



Spring Valley Town Advisory Board

September 25, 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 Cervan

Angie Heath Younce called the meeting to order at 6:32pm

II. Public Comment

None

III. Approval of **September 11, 2018** Minutes

Moved by: John Getter

Action: Approved

Vote: 4/0 Unanimous

IV. Approval of Agenda for **September 25, 2018**

Moved by: Dee Gatliff

Action: Approved after noting General Business would be heard after Informational Items.

Vote: 4/0 Unanimous

V. Informational Items

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

Mike Shannon announced applications are available until Tuesday November 13, 2018 for appointments by the Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year term being January 2019.

John Getter announced Democrat Justin Jones and Republican Tisha Black will face each other in a debate with questions submitted by voters on October 15, 2018 at the Windmill Library, 7060 West Windmill Lane at 6:00pm.

VI Planning & Zoning

1. **VS-18-0667-RACCOON ENTERPRISES, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Teco Avenue, and between Buffalo Drive and Pioneer Way (alignment) and portion of a right-of-way being Buffalo Drive located between Sunset Road and Teco Avenue within Spring Valley (description on file). SS/lm/ml (For possible action) **10/03/18 BCC**

Motion by: Dee Gatliff

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

2. **VS-18-0670-RAINBOW & SUNSET INVESTMENTS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Post Road, and between Rainbow Boulevard and Santa Margarita Street and a portion of a right-of-way being Rainbow Boulevard located between Sunset Road and Post Road within Enterprise (description on file). SS/lm/ml (For possible action) **10/16/18 PC**

Motion by: Angie Heath Younce

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

3. **VS-18-0671-JRJ INVESTMENTS, INC.:**

VACATE AND ABANDON a portion of a right-of-way being Laredo Street located between El Camino Road and Mann Street (alignment) within Spring Valley (description on file). SB/lm/ml (For possible action) **10/16/18 PC**

HOLD to the October 9, 2018 Spring Valley TAB meeting due to applicant being a no show.

4. **NZC-18-0478-LHSFS SUNSET HOLDINGS, LLC:**

HOLDOVER ZONE CHANGE to reclassify 18.9 acres from an R-3 (Multiple Family Residential) Zone and a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential - High Density) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height; and **2)** reduced parking.

DESIGN REVIEW for a proposed multi-family residential development in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Sunset Road and the east side of Cimarron Road within Spring Valley (description on file). SS/pb/ml (For possible action) **09/18/18 PC**

Motion by: John Getter

Action: Approved with staff conditions and DENIAL of waiver #2

Vote: 4-0 Unanimous

5. UC-18-0692-UNITED INVESTMENTS, LLC:

USE PERMITS for the following: **1)** automobile minor paint/body shop; and **2)** vehicle repair.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** allow alternative street landscaping; **3)** eliminate parking lot landscaping; and **4)** reduce the separation from a vehicle repair use to a residential use in conjunction with an automobile sales business on 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Spring Mountain Road, 325 feet west of Lindell Road within Spring Valley. SB/mk/ml (For possible action) **10/16/18 PC**

Motion by: John Getter

Action: Approved with staff conditions and additional condition no new or used auto sales on-site

Vote: 4-0 Unanimous

6. ET-18-400190 (UC-0726-08) -NP DURANGO, LLC:

USE PERMITS FOURTH EXTENSION OF TIME to commence the following: **1)** modifications to a previously approved resort hotel/casino; **2)** addition of an office and retail plaza with incidental commercial uses; and **3)** deviations to development standards.

DESIGN REVIEWS for the following: **1)** final plans on a previously approved resort hotel/casino with ancillary uses; and **2)** an office and retail plaza consisting of 8 buildings with associated structures and water features on approximately 71.0 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located between the 215 Beltway and Maule Avenue on the west side of Durango Drive within Spring Valley. SB/lm/ml (For possible action) **10/17/18 BCC**

Motion by: John Getter

Action: Deny

Vote: 4-0 Unanimous

7. ZC-18-0681-GK ACQUISITIONS, LLC, ET AL & STANLEY 015 REALTY, LLC:

ZONE CHANGE to reclassify 7.3 acres from R-E (Rural Estates Residential) Zone and C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone.

USE PERMIT for the offices as a principal use.

WAIVER OF DEVELOPMENT STANDARDS for increased building height.

DESIGN REVIEW for a proposed office building and parking garage on a 3.7 acre portion of 7.3 acres in a C-2 (General Commercial) Zone and M-D (Designed Manufacturing) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the southwest corner of Roy Horn Way and Tomsik Street within Spring Valley (description on file). SS/mk/ml (For possible action) **10/17/18 BCC**

Motion by: Dee Gatliff

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

8. ZC-18-0695-RAINBOW QUAIL, LLC:

ZONE CHANGE to reclassify 2.1 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (AE-60) Zone to C-1 (Local Business) Zone and C-1 (Local Business) (AE-60) Zone.

DESIGN REVIEWS for the following: **1)** proposed medical office building; and **2)** site and building signage in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard and the south side of Quail Avenue within Spring Valley (description on file). SS/dg/ml (For possible action) **10/17/18 BCC**

Motion by: Dee Gatliff

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

VII General Business

Requested public input regarding FY 2019/2020 budget and received no recommendations.

VIII Public Comment

An inquiry was made when the Board would hear VS-18-0671.

IX. Next Meeting Date

The next regular meeting will be October 9, 2018 at 6:30pm

X Adjournment

Moved by: Angie Heath Younce

Action: Adjourn

Vote: 4-0 / Unanimous

The meeting was adjourned at 7:30 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/>