



# Spring Valley Town Advisory Board

July 30, 2019

## MINUTES

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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](mailto:chayes@yahoo.com) PRESENT

County Liaison: Mike Shannon, 702 455-8338, [mds@clarkcountynv.gov](mailto:mds@clarkcountynv.gov) EXCUSED  
Tiffany Hesser, 702-455-7388 [th@clarkcountynv.gov](mailto:th@clarkcountynv.gov) PRESENT

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

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

Greg Cerven, Current Planner

II. Public Comment

- None

III. Approval of **July 9, 2019** Minutes

Motion by: **Angie Heath Younce**  
Action: **Approved as published**  
Vote: **5/0 Unanimous**

IV. Approval of Agenda for **July 30, 2019**

Motion by: **Angie Heath Younce**  
Action: **Approved as amended**  
Vote: **5/0 Unanimous**

General Business item Budget Presentation will be heard prior to Planning & Zoning items.

Related applications:

3. VS-19-0512-DIGITAL DESERT B P, LLC:
5. TM-19-500130-DIGITAL DESERT B P, LLC:

V. Informational Items

VI Planning & Zoning

1. **VS-19-0415-COUNTY OF CLARK (PUBLIC WORKS):**  
**VACATE AND ABANDON** easements of interest to Clark County located between Buffalo Drive and Tenaya Way, and between Patrick Lane and Oquendo Road within Spring Valley (description on file). MN/sv/ma (For possible action) **08/06/19 PC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **5/0 Unanimous**

2. **VS-19-0509-GRAND FLAMINGO CAPITAL MGMT, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Grand Canyon Drive and Hualapai Way, and between Flamingo Road and Peace Way within Spring Valley (description on file). JJ/jvm/ma (For possible action) **08/20/19 PC**

Motion by: **Rodney Bell**

Action: **Approve** with staff recommendations

Vote: **5/0 Unanimous**

3. **VS-19-0512-DIGITAL DESERT B P, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Patrick Lane and Post Road, and between Warbonnet Way (alignment) and Buffalo Drive; and portions of a rights-of-way being Patrick Lane located between Warbonnet Way (alignment) and Buffalo Drive and portions of Buffalo Drive located between Patrick Lane and Post Road within Spring Valley (description on file). MN/al/ma (For possible action) **08/20/19 PC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **5/0 Unanimous**

4. **ZC-19-0448-ROBINDALE INDUSTRIAL PARK, LLC:**  
**ZONE CHANGE** to reclassify 4.1 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone in the CMA Design Overlay District.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified commercial driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** alternative parking lot landscaping; and **2)** a proposed shopping center. Generally located on the west side of Durango Drive and the south side of Hacienda Avenue within Spring Valley (description on file). JJ/rk/ma (For possible action) **08/07/19 BCC**

Motion by: **Catherine Godges**

Action: **Approve** with staff recommendations

Vote: **5/0 Unanimous**

5. **TM-19-500130-DIGITAL DESERT B P, LLC:**  
**TENTATIVE MAP** for a mixed use project consisting of commercial lots, 8 residential lots, and common elements on 42.4 acres in a C-2 (General Commercial) Zone for a High Impact Project in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive between Patrick Lane and Post Road within Spring Valley. MN/al/ma (For possible action) **08/20/19 PC**

Motion by: **Darby Johnson**

Action: **Approve** with staff conditions

Vote: **3/2 Catherine Godges and Yvette Williams - NAY**

6. **WS-19-0486-SD PARCELS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for an over-length cul-de-sac in conjunction with a previously approved office/warehouse complex on a portion of 16.5 acres in an M-D (Designed Manufacturing District) and R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard, 604 feet south of Patrick Lane within Spring Valley. MN/jor/ma (For possible action)

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **5/0 Unanimous**

7. **WS-19-0506-SHAHBEKYAN KAREN & PIRUZA:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height in conjunction with a single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Fenway Avenue and the end of Kearney Street (alignment) within Spring Valley. MN/nr/ja (For possible action) **08/20/19 PC**

Motion by: **Catherine Godges**

Action: **Approve** with staff recommendations

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

8. **WS-19-0507-BAIRES LUIS ALONSO & BAIRES-GALINDO CRISTABEL:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; and **2)** reduced building separation in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Green Canyon Drive and south of Lantana Way within Spring Valley. MN/nr/ja (For possible action) **08/20/19 PC**

**HELD** to Spring Valley TAB meeting on August 13, 2019 due to applicant being a no show.

9. **DR-19-0510-MOJAVE EDUCATIONAL FOUNDATION INC:**  
**DESIGN REVIEW** for signage in conjunction with a future school on 0.6 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, 271 feet east of Torrey Pines Drive within Spring Valley. JJ/nr/ma (For possible action) **08/21/19 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff conditions

Vote: **5/0 Unanimous**

10. **WS-19-0488-CIMARRON ROAD, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative driveway geometrics; and **2)** building construction standards.  
**DESIGN REVIEW** for an office building on a portion of 22.9 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Roy Horn Way and the west side of Cimarron Road within Spring Valley.  
MN/bb/ma (For possible action) **08/21/19 BCC**

Motion by: **Rodney Bell**

Action: **Approve** with staff recommendations

Vote: **5/0 Unanimous**

VII General Business

- Budget presentation by Clark County Department of Finance

VIII Public Comment

- None

IX. Next Meeting Date

The next regular meeting will be **August 13, 2019** at 6:30pm

X Adjournment

**Motion by Rodney Bell**

**Action: Adjourn**

**Vote: 5-0 / Unanimous**

**The meeting was adjourned at 8:22 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/>