



Spring Valley Town Advisory Board

July 28, 2020

MINUTES

Board Members: Darby Johnson, Jr. – Chair PRESENT Yvette Williams – Vice Chair PRESENT
Angie Heath Younce PRESENT Catherine Godges PRESENT
Rodney Bell PRESENT

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

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

I. Call to Order, Pledge of Allegiance and Roll Call

Darby Johnson called the meeting to order at 6:34pm

II. Public Comment

- None

III. Approval of **July 14, 2020** Minutes

Motion by: **Angie Heath Younce**

Action: **Approved** as published.

Vote: **3/0** with Darby Johnson abstaining and Yvette Williams absent

IV. Approval of Agenda for **July 28, 2020**

Motion by: **Darby Johnson**

Action: **Approved as amended**

Vote: **4/0** with Yvette Williams absent

V. Informational Items

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

- None

VI Planning & Zoning

1. **NZC-20-0289-LABBE FAMILY TRUST & LABBE SIMN J & NOLA E TRS:**
ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (AE-60) Zone and C-2 (General Commercial) (AE-60) Zone to R-2 (Medium Density Residential) Zone and R-2 (Medium Density Residential) (AE-60) Zone in the CMA Design Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** reduce street intersection off-set; and **3)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** proposed single family residential development; and **2)** increase finished grade. Generally located on the east and west sides of Rosanna Street, 290 feet south of Russell Road within Spring Valley (description on file). MN/md/xx (For possible action) **08/04/20 PC**

Motion by: **Darby Johnson**

Action: **Approve** as presented with staff if approved conditions

Vote: **4/1 Catherine Godges NAY**

2. **VS-20-0290-KELSAY TAMMIE & ANDERSON ROBERT:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Montessouri Street and Rainbow Boulevard within Spring Valley (description on file). MN/md/xx (For possible action) **08/04/20 PC**

Motion by: **Darby Johnson**

Action: **Approve** with staff conditions

Vote: **5/0 Unanimous**

3. **TM-20-500096-KELSAY TAMMIE & ANDERSON ROBERT:**
TENTATIVE MAP consisting of 67 single family residential lots and common lots on 10.0 acres in an R-2 (Medium Density Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east & west sides of Rosanna Street, 290 feet south of Russell Road within Spring Valley. MN/md/xx (For possible action) **08/04/20 PC**

Motion by: **Darby Johnson**

Action: **Approve** as presented

Vote: **4/1 Catherine Godges NAY**

4. **ET-20-400063 (UC-0308-16)-COMHAR HOLDINGS JONES, LLC:**
USE PERMIT SECOND EXTENSION OF TIME to reduce the setback for a vehicle (automobile) wash facility from a residential use.
WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping.
DESIGN REVIEW for a proposed vehicle (automobile) wash facility on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard, 200 feet south of Flamingo Road within Spring Valley. MN/tk/jd (For possible action) **08/18/20 PC**

Motion by: **Yvette Williams**

Action: **Approve** with staff conditions

Vote: **5/0 Unanimous**

5. **NZC-20-0275-LH VENTURES, LLC:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** reduce street intersection off-set.
DESIGN REVIEW for a single family residential development in the CMA Design Overlay District. Generally located on the southeast corner of Arby Avenue and Myers Street within Spring Valley (description on file). MN/al/jd (For possible action) **08/18/20 PC**

Motion by: **Yvette Williams**
Action: **DENY**
Vote: **5/0 Unanimous**

6. **VS-20-0276-LH VENTURES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Myers Street and Buffalo Drive within Spring Valley (description on file). MN/al/jd (For possible action) **08/18/20 PC**

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

7. **TM-20-500091-LH VENTURES, LLC:**
TENTATIVE MAP consisting of 42 residential lots and common lots on 5.0 acres in an R-3 (Multiple Family Residential) Zone in a CMA Design Overlay District. Generally located on the southeast corner of Arby Avenue and Myers Street within Spring Valley. MN/al/jd (For possible action) **08/18/20 PC**

Motion by: **Darby Johnson**
Action: **DENY**
Vote: **5/0 Unanimous**

8. **AR-20-400064 (UC-0933-14) -HUALAPAI ASSOCIATES, LLC:**
USE PERMIT SECOND APPLICATION FOR REVIEW for a massage establishment in conjunction with an existing commercial/office complex on 1.7 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Hualapai Way and the south side of Twain Avenue within Spring Valley. JJ/rk/jd (For possible action) **08/19/20 BCC**

Motion by: **Darby Johnson**
Action: **HOLD** to August 11, 2020 Spring Valley TAB meeting due to applicant being a no show.
Vote: **5/0 Unanimous**

9. **ET-20-400043 (NZC-0052-17) -GRAGSON LONE MESA II, LLC ETAL & BALEL FAMILY LP:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 9.6 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
DESIGN REVIEW for a proposed office and retail complex located in the CMA Design Overlay District. Generally located on the southwest corner of Hacienda Avenue and Jerry Tarkanian Way within Spring Valley (description on file). JJ/tk/jd (For possible action) **08/19/20 BCC**

Motion by: **Yvette Williams**
Action: **Approve** with staff conditions
Vote: **5/0 Unanimous**

10. **ZC-20-0301-BELTWAY DEWEY, LLC:**
ZONE CHANGE to reclassify 0.7 acres from R-2 (Medium Density Residential) Zone to C-P (Office and Professional) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative screening to a less intense use; and **2)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** office complex; and **2)** alternative parking lot landscaping on 10.3 acres in a C-P (Office and Professional) and C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Hacienda Avenue and Jerry Tarkanian Way within Spring Valley (description on file). JJ/jt/jd (For possible action) **08/19/20 BCC**

Motion by: **Yvette Williams**
Action: **Approve** with staff conditions
Vote: **5/0 Unanimous**

11. **VS-20-0302-BELTWAY DEWEY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Hacienda Avenue and Diablo Avenue, and between Jerry Tarkanian Way and Valonga Street (alignment) within Spring Valley (description on file). JJ/jt/jd (For possible action) **08/19/20 BCC**

Motion by: **Yvette Williams**
Action: **Approve** with staff conditions
Vote: **5/0 Unanimous**

12. **TM-20-500100-BELTWAY DEWEY, LLC:**
TENTATIVE MAP for a commercial subdivision on 10.3 acres in the C-P (Office and Professional) zone and C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Hacienda Avenue and Jerry Tarkanian Way within Spring Valley. JJ/jt/jd (For possible action) **08/19/20 BCC**

Motion by: **Yvette Williams**
Action: **Approve** with staff conditions
Vote: **5/0 Unanimous**

13. **VS-20-0312-DURANGO BASIN PROPERTY, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Hacienda Avenue (alignment) located between Durango Drive and Riley Street (alignment) within Spring Valley (description on file). JJ/md/jd (For possible action) **08/19/20 BCC**

Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
Vote: **5/0 Unanimous**

14. **VS-20-0313-DURANGO BASIN PROPERTY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Hacienda Avenue (alignment) and Mesa Vista Avenue (alignment), and between Durango Drive and Riley Street (alignment) and a portion of a right-of-way being Durango Drive located between Hacienda Avenue (alignment) and Mesa Vista Avenue (alignment) within Spring Valley (description on file). JJ/md/jd (For possible action) **08/19/20 BCC**

Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
Vote: **5/0 Unanimous**

15. **WS-20-0306-DURANGO BASIN PROPERTY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified commercial driveway geometrics; 2) reduce departure distance; and 3) alternative parking lot landscaping.
DESIGN REVIEW for a proposed medical office building on 4.4 acres in a C-1 (Commercial Neighborhood) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive and the south side of Hacienda Avenue (alignment) within Spring Valley. JJ/bb/jd (For possible action) **08/19/20 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **5/0 Unanimous**

16. **TM-20-500101-DURANGO BASIN PROPERTY, LLC:**
TENTATIVE MAP for a 1 lot commercial subdivision on 4.4 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue (alignment) and the west side of Durango Drive within Spring Valley. JJ/md/jd (For possible action) **08/19/20 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **5/0 Unanimous**

17. **UC-20-0304-GRAMERCY (MIXED-USE) OWNER, LLC:**
USE PERMIT to increase building height for a residential component of an existing mixed-use development.
DESIGN REVIEW for a multiple family residential development in conjunction with a mixed-use project on a portion of 11.0 acres of a 21 acre site in a U-V (Urban Village – Mixed-Use) Zone in the CMA Design Overlay District. Generally located 350 feet south of Russell Road and 450 feet east of Rocky Hill Street within Spring Valley. JJ/al/jd (For possible action) **08/19/20 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **5/0 Unanimous**

18. **WC-20-400070 (ZC-0994-06) -GRAMERCY (MIXED-USE) OWNER, LLC:**
WAIVER OF CONDITIONS of a zone change requiring each phase of development containing the same ratio of residential to commercial components as the overall project or submitting a construction phasing plan to be approved by staff in conjunction with a mixed-use development on 21.0 acres in a U-V (Urban Village – Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the south side of Russell Road and the east side of Rocky Hill Street within Spring Valley. JJ/al/xx (For possible action) **08/19/20 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **5/0 Unanimous**

VII General Business

1. None

VIII Public Comment

A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

- **A comment was made by an attendee related to mail ballots for the upcoming election and concern with signature verification and the possibility for illegal ballot harvesting.**

IX. Next Meeting Date

The next regular meeting will be **August 11, 2020** at 6:30pm

X Adjournment

Motion by: **Darby Johnson**

Action: **Adjourn**

Vote: **5-0 / Unanimous**

The meeting was adjourned at 8:27 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/>