



Spring Valley Town Advisory Board

November 27, 2018

MINUTES

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

Secretary: Carmen Hayes, 702 371-7991, chayes70@yahoo.com **PRESENT**

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

- I. Call to Order, Pledge of Allegiance and Roll Call
Current Planner: Greg Cerven

Angie Heath Younce called the meeting to order at 6:30 pm

- II. Public Comment

None

- III. Approval of **November 13, 2018** Minutes

Moved by: Dee Gatliff
Action: Approved
Vote: 4/0 Unanimous

- IV. Approval of Agenda **November 27, 2018**

Moved by: Dee Gatliff
Action: Approved
Vote: 4/0 Unanimous

- V. Informational Items

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

Clark County Water Reclamation District is proposing changes to its Services Rules. Comments can be sent to rates@cleanwaterteam.com until December 14, 2018. The Board of Trustees will hold a public hearing to consider the changes at 10:00am on Tuesday December 18, 2018.

VI Planning & Zoning

1. **VS-18-0846 PLAZA BONITA, LLC:**
VACATE AND ABANDON a portion right-of-way being a public alleyway located on the east side of Rainbow Boulevard and the south side of Flamingo Road within Spring Valley (description on file). SS/sd/ml (For possible action) **12/18/18 PC**

Motion by: Angie Heath Younce
Action: Approved with staff recommendations
Vote: 4-0 Unanimous

2. **VS-18-0855-CASON, BETTY L. FAMILY TRUST:**
VACATE AND ABANDON a portion of right-of-way being Duneville Street located between El Parque Avenue and O'Bannon Drive within Spring Valley (description on file). SB/sd/ml (For possible action) **12/18/18 PC**

Motion by: Angie Heath Younce
Action: Approved with staff recommendations
Vote: 4-0 Unanimous

3. **AR-18-400157 (DR-0396-15)-APACHE LAS VEGAS LAND, LLC:**
DESIGN REVIEW FIRST APPLICATION FOR REVIEW for modifications to an approved mixed use development consisting of residential and commercial components on 8.8 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of Hacienda Avenue and Fort Apache Road within Spring Valley. SB/al/ml (For possible action) **12/05/18 BCC**

Motion by: Dee Gatliff
Action: Approved with staff recommendations
Vote: 4-0 Unanimous

4. **TM-18-500199-DURANGO POST DEVELOPMENT, LLC:**
TENTATIVE MAP for a commercial subdivision on 5.3 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Durango Drive and the north side of Post Road within Spring Valley. SB/pb/ml (For possible action) **12/04/18 PC**

Motion by: Dee Gatliff
Action: Approved with staff recommendations
Vote: 4-0 Unanimous

5. **TM-18-500200-BRASS KEY LV HOLDINGS, LLC:**
TENTATIVE MAP consisting of 1 lot on 11.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Edmond Street, 80 feet north of Russell Road within Spring Valley. SS/mk/ml (For possible action) **12/04/18 PC**

Motion by: Angie Heath Younce
Action: Approved with staff recommendations
Vote: 4-0 Unanimous

6. **TM-18-500203-BRASS CAP DEVELOPMENT, LLC:**
TENTATIVE MAP consisting of 1 lot on 2.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Santa Margarita Street, 295 feet north of Sunset Road within Spring Valley. SS/mk/ml (For possible action) **12/04/18 PC**

Motion by: Dee Gatliff
Action: Approved with staff recommendations
Vote: 4-0 Unanimous

7. **TA-18-0845-HUNTINGTON GEM LAB:**
TEXT AMENDMENT to amend Chapter 30.44, Table 30.44-1 to allow Secondhand Sales within the C-P (Office and Professional) zoning district. (For possible action) **12/18/18 PC**

Motion by: John Getter
Action: Approved
Vote: 4-0 Unanimous

8. **ZC-18-0348-GERBER, JASON & LA NOSTRA, LLC:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks (previously not notified); and **2)** allow modified driveway design standards (previously not notified).
DESIGN REVIEWS for the following: **1)** a proposed warehouse/office complex with outside storage yards; and **2)** proposed lighting (previously not notified) on 5.0 acres in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Badura Avenue (alignment), 980 feet east of Buffalo Drive within Spring Valley (description on file). SS/md/ml (For possible action) **12/19/18 BCC**

Motion by: John Getter
Action: Approved with staff conditions
With additional condition of minimum 15 foot high trees on east and west side
Vote: 4-0 Unanimous

9. **ZC-18-0856-STONE & ASSOCIATES INC.:**
ZONE CHANGE to reclassify 0.9 acres from CRT (Commercial Residential Transition) Zone to C-P (Office and Professional) Zone in the Desert Inn Road Transition Corridor Overlay. Generally located on the north side of Desert Inn Road and the west side of Bronco Street within Spring Valley (description on file). SB/md/ml (For possible action) **12/19/18 BCC**

Motion by: Dee Gatliff
Action: Deny per staff recommendation
Vote: 4-0 Unanimous

10. **ZC-18-0867-PSI ARBY, LLC:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone for an office/warehouse facility.
WAIVER OF DEVELOPMENT STANDARDS for alternative commercial driveway geometrics.
DESIGN REVIEWS for the following: **1)** an office/warehouse complex; and **2)** increase finish grade in the CMA Design and MUD-3 Overlay Districts. Generally located on the southwest corner of Arby Avenue and Belcastro Street within Spring Valley (description on file). SS/al/ml (For possible action) **12/19/18 BCC**

Motion by: Dee Gatliff

Action: Approve zone change and design review

Vote: 4-0 Unanimous

VII General Business

NONE

VIII Public Comment

NONE

IX. Next Meeting Date

The next regular meeting will be December 11, 2018 at 6:30pm

X Adjournment

Moved by: Angie Heath Younce

Action: Adjourn

Vote: 4-0 / Unanimous

The meeting was adjourned at 7:48 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/>