



Spring Valley Town Advisory Board

May 28, 2019

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

Mark Donohue, Current Planner

II. Public Comment

- None

III. Approval of **May 14, 2019** Minutes

Motion by: **Darby Johnson, Jr.**
Action: **Approved as published**
Vote: **5/0 Unanimous**

IV. Approval of Agenda for **May 28, 2019**

Motion by: **Darby Johnson**
Action: **Approved as amended**
Vote: **5/0 Unanimous**

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion) Movie in The Park with Commissioner Michael Naft and Commissioner Justin Jones. Saturday, June 1, 2019 at 7:00 pm James Regional Park Field 1 8400 W. Robindale Rd.

VI Planning & Zoning

1. **ET-19-400047 (UC-1001-17)-WELLS CARGO INC:**

USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** permit proposed and existing accessory structures not architecturally compatible with the principal building; and **2)** deviate from applicable design standards per Table 30.56.2A for accessory structures.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce separation between accessory structures; **2)** reduce setback; **3)** waive parking lot landscaping; and **4)** allow non-standard improvements (parking, landscaping, and fencing) in the right-of-way.

DESIGN REVIEW of accessory structures in conjunction with an existing sand and gravel operation on 143.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north and south sides of Spring Mountain Road and the west side of Tenaya Way within Spring Valley. JJ/lm/ja (For possible action) **06/19/19 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **5/0 Unanimous**

2. **VS-19-0292-FLY VEGAS HOLDINGS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Roy Horn Way and Badura Avenue, and between Buffalo Drive and Tenaya Way and a portion of right-of-way being an unnamed right-of-way segment located between Roy Horn Way and Badura Avenue and between Tenaya Way and Buffalo Drive within Spring Valley (description on file). MN/jvm/ja (For possible action) **06/18/19 PC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **5/0 Unanimous**

3. **VS-19-0326-9970 C C O, LLC:**

VACATE AND ABANDON a portion of a right-of-way being Flamingo Road located between Grand Canyon Drive and the 215 Beltway within Spring Valley (description on file). JJ/al/ja (For possible action) **06/18/19 PC**

Motion by: **Yvette Williams**

Action: **Approve** with staff conditions

Vote: **5/0 Unanimous**

4. **VS-19-0346-O'NEIL-CHANG FAMILY TRUST ETAL & CHANG RUBY S TRS:**

VACATE AND ABANDON easements of interest to Clark County located between Palmyra Avenue and Darby Avenue, and between Bronco Street and Jones Boulevard within Spring Valley (description on file). JJ/bb/ja (For possible action) **06/18/19 PC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

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

5. **UC-19-0322-LIN FUH-TYAN & SHI-LONG OU ETAL & TSENG LIH-CHU FAMILY LIVING TRUST:**
USE PERMIT for a hookah lounge within an existing shopping center on a portion of 2.6 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard and the north side of Flamingo Road within Spring Valley. JJ/md/ja (For possible action) **06/18/19 PC**

Motion by: **Rodney Bell**

Action: **Approve** with staff recommendations

ADD Review in one year

Vote: **5/0 Unanimous**

6. **UC-19-0330-SHEN ENTERPRISE, LLC:**
USE PERMIT to establish an instructional training facility (math tutoring) in conjunction with an existing office building on a portion of 0.5 acres in a C-P (Office and Professional) Zone. Generally located on the north side of Coley Avenue and the west side of Jones Boulevard within Spring Valley. JJ/nr/ja (For possible action) **06/18/19 PC**

Motion by: **Yvette Williams**

Action: **Approve** with staff conditions

ADD condition left turn sign on the west end of lot

Vote: **5/0 Unanimous**

7. **UC-19-0344-DIABLO TRIANGLE, LLC:**
USE PERMIT to allow an office as a principal use.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an office warehouse on 1.7 acres in an M-D (Light Manufacturing) Zone within the Cooperative Management Area (CMA) Overlay District. Generally located on the south side of Diablo Drive and the west side of Edmond Street within Spring Valley. MN/nr/ja (For possible action) **06/18/19 PC**

Motion by: **Darby Johnson**

Action: **Approve** with staff conditions

Vote: **5/0 Unanimous**

8. **WS-19-0325-9970 C C O, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to permit alternative landscaping and screening.
DESIGN REVIEWS for the following: **1)** a retail center; and **2)** alternative parking lot landscaping on 1.3 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of Flamingo Road and the 215 Beltway within Spring Valley. JJ/al/ja (For possible action) **06/18/19 PC**

Motion by: **Darby Johnson**

Action: **Approve** with staff conditions

Vote: **5/0 Unanimous**

9. **WS-19-0338-DOUMANI DOMINIQUE FAMILY TRUST & DOUMANI DOMINIQUE TRS:**
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics in conjunction with an approved convenience store, gasoline station, and car wash 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/al/ja (For possible action) **06/18/19 PC**

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

10. **UC-19-0353-DIAMOND BUFFALO, LLC:**
USE PERMIT to allow an office as a principal use within an existing warehouse complex.
DESIGN REVIEW for an office building on a 0.6 acre parcel of an existing 16.0 acre site in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Pioneer Way, approximately 436 feet north of Teco Avenue within Spring Valley. MN/nr/ja (For possible action) **06/19/19 BCC**

Motion by: **Angie Heath Younce**
Action: **DENY**
Vote: **3/1 Yvette Williams NAY/ Rodney Bell ABSTAIN**

11. **UC-19-0358-BSN HOUSE, LLC:**
USE PERMIT for a proposed private school (K through 8th grade).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** street landscaping; **2)** reduce parking lot landscaping; **3)** waive the requirement for sidewalks or a buffer around the building footprint; **4)** increase height of decorative fence; **5)** allow modified street standards; and **6)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** playground area; **2)** shade structure; and **3)** modifications to an existing parking lot in conjunction with a proposed private school on 2.0 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Lindell Road and the north side of Twain Avenue within Spring Valley. JJ/md/ja (For possible action) **06/19/19 BCC**

Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
ADD one year review of traffic conditions
Vote: **5/0 Unanimous**

12. **ZC-19-0343-MATTER DURANGO LLC, ET AL:**
ZONE CHANGE to reclassify 32.5 acres from R-E (Rural Estates Residential) Zone and C-2 (General Commercial) Zone to U-V (Urban Village - Mixed Use) Zone in the CMA Design and MUD-2 Overlay Districts.
USE PERMITS for the following: **1)** High Impact Project; **2)** modified pedestrian realm; **3)** reduce separation from alcohol, on-premises consumption to a residential use; **4)** child care institution; **5)** college or university; **6)** farmer's market; **7)** food cart/booth not within an enclosed building; **8)** kennel; **9)** live entertainment; **10)** outside dining, drinking, and cooking; **11)** public/quasi-public buildings and facilities; **12)** temporary outdoor commercial events; **13)** training facility (major); and **14)** training facility (minor).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce separation from outdoor live entertainment to a residential use; **2)** reduce setback to a right-of-way; **3)** reduce throat depths; and **4)** allow non-standard improvements in the right-of-way.

DESIGN REVIEWS for the following: **1)** a High Impact Project and mixed use project; and **2)** increase finished grade. Generally located on the southeast corner of Durango Drive and the 215 Beltway within Spring Valley (description on file). MN/jt/ja (For possible action) **06/19/19 BCC**

Motion by: **Rodney Bell**

Action: **Approve** with staff recommendations

Vote: **5/0 Unanimous**

VII General Business

1. None

VIII Public Comment

- None

IX. Next Meeting Date

The next regular meeting will be **June 11, 2019** at 6:30pm

X Adjournment

Motion by Darby Johnson

Action: Adjourn

Vote: 5-0 / Unanimous

The meeting was adjourned at 8:05 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/>