



Spring Valley Town Advisory Board

December 12, 2017

MINUTES

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

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

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

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

The meeting was called to order at 6:35 p.m. by Dee Gatliff.
Rob Kaminski, Current Planning

II. Public Comment

None

III. Approval of November 28, 2017 Minutes

Motion by: John Getter
Action: **APPROVE** minutes as submitted.
Vote: 3-0/ Unanimous

IV. Approval of Agenda for December 12, 2017

Motion by: John Getter
Action: **APPROVE**
Vote: 3-0/ Unanimous

V. Informational Items

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

Rob Kaminski announced Clark County is implementing a web based Citizen Access Portal.

VI. Planning & Zoning

1. **TM-0191-17 – ELDAN, LLC:**
TENTATIVE MAP for a commercial subdivision on 1.9 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on northwest corner of Rainbow Boulevard and Oquendo Road within Spring Valley. SS/gc/ml (For possible action) **12/19/17 PC**

Motion by: John Getter
Action: **APPROVE** per staff conditions
Vote: 3-0/Unanimous

2. **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**

Motion by: Dee Gatliff
Action: **APPROVE** per staff recommendations
Vote: 3-0/Unanimous

3. **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**

Motion by: Dee Gatliff
Action: **APPROVE**
Vote: 3-0/Unanimous

4. **TM-0195-17 – TONY CHEN – CHANG WU:**
TENTATIVE MAP consisting of 7 single family residential lots and a common lot on 1.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Duneville Street and the south side of Viking Road within Spring Valley. SB/rk/ml (For possible action) **01/02/18 PC**

Motion by: Dee Gatliff
Action: **APPROVE**
Vote: 3-0/Unanimous

5. **UC-0985-17 – NICK AND GEORGIA DALACAS TRUST:**
USE PERMIT for a proposed hookah lounge within an existing shopping center on 1.6 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the west side of Westwind Road, 250 feet south of Sahara Avenue within Spring Valley. SB/rk/ml (For possible action) **01/02/18 PC**

Motion by: Dee Gatliff
Action: **APPROVE** per staff recommendations

Vote: 3-0/Unanimous

6. **VS-0995-17 – TONY CHEN – CHANG WU:**
VACATE AND ABANDON easements of interest to Clark County located between Viking Road and Saddle Avenue, and between Red Rock Street and Duneville Street within Spring Valley (description on file). Sb/co/ml (For possible action) **01/02/18 PC**

Motion by: Dee Gatliff
Action: **APPROVE** per staff recommendations
Vote: 3-0/Unanimous

7. **WS-0997-17 – DECATUR-SUNSEST (NW) RLTO-JL #7, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot landscape island fingers for some of the parking spaces; **2)** roofline variation; and **3)** allow modified street improvements standards.
DESIGN REVIEW for the following: **1)** proposed convenience store; and **2)** proposed gasoline station on 1.6 acres in a C-2 (General Commercial) (AE-60) (AE-65) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Sunset Road and Decatur Boulevard within Spring Valley. SS/pb/ml (For possible action) **01/02/18 PC**

Motion by: Dee Gatliff
Action: **APPROVE** per staff recommendations
Vote: 3-0/Unanimous

8. **WS-1025-17 – GOLDEN SPRING MOUNTAIN, LLC, ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** allow alternative landscaping; and **3)** allow non-standard improvements within a right-of-way.
DESIGN REVIEW for a proposed shopping center on 2.7 acres in a C-1 (Local Business) and C-2 (General Commercial) Zone. Generally located on the south side of Spring Mountain Road and the west side of Duneville Street within Spring Valley. SB/rk/ml (For possible action) **01/02/18 PC**

Motion by: John Getter
Action: **APPROVE** per staff conditions
Vote: 3-0/Unanimous

9. **UC-0538-15 (AR-0150-17) – MOUNTAINTOP FAITH MINISTRIES:**
USE PERMIT FIRST APPLICATION FOR REVIEW to expand an existing place of worship with the addition of a proposed parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** on-site paving; and **3)** off-site improvements (curb, gutters, streetlights, sidewalks, and partial paving).
DESIGN REVIEWS for the following: **1)** a temporary parking lot; and **2)** a proposed overflow parking lot in conjunction with an existing place of worship on 5.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Lindell Road, 190 feet south of Eldora Avenue within Spring Valley. SB/co/ml (For possible action) **01/03/18 BCC**

Motion by: John Getter
Action: **APPROVE** per staff conditions
Vote: 3-0/Unanimous

10. **DR-0984-17 – TBTM, LLC:**
DESIGN REVIEW for a proposed sign plan in conjunction with an existing commercial center on 4.3 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 Butler Street within Spring Valley. SS/rk/ml (For possible action) **01/03/18 BCC**
- Motion by: Dee Gatliff
Action: **APPROVE** per staff recommendations
Vote: 3-0/Unanimous
11. **TM-0198-17 – JO FAM PROPERTY, LLC:**
TENTATIVE MAP for a commercial subdivision on 4.3 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the east side of Fort Apache Road and the north side of Maule Avenue within Spring Valley. SB/rk/ml (For possible action) **01/03/18 BCC**
- Motion by: John Getter
Action: **APPROVE** per staff conditions and modify Public Works condition # 4 to include the words “if necessary” as it relates to dual left turns.
Vote: 3-0/Unanimous
12. **UC-1014-17 – HAMERE NOAH KIDANE MEHERET WE ST. MICHAEL ETHIOPIAN ORTHODOX TEWAHEDO CHURCH IN LAS VEGAS, ET AL:**
USE PERMIT to expand an existing place of worship.
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEW for a proposed parking lot on 1.0 acre in conjunction with an existing place of worship on 2.4 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Lindell Road and Oquendo Road within Spring Valley. SS/pb/ml (For possible action) **01/03/18 BCC**
- Motion by: Mike Hessling
Action: **APPROVE** with staff conditions and construction of a decorative block wall along Lindell with intense landscaping along the exterior of the wall and standard landscaping interior, removal of drive aisle along Oquendo and a 6 month review to assess progress with improving impacts on the neighborhood.
Vote: 3-0/Unanimous
13. **UC-1022-17 – BRYAN M. AND ANNA C. MATA:**
USE PERMIT for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscape and screening requirements; **2)** waive trash enclosure; **3)** reduce gate setback; **4)** allow non-standard driveway improvements; and **5)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEW for the conversion of an existing single family residence to a place of worship on 0.5 acres in R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Torrey Pines Drive and the north side of Tara Avenue within Spring Valley. SB/rk/ml (For possible action) **01/03/18 BCC**

Motion by: John Getter
Action: **APPROVE** as presented with staff conditions and removal of both the gate on Torrey Pines and west wall to allow access between front and back yard while waiving full off-site improvements.
Vote: 3-0/Unanimous

14. **VS-1004-17 – JO FAM PROPERTY, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Fort Apache Road located between Maule Avenue and Martin Avenue within Spring Valley (description on file). SB/rk/ml (For possible action) **01/03/18 BCC**

Motion by: John Getter
Action: **APPROVE** per staff conditions
Vote: 3-0/Unanimous

15. **WS-1003-17 – JO FAM PROPERTY, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards in conjunction with a shopping center on 4.3 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the east side of Fort Apache Road and the north side of Maule Avenue within Spring Valley. SB/rk/ml (For possible action) **01/03/18 BCC**

Motion by: John Getter
Action: **APPROVE** per staff conditions
Vote: 3-0/Unanimous

16. **WS-1006-17 – EQ DURANGO, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced driveway separation; and **2)** reduced throat depth for a driveway.
DESIGN REVIEW for a retail/restaurant building in conjunction with an existing retail center on 1.4 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts.
Generally located on the east side of Durango Drive, 400 feet north of Sunset Road within Spring Valley. SS/pb/ml (For possible action) **01/03/18 BCC**

Motion by: John Getter
Action: **APPROVE** per staff conditions
Vote: 3-0/Unanimous

17. **WS-1017-17 – VALLEY HOSPITAL MEDICAL CENTER, INC.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase number of freestanding signs; **2)** increase area for signs; and **3)** increase height for a freestanding sign.
DESIGN REVIEW for modifications to a comprehensive sign plan for an existing hospital (Spring Valley) on a portion of 33.6 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Rainbow Boulevard and Hacienda Avenue within Spring Valley. SS/pb/ml (For possible action) **01/03/18 BCC**

Moves forward with no recommendation from the Board.

18. **WS-1023-17 – DWSMC HOLDINGS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative landscaping; and 2) cross access requirements.
DESIGN REVIEW for a retail center on 2.4 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northwest corner of Warm Springs Road and Gagnier Boulevard within Spring Valley. SS/gc/ml (For possible action)
01/03/18 BCC

Motion by: John Getter
Action: **APPROVE** as submitted with staff “if approved” conditions.
Vote: 3-0/Unanimous

VII. General Business:

Approve 2018 Spring Valley Town Advisory Board meeting schedule.

Motion by: Dee Gatliff
Action: **APPROVE**
Vote: 3-0/Unanimous

VIII. Public Comment:

1. Mike Shannon announced next meeting will be January 9, 2018.
2. John Getter requested Spring Valley be represented if a Stadium Planning District Board is formed.
3. Dee Gatliff requested assistance from the Public Response Office in regard to a Party House on Desert Inn.

IX. Next Meeting Date

The next regular meeting will be January 9, 2018 at 6:30 p.m.

X. Adjournment

The meeting was adjourned at 9:35 p.m.