



Spring Valley Town Advisory Board

April 9, 2019

MINUTES

Board Members: Darby Johnson, Jr. – Chair PRESENT Yvette Williams – Vice Chair PRESENT
Angie Heath Younce EXCUSED 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 EXCUSED

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

Darby Johnson called the meeting to order at 6:30pm

II. Public Comment

- None

III. Approval of **March 26, 2019** Minutes

Motion by: **Darby Johnson, Jr.**
Action: **Approved as published**
Vote: **4/0**

IV. Approval of Agenda for **April 9, 2019**

Motion by: **Darby Johnson**
Action: **Approved as amended**
Vote: **4/0 Unanimous**

V. Informational Items

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

- None

VI. Planning & Zoning

1. **VS-19-0171-BENEFITS PLAZA INC:**

VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Sunset Road, and between Durango Drive and Cimarron Road within Spring Valley (description on file). MN/sv/ja (For possible action) **05/07/19 PC**

Motion by: **Yvette Williams**

Action: **Approve** with staff conditions

Vote: **4/0 Unanimous**

2. **VS-19-0194-DECATUR-SUNSET R L T O-J L #7 LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Hauck Street and between Sunset Road and Teco Avenue and a portion of a right-of-way being Sunset Road located between Decatur Boulevard and Hauck Street within Spring Valley (description on file). MN/jvm/ja (For possible action) **05/07/19 PC**

Motion by: **Rodney Bell**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

3. **VS-19-0222-RUSSELL MINI STORAGE PARTNERS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Durango Drive and Cimarron Road within Spring Valley (description on file). MN/tk/ja (For possible action) **05/07/19 PC**

HOLD to April 30, 2019 Spring Valley TAB meeting due to applicant being a no show.

4. **VS-19-0227-NEEDHAM, HOWARD J. & CHRISTINE S.:**

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street (alignment), and between Sobb Avenue and Post Road within Spring Valley (description on file). MN/rk/ja (For possible action) **05/07/19 PC**

Motion by: **Rodney Bell**

Action: **Approve** with staff conditions

Vote: **4/0 Unanimous**

5. **UC-19-0177-MINZER GARY ALAN LIVING TRUST & MINZER GARY ALAN TRS:**

USE PERMIT for vehicle rental in conjunction with an existing vehicle repair facility on 2.2 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard and the south side of Flamingo Road within Spring Valley. MN/jt/ja (For possible action) **04/16/19 PC**

Motion by: **Catherine Hodges**

Action: **Approve** with staff conditions

Vote: **4/0 Unanimous**

6. **DR-19-0163-AAG - REAL ESTATE/LAS VEGAS, LLC:**
DESIGN REVIEW for changes to a previously approved automobile maintenance facility on a portion of 6.9 acres in a C-P (Office and Professional) Zone and C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the southwest corner of Sahara Avenue and Bronco Street within Spring Valley. JJ/jt/ja (For possible action) **04/17/19 BCC**

Motion by: **Darby Johnson**
Action: **Approve** with staff conditions
Vote: **4/0 Unanimous**

7. **ZC-19-0223-1CHRONICLES 410, LLC:**
ZONE CHANGE to reclassify 0.5 acres from R-E (Rural Estates Residential) Zone to CRT (Commercial Residential Transitional) Zone.
USE PERMIT to allow a school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** parking lot landscaping; **2)** increased building height; **3)** reduced drive aisle width; and **4)** reduced height setback ratio.
DESIGN REVIEW for a school building in conjunction with a proposed school on 1.1 acres in a CRT (Commercial Residential Transitional) Zone in the Desert Inn Road Transition Corridor Overlay District. Generally located on the north side of Desert Inn Road, and 271 feet east of Torrey Pines Drive within Spring Valley (description on file). JJ/jor/ja (For possible action) **04/17/19 BCC**

Motion by: **Yvette Williams**
Action: **DENY**
Vote: **3/1 Darby Johnson NAY**

8. **NZC-19-0191-DECATUR SUNSET N W R L T O J L #7, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-60 & AE-65) Zone to C-2 (General Commercial) (AE-60 & AE-65) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced driveway separation; and **2)** allow modified driveway design standards.
DESIGN REVIEW for 2 restaurants with drive-thru facilities in the CMA Design Overlay District. Generally located on the north side of Sunset Road and the east side of Hauck Street within Spring Valley (description on file). MN/pb/ja (For possible action) **05/07/19 PC**

Motion by: **Rodney Bell**
Action: **Approve** with staff conditions as presented
Vote: **4/0 Unanimous**

9. **UC-19-0226-NEEDHAM, HOWARD J. & CHRISTINE S.:**
USE PERMIT to eliminate the pedestrian access around the outside dining/drinking area.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase height of a freestanding sign; **2)** permit neon signage; **3)** exceed luminance values beyond the property containing the light source; **4)** reduce driveway approach and departure distances from the intersection; and **5)** modified driveway design standards.
DESIGN REVIEWS for the following: **1)** fast food restaurant with drive-thru; and **2)** alternative parking landscaping on 2.2 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard and the south side of Sobb Avenue within Spring Valley. MN/rk/ja (For possible action) **05/07/19 PC**

Motion by: **Rodney Bell**
Action: **Approve** as presented
WITHDRAWN by applicant Waiver of Development Standards # 5
Vote: **4/0 Unanimous**

10. **WS-18-0972-S D P DEVELOPMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth along Durango Drive.
DESIGN REVIEW for a retail center on 3.9 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the west side of Durango Drive and the north side of Sunset Road within Spring Valley. JJ/sd/ja (For possible action) **05/07/19 PC**

Motion by: **Rodney Bell**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

11. **WS-19-0195-FORT APACHE STORAGE DEPOT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow an existing security wall/fence with razor wire.
DESIGN REVIEW for an existing security wall/fence in conjunction with an existing mini-warehouse facility on 2.9 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Flamingo Road and approximately 300 feet east of Fort Apache Road within Spring Valley. MN/sd/ja (For possible action) **05/07/19 PC**

Motion by: **Yvette Williams**

Action: **DENY**

Vote: **2/1 Darby Johnson NAY; Catherine Godges ABSTAIN and did not vote.**

12. **DR-19-0208-DOUMANI DOMINIQUE FAMILY TRUST & DOUMANI DOMINIQUE TRS:**
DESIGN REVIEW for increased finished grade in conjunction with an approved convenience store, gasoline station, and carwash on a 1.8 acre parcel in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Jones Boulevard and the south side of Russell Road within Spring Valley. MN/rk/ja (For possible action) **05/08/19 BCC**

Motion by: **Rodney Bell**

Action: **Approve** with staff conditions

Vote: **4/0 Unanimous**

13. **TM-19-500069-DOUMANI DOMINIQUE FAMILY TRUST & DOUMANI DOMINIQUE TRS:**
TENTATIVE MAP for a commercial subdivision on a 1.8 acre parcel in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Jones Boulevard and the south side of Russell Road within Spring Valley. MN/rk/ja (For possible action) **05/08/19 BCC**

Motion by: **Rodney Bell**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

14. **UC-19-0216-FLY VEGAS HOLDINGS, LLC:**
USE PERMIT to allow a recreational facility (indoor skydiving).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the building height; **2)** reduce the departure distance; and **3)** reduce the throat depth.
DESIGN REVIEW for a recreational facility (indoor skydiving) establishment on a portion of 1.7 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Roy Horn Way, 390 feet east of Buffalo Drive within Spring Valley. MN/jor/ja (For possible action)

Motion by: **Yvette Williams**

Action: **Approve** Use Permit, Waivers of Development Standards #1 and Design Review

DENY Waivers of Development Standards #2 and #3

WITHDRAWN per applicant Waivers of Development Standards #2 and #3 – agreed to redesign and confirm with TAB

Vote: **4/0 Unanimous**

15. **WC-19-400037 (ZC-1660-01)-FLY VEGAS HOLDINGS, LLC:**
WAIVER OF CONDITIONS of a zone change for right-of-way dedication to include 30 feet for Pama Lane together with a knuckle at Tioga Way in conjunction with a proposed recreational facility (indoor skydiving) on a portion of 1.7 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Roy Horn Way, 390 feet east of Buffalo Drive within Spring Valley. MN/jor/ja (For possible action) **05/08/19 BCC**

Motion by: **Rodney Bell**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

16. **WS-19-0188-BLACKJACK LAND, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for cross access in conjunction with a proposed commercial building on 4.5 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the north side of Rafael Rivera Way and the west side of Gagnier Boulevard (alignment) within Spring Valley. MN/rk/ja (For possible action) **05/08/19 BCC**

Motion by: **Rodney Bell**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

17. **ET-19-400030 (DR-0096-17)-ORO SAHARA PRIME, LLC:**
DESIGN REVIEW FIRST EXTENSION OF TIME to commence a gasoline station with canopy and sales kiosk on a portion of 0.7 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue, 350 feet east of Durango Drive within Spring Valley. JJ/sv/ja (For possible action) **04/16/19 PC**

Motion by: **Darby Johnson**

Action: **DENY**

Vote: **4/0 Unanimous**

18. **WS-18-0997-SPRING MOUNTAIN, LLC:**
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced street landscape width; **2)** parking lot landscaping (no longer needed); **3)** waive minimum 5 foot wide sidewalk between buildings and pavement (no longer needed); **4)** reduced parking; **5)** reduce loading zone requirements (previously not notified); **6)** alternative driveway geometrics (previously not notified).
DESIGN REVIEWS for the following: **1)** proposed retail buildings; and **2)** façade changes, drive-thru lane, an addition to an existing building (no longer needed) 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) **04/16/19 PC**

Motion by: **Yvette Williams**

Action: **Approve** per staff adding a condition requiring the driveway on Spring Mountain to have a minimum depth of 25 feet

Vote: **4/0 Unanimous**

VII. General Business

NONE

VIII. Public Comment

Yvette Williams requested an agenda item under General Business to list and discuss those presentations/reports the Town Advisory Board would like scheduled for future meetings.

IX. Next Meeting Date

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

X. Adjournment

Motion by: **Darby Johnson**

Action: **Adjourn**

Vote: **4-0 / 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/>