



BP/RD 1/30/19 (2/19/19)
JC

Spring Valley Town Advisory Board

January 15, 2019

MINUTES

Board Members:

Rodney Bell
Angie Heath Younce
Yvette Williams- Vice Chair

Catherine Godges
Darby Johnson, Jr- Chair

Secretary: Carmen Hayes, 702 371-7991, chaves@yahoo.com EXCUSED

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

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

Angie Heath Younce called the meeting to order at 6:33pm

II. Public Comment

Concern was expressed County staff are not introduced at the start of each meeting and Staff Reports lack transparency with Planning & Zoning items one and 14 listed as examples.

Concern was expressed regarding public safety in relation to item one under Planning & Zoning.

Boy Scout Troop 339 was introduced.

III. Approval of January 2, 2019 Minutes

Motion by: **Darby Johnson**

Action: **Approved**

Vote: **5/0**

IV. Approval of Agenda for January 15, 2019

Motion by: **Darby Johnson**

Action: **Approved after noting items 15 and 16 would be heard together, item 13 would be heard after item 2 and items 1 and 12 would be held.**

Vote: **5/0 Unanimous**

RECEIVED

JAN 30 2019

COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

V. Informational Items

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

New Town Advisory Board members were introduced.

VI. General Business

- **Darby Johnson Jr. was approved as Chair and Yvette Williams was approved as Vice-Chair.**
- **2019 Bylaws were reviewed by the Board.**
- **2019 Spring Valley Town Board meeting calendar was approved after noting no meeting would be held on December 31, 2019.**

VII Planning & Zoning

1. **UC-18-0955-SPIRITUAL ASSEMBLY OF THE BAHAI'S OF SPRING VALLEY:**

USE PERMIT for a proposed place of worship.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified street standards; and 2) allow modified driveway design standards.

DESIGN REVIEW for a proposed place of worship on 1.9 acres in an R-E (Rural Estates Residential)(AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Patrick Lane and Jones Boulevard within Spring Valley. SS/md/ml (For possible action) 01/22/19 PC

Applicant requested a **HOLD** to January 29, 2019 Spring Valley TAB meeting.

2. **UC-18-0925-CHURCH CROSSING:**

USE PERMIT for increased height of an existing communication tower.

DESIGN REVIEW for additional antenna arrays and lattice on an existing communication tower and all associated equipment in conjunction with an existing place of worship on a portion of 14.6 acres in a P-F (Public Facility) Zone. Generally located on the north side of Windmill Lane, 630 feet west of Buffalo Drive within Spring Valley. SS/mk/ja (For possible action) 01/22/19 PC

Motion by: **Darby Johnson**

Action: **Approved with staff conditions**

Vote: **4/1 Yvette Williams Nay**

3. **AR-18-400252 (UC-1056-17)-K H GOLDEN INVESTMENTS, LLC:**

USE PERMIT FIRST APPLICATION FOR REVIEW to allow on-premises consumption of alcohol (service bar).

WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with a proposed restaurant in an existing office and retail development on a portion of 1.2 acres in a C-1 (Local Business) Zone. Generally located on the south side of Spring Mountain Road, 650 feet west of Lindell Road within Spring Valley. JJ/sd/ml (For possible action) 01/22/19 PC

HOLD to January 29, 2019 Spring Valley TAB meeting as applicant was not present.

4. **SC-18-0928-CENTURY COMMUNITIES NEVADA, LLC:**
STREET NAME CHANGE to name an unnamed private street, Presley Glen Avenue. Generally located on the east side of Fort Apache Road, approximately 500 feet south of the intersection of Ford Avenue and Fort Apache Road within Spring Valley and Enterprise. JJ/dm/ml (For possible action) 01/22/19 PC

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

5. **VS-18-0932-S D PARCELS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Rainbow Boulevard, and between Patrick Lane and Post Road within Spring Valley (description on file). SS/sd/ml (For possible action) 01/22/19 PC

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

6. **AR-18-400250 (UC-0538-15)-MOUNTAIN TOP FAITH MINISTRIES:**
USE PERMIT SECOND 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. JJ/tk/ml (For possible action) 01/23/19 BCC

Motion by: **Angie Heath Younce**
Action: **Approved Use Permit and Design Review #2 and withdrawal of Waivers of Development Standards and Design Review #1.**
Vote: **5/0 Unanimous**

7. **PA-18-700001-ROOHANI, ELHAM & ROOHANI KHUSROW FAMILY TRUST:**
PLAN AMENDMENT to amend the existing land use category from BDRP (Business and Design Research Park) to CG (Commercial General) on 1.2 acres. Generally located on the northwest corner of Rafael Rivera Way and Rainbow Boulevard within Spring Valley. SS/pd (For possible action) 02/05/19 PC

Motion by: **Yvette Williams**
Action: **Approved with staff recommendations**
Vote: **5/0 Unanimous**

8. **PA-18-700002-PLOYSONGSANG YONGYUDH & SUNANTHA & SURAGAIRIN PIMSIRI:**
PLAN AMENDMENT to amend the existing land use category from RS (Residential Suburban) to RUC (Residential Urban Center) on 8.4 acres. Generally located on the southeast corner of Sunset Road and Quarterhorse Lane within Spring Valley. JJ/pd (For possible action) 02/05/19 PC

Motion by: **Angie Heath Younce**
Action: **Deny**
Vote: **4/1 Darby Johnson Nay**

9. **PA-18-700003-BEHNIA ALI M & MAHIN FAM TR & BEHNIA MAHIN TRS:**
PLAN AMENDMENT to amend the existing land use categories from RS (Residential Suburban) and CG (Commercial General) to RUC (Residential Urban Center) on 29.3 acres. Generally located south of Sunset Road, on the east and west sides of Quarterhorse Lane within Spring Valley. JJ/pd (For possible action) 02/05/19 PC

Motion by: **Angie Heath Younce**

Action: **Deny**

Vote: **4/1 Darby Johnson Nay**

10. **TM-18-500228-CENTURY COMMUNITIES NEVADA, LLC:**
TENTATIVE MAP consisting of 3 residential lots on 0.4 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone. Generally located on the east side of Gallery Course Drive and the north side of Walkinshaw Avenue (alignment) within Spring Valley. JJ/rk/ja (For possible action) 02/05/19 PC

Motion by: **Angie Heath Younce**

Action: **Approved with staff recommendations**

Vote: **5/0 Unanimous**

11. **UC-18-0994-BIEDINGER, TIMOTHY:**
USE PERMITS for the following: 1) allow an accessory structure to exceed one-half the footprint of the principal structure; 2) allow an accessory structure not architecturally compatible with the principal structure; and 3) modified design standards on 0.6 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located 200 feet south of Palmyra Avenue, 300 feet west of El Camino Road within Spring Valley. JJ/sd/ja (For possible action) 02/05/19 PC

Motion by: **Yvette Williams**

Action: **Approved with conditions the accessory structure must be stucco and can only exceed height of the home by one foot.**

Vote: **4/1 Angie Heath Younce Nay**

12. **WS-18-0997-SPRING MOUNTAIN, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced street landscape width; 2) parking lot landscaping; 3) waive minimum 5 foot wide sidewalk between buildings and pavement; and, 4) reduced parking. **DESIGN REVIEW** for the following: 1) proposed retail buildings; and 2) façade changes, drive thru lane, and an addition to an existing building on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Lindell Road and the north side of Spring Mountain Road within Spring Valley. JJ/sd/ja (For possible action) 02/05/19 PC

Applicant requested a **HOLD** to January 29, 2019 Spring Valley TAB meeting.

13. **DR-18-1001-WHITESTONE, LLC & GRAND 215, LLC:**
DESIGN REVIEW for a fast food restaurant with a drive-thru on 1.6 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the north side of Flamingo Road and the south side of the 215 Beltway within Spring Valley. JJ/jor/ja (For possible action) 02/06/19 BCC

Motion by: **Angie Heath Younce**

Action: **Approved with staff recommendations**

Vote: **5/0 Unanimous**

14. **ET-18-400271 (UC-1014-17)-CHURCH HAMERE N K M W ST M E O T:**
USE PERMIT FIRST EXTENSION OF TIME 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 a 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/tk/ja (For possible action) 02/06/19 BCC

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

15. **WC-18-400260 (ZC-0699-99)-PF PROPERTIES SG, LLC & MF/CI PROPERTIES SG, LLC:**
WAIVER OF CONDITIONS of a zone change requiring height of signage shall not exceed the tallest point of the roofline on the buildings for the entire site in conjunction with an existing tavern on 1.4 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the north side of Flamingo Road and the east side of the 215 Beltway within Spring Valley. JJ/sd/ja (For possible action) 02/06/19 BCC

Applicant requested a **HOLD** to January 29, 2019 Spring Valley TAB meeting.

16. **WS-18-0981-PF PROPERTIES SG, LLC & MF/CI PROPERTIES SG, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the maximum sign area for a freestanding sign; 2) increase sign area for an animated sign; and 3) reduce the setback of a freestanding sign.
DESIGN REVIEW for an animated freestanding sign in conjunction with an existing tavern on 1.4 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road and the east side of the 215 Beltway within Spring Valley. JJ/sd/ja (For possible action) 02/06/19 BCC

Applicant requested a **HOLD** to January 29, 2019 Spring Valley TAB meeting.

17. **WS-18-0995-D.R. HORTON, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to establish an alternative yard for a single family residential lot.
DESIGN REVIEW for building orientation of 1 single family residence in conjunction with a single family residential development on 0.3 acres in an R-2 (Medium Density Residential District) Zone. Generally located on the east side of Lindell Road and the south side of Jade Crystal Avenue within Spring Valley. JJ/jor/ja (For possible action) 02/06/19 BCC

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

18. **ZC-18-0970-GRAND FLAMINGO CAPITAL MGMT, LLC:**
ZONE CHANGE to reclassify 10.4 acres from C-2 (General Commercial) Zone to U-V (Urban Village - Mixed Use) Zone in the MUD-3 Overlay District.
DESIGN REVIEW for a proposed mixed-use development. Generally located 780 feet west of Grand Canyon Drive, 630 feet north of Peace Way within Spring Valley (description on file). JJ/pb/ja (For possible action) 02/06/19 BCC

Motion by: **Yvette Williams**
Action: **Approved with staff conditions**
Vote: **4/1 Angie Heath Younce Nay**

VIII Public Comment

Concern was expressed that meeting notification cards sometimes don't reach residents until after Town Advisory Board meetings coupled with an assertion applications are done secretly and thus neighbors should be allowed to review applications prior to Town Advisory Board meetings.

A second speaker expressed concern recommendations from the Town Board are not passed on to the Board of County Commissioners or the Planning Commission.

IX. Next Meeting Date

The next regular meeting will be January 29, 2019 at 6:30pm

X Adjournment

Motion by: Angie Heath Younce

Action: Adjourn

Vote: 5-0 / Unanimous

The meeting was adjourned at 7:37 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/>