion by Angie Heath Younce

Action: **APPROVE** Per staff conditions with 36 box trees and place 15 ft on center

Motion **PASSED** (4-0) / Unanimous

8. **DR-0887-17 – NEVADA WEST REALTY, LLC:**

DESIGN REVIEW for a proposed sign plan in conjunction with a tenant in an existing office/commercial building on 2.3 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the east side of Cimarron Road and the north side of Badura Avenue within Spring Valley. SS/rk/ml (For possible action)**12/06/17 BCC**

Motion by Darby Johnson, Jr.

Action: **APPROVE** Per staff conditions

Motion **PASSED** (4-0) / Unanimous

9. **DR-0889-17 – CENTURY COMMUNITIES NEVADA, LLC:**

DESIGN REVIEW for revised home models in conjunction with an approved single family residential development on 24.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Seeliger Street and the north and south sides of Cougar Avenue (alignment) within Enterprise and Spring Valley. SB/rk/ml (For possible action)**12/06/17 BCC**

Motion by Darby Johnson, Jr

Action: **APPROVE** Per staff conditions

Motion **PASSED** (3-1) / nay: Angie

10. TM-0169-17 – DALACAS FAMILY, LP, ET AL:

TENTATIVE MAP consisting of 20 single family residential lots and common lots on 2.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Laredo Street and the east side of Duneville Street within Spring Valley. SB/rk/ml (For possible action)**12/06/17 BCC**

Motion by Angie Heath Younce

Action: **HOLD** to November 28, 2017 Spring Valley TAB meeting per applicant request;
Motion **PASSED** (4-0) / Unanimous

11. VS-0898-17 - DALACAS FAMILY, LP, ET AL:

VACATE AND ABANDON easements of interest to Clark County located between Laredo Street and Eldora Avenue, and between Duneville Street and Westwind Road within Spring Valley (description on file). SB/rk/ml (For possible action)**12/06/17 BCC**

Motion by Angie Heath Younce

Action: **HOLD** to November 28, 2017 Spring Valley TAB meeting per applicant request;
Motion **PASSED** (4-0) / Unanimous

12. WS-0899-17 – DALACAS FAMILY, LP, ET AL:

WAIVER OF DEVELOPMENT STANDARDS for modified street improvement standards in conjunction with a proposed single family residential development.

DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and **2)** increase finished grade on 2.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Laredo Street and the east side of Duneville Street within Spring Valley. SB/rk/ml (For possible action)**12/06/17 BCC**

Motion by Angie Heath Younce

Action: **HOLD** to November 28, 2017 Spring Valley TAB meeting per applicant request;
Motion **PASSED** (4-0) / Unanimous

13. WS-0926-17 – I-215 JONES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow modified CMA Design Overlay Standards; and **2)** allow modified landscaping standards.

WAIVER OF CONDITIONS of a waiver of development standards (WS-0730-15) requiring per revised plans dated 01/07/16.

DESIGN REVIEW for modifications to an approved convenience store, gasoline station, and vehicle wash on 1.8 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Sunset Road and Jones Boulevard within Spring Valley. SS/pb/ml (For possible action)**12/06/17 BCC**

Motion by John Getter

Action: **DENY** Per staff conditions
Motion **DENY** (4-0) / Unanimous

VII. General Business:

NONE

VIII. Public Comment:

1. A study for a traffic light needs to be conducted for the intersection of Russell and Buffalo. Past study for Russell and Durango proved to need a traffic light.
2. Neighbor Anna stated plenty of housing development in Russell and Buffalo area but no parks for the children to play.
3. Darby Johnson would like to bring to Mike Shannon's attention about the Post office on Russell. He states there is no parking on the east side: currently has a no parking zone. To which Angie stated the parking lot looks very dirty and it appears as if nothing gets repaired.

IX. Next Meeting Date

The next regular meeting will be November 28, 2017 at 6:30 p.m.

X. Adjournment

The meeting was adjourned at 8:02 p.m.