



Spring Valley Town Advisory Board

November 28, 2017

MINUTES

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

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

The meeting was called to order at 6:30 p.m.
Joel Mcculloch, Current Planning

II. Public Comment

None

III. Approval of November 14, 2017 Minutes

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

IV. Approval of Agenda for November 28, 2017 and Hold, Combine or Delete Any Items (For Possible Action)

Motion by Angie Heath Younce
Action: **APPROVE** as amended.
Motion **PASSED** (3-0) / Unanimous

Applicant requested holds:

9. DR-0963-17: SPIRITUAL ASSEMBLY OF THE BAHAIS OF SPRING VALLEY: Hold to Spring Valley TAB meeting on December 12, 2017
10. TM-0184-17 – SPIRITUAL ASSEMBLY OF THE BAHAIS OF SPRING VALLEY: Hold to Spring Valley TAB meeting on December 12, 2017

V. Informational Items

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

VI. Planning & Zoning

1. **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 Dee Gatliff
Action; **APPROVE** per staff conditions
Motion PASSED (4-0) / Unanimous

2. **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 Dee Gatliff
Action; **APPROVE** per staff conditions
Motion PASSED (4-0) / Unanimous

3. **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 Dee Gatliff
Action; **APPROVE** per staff conditions
Motion PASSED (4-0) / Unanimous

4. **DR-0959-17 – PENNANT FORT APACHE, LLC, ET AL:**
DESIGN REVIEW for proposed commercial buildings on a portion of 8.9 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the west side of Fort Apache Road, 190 feet north of Russell Road within Spring Valley. SB/md/ml (For possible action) **12/19/17 PC**

Motion by Dee Gatliff
Action; **APPROVE** per staff conditions
Motion PASSED (4-0) / Unanimous

5. **VS-0938-17 - IIP DURANGO 3, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Buffalo Drive, and between Hacienda Avenue and Russell Road within Spring Valley (description on file). SS/co/ml (For possible action) **12/19/17 PC**

Motion by Angie Heath Younce
Action; **APPROVE** per staff conditions
Motion PASSED (4-0) / Unanimous

6. **VS-0947-17 – VESICA ALLIANCE, LTD:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Post Road, and between Riley Street and Durango Drive within Spring Valley (description on file). SB/co/ml (For possible action) **12/19/17 PC**

Motion by Dee Gatliff
Action; **APPROVE** per staff conditions
Motion PASSED (4-0) / Unanimous

7. **VS-0976-17 – EQ DURANGO, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Teco Avenue and Sunset Road, and between Durango Drive and Butler Street (alignment) within Spring Valley (description on file). SS/co/ml (For possible action) **12/19/17 PC**

Motion by Angie Heath Younce
Action; **APPROVE** per staff conditions
Motion PASSED (4-0) / Unanimous

8. **WS-0937-17 – HICKS MARK E. & KRISTIN M.:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the side setback for a proposed addition (casita) to an existing single family residence on 0.1 acres in and R-1 (Single Family Residential) Zone.
Generally located on the south side of Endora Drive and 195 feet east of Avila Street within Spring Valley. SB/mk/ml (For possible action) **12/19/17 PC**

Motion by Dee Gatliff
Action; **APPROVE** per staff conditions
Motion PASSED (4-0) / Unanimous

9. **DR-0963-17 – SPIRITUAL ASSEMBLY OF THE BAHAIS OF SPRING VALLEY:**
DESIGN REVIEWS for the following: **1)** revised residential models; and **2)** modifications to an approved single family residential development on 2.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Saddle Avenue and Duneville Street within Spring Valley. SB/al/ml (For possible action) **12/20/17 BCC**

HELD to Enterprise TAB meeting on December 13, 2017.

10. **TM-0184-17 - SPIRITUAL ASSEMBLY OF THE BAHAIS OF SPRING VALLEY:**
TENTATIVE MAP consisting of 14 single family residential lots and common lots on 2.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Saddle Avenue and Duneville Street within Spring Valley. SB/al/ml (For possible action) **12/20/17 BCC**

HELD to Spring Valley TAB meeting on December 12, 2017.

11. **WS-0962-17 – QUICK N CLEAN 52, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) a proposed video message unit where not permitted; and 2) increase animated sign area.
DESIGN REVIEWS for the following: 1) signage; and 2) lighting in conjunction with a vehicle wash on 1.3 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 Patrick Lane within Spring Valley. SS/al/ml (For possible action) **12/20/17 BCC**

Motion by John Getter
Action; **APPROVE** per staff conditions
Motion PASSED (4-0) / Unanimous

12. **WS-0983-17 – DURANGO 4.15, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscape island fingers for some of the parking spaces; 2) waive the request to provide a pedestrian walkway between an adjacent bust stop on Russell Road and the proposed convenience store; 3) roofline variation; and 4) allow modified street improvements standards.
DESIGN REVIEWS for the following: 1) proposed convenience store; and 2) proposed gasoline station on 4.1 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northwest corner of Durango Drive and Russell Road the side of within Spring Valley. SB/mk/ml (For possible action) **12/20/17 BCC**

Motion by John Getter
Action; **APPROVE** per staff conditions
Motion PASSED (4-0) / Unanimous

13. **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; **APPROVE** per staff recommendations
Motion PASSED (4-0) / Unanimous

14. **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; **APPROVE** per staff recommendations
Motion PASSED (4-0) / Unanimous

XV. General Business:

NONE

XVI. Public Comment:

NONE

XVII. Next Meeting Date

The next regular meeting will be December 12, 2017 at 6:30 p.m.

XVIII. Adjournment

The meeting was adjourned at 8:16 p.m.