



Spring Valley Town Advisory Board

November 12, 2019

MINUTES

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

Secretary: Carmen Hayes, 702 371-7991, chayes@yahoo.com PRESENT

County Liaison: Mike Shannon, 702 455-8338, mds@clarkcountynv.gov EXCUSED
Tiffany Hesser 702 455-7388 hesserTi@clarkcounty.gov PRESENT

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 **October 29, 2019** Minutes

Motion by: **Angie Heath Younce**

Action: **Approved as published**

Vote: **(4-0) /Unanimous**

IV. Approval of Agenda for **November 12, 2019**

Motion by: **Angie Heath Younce**

Action: **Approved as amended**

Vote: **4/0 Unanimous**

Applicant requested holds:

11. ET-19-400139 (DR-0083-17)-VESICA ALLIANCE, LTD: Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 26, 2019.

Related applications:

3. VS-19-0819-USA
6. NZC-19-0818-USA
7. TM-19-500219-USA

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
 - **None**

VI Planning & Zoning

1. **VS-19-0811-R & J RAINBOW LLC:**
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/jt/ja (For possible action) **12/03/19 PC**

Motion by: **Darby Johnson**

Action: **Motion for approval failed, item to move forward with no recommendation**

Vote: **2/2 Yvette Williams- Nay, Angie Heath Younce- Nay**

2. **VS-19-0817-SULLIVAN SQUARE LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Gagnier Boulevard (alignment), and between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/jt/ja (For possible action) **12/03/19 PC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

3. **VS-19-0819-USA:**
VACATE AND ABANDON easements of interest to Clark County located between Pioneer Street (alignment) and Spring Mountain Road, and between Riley Street and Durango Drive within Spring Valley (description on file). JJ/al/jd (For possible action) **12/03/19 PC**

Motion by: **Darby Johnson**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

4. **VS-19-0839-COUNTY OF CLARK (PK & COMM SERV):**
VACATE AND ABANDON a portion of a right-of-way being Buffalo Drive located between Russell Road and Diablo Drive within Spring Valley (description on file). MN/jt/jd (For possible action) **12/03/19 PC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

5. **WS-19-0781-A & A, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce trash enclosure setback; **2)** reduce parking lot landscaping; **3)** modified loading zone requirements; **4)** waive CMA Design Overlay District standards; and **5)** modified driveway design standards.
DESIGN REVIEW for a proposed retail center consisting of an in-line retail building and an attached restaurant building with drive-thru on 1.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Fort Apache Road, 630 feet north of Tropicana Avenue within Spring Valley. JJ/rk/ja (For possible action) **11/20/19 BCC**

Motion by: **Angie Heath Younce**
Action: **Approve** as presented
Vote: **3/1 Yvette Williams - NAY**

6. **NZC-19-0818-USA:**
ZONE CHANGE to reclassify 10.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** reduced setback to visitor call box for access control gates; and **3)** reduced street intersection off-set.
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increased finished grade. Generally located on the northeast corner of Riley Street and Spring Mountain Road within Spring Valley (description on file). JJ/al/jd (For possible action) **12/03/19 PC**

Motion by: **Yvette Williams**
Action:
APPROVE Zone Change reduced to R-1
APPROVE Waivers of Development Standards #1
DENY Waivers of Development Standards #2 and #3.
DENY Design Review #1
APPROVE Design Review #2
Approve with staff if approved recommendations
Vote: **4/0 Unanimous**

7. **TM-19-500219-USA:**
TENTATIVE MAP consisting of 74 single family residential lots and common lots on 10.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Riley Street and Spring Mountain Road within Spring Valley (description on file). JJ/al/jd (For possible action) **12/03/19 PC**

Motion by: **Yvette Williams**
Action **DENY**
Vote: **4/0 Unanimous**

8. **UC-19-0801-HORDEN CATHERINE TRUST LLC:**
USE PERMITS for the following: **1)** hookah lounge; **2)** supper club; and **3)** reduce the separation from a residential use on a portion of 2.5 acres in a C-1 (Local Business). Generally located on the east side of Jones Boulevard and the south side of Cherokee Avenue within Spring Valley. JJ/bb/jd (For possible action) **12/03/19 PC**

Motion by: **Angie Heath Younce**
Action: **DENY**
Vote: **4/0 Unanimous**

9. **UC-19-0823-WEST SAHARA PROMENADE CO, LLC:**
USE PERMIT to allow a hookah lounge in conjunction with a supper club within an existing shopping center on a portion of 8.0 acres in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue and the east side of Cimarron Road within Spring Valley. JJ/lm/jd (For possible action) **12/03/19 PC**

Motion by: **Yvette Williams**

Action: **Approve** as presented with staff conditions and 1-year review of operating hours related to noise

Vote: **4/0 Unanimous**

10. **ET-19-400138 (WS-0690-17)-UL 215, LLC & UW 215, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** allow alternative landscaping; and **2)** modified CMA Design Overlay District standards.
DESIGN REVIEW for modifications to a previously approved shopping center on 14.0 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the north side of Rafael Rivera Way within Spring Valley. JJ/tk/jd (For possible action) **12/04/19 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

11. **ET-19-400139 (DR-0083-17)-VESICA ALLIANCE, LTD:**
DESIGN REVIEW FIRST EXTENSION OF TIME for a redesign of a previously approved commercial center for office uses only on 4.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Sunset Road and Riley Street within Spring Valley. JJ/tk/jd (For possible action) **12/04/19 BCC**

Applicant requested a **HOLD** to Spring Valley Town Advisory Board meeting on November 26, 2019.

12. **UC-19-0802-EQ DURANGO, LLC:**
USE PERMIT for a marijuana establishment (retail marijuana store) within an existing retail/restaurant building on 1.4 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 400 feet north of Sunset Road within Spring Valley. MN/md/jd (For possible action) **12/04/19 BCC**

Motion by: **Yvette Williams**

Action: **Approve** with staff recommendations and a review in 18 months

Vote: **3/1 Angie Heath Younce - NAY**

13. **WS-19-0832-FLY VEGAS HOLDINGS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the height of a freestanding sign; **2)** increase sign area for a freestanding sign; and **3)** increase animation area for a freestanding sign.
DESIGN REVIEW for a proposed freestanding sign in conjunction with a proposed 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 Overlay District. Generally located on the south side of Roy Horn Way, 390 feet east of Buffalo Drive within Spring Valley. MN/lm/jd (For possible action) **12/04/19 BCC**

Motion by: **Catherine Godges**

Action: **DENY**

Vote: **4/0 Unanimous**

VII General Business

- **None**

VIII Public Comment

A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

- **None**

IX. Next Meeting Date

The next regular meeting will be **November 26, 2019** at 6:30pm

X Adjournment

Motion by Angie Heath Younce

Action: Adjourn

Vote: 4-0 / Unanimous

The meeting was adjourned at 8:36 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/>