



Spring Valley Town Advisory Board

January 14, 2020

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

Greg Cerven, Current Planner

II. Public Comment

- None

III. Approval of **December 10, 2019** Minutes

Motion by: **Angie Heath Younce**

Action: **Approve** as published.

Motion **5/0 Unanimous**

IV. Approval of Agenda for **January 14, 2020**

Motion by: **Angie Heath Younce**

Action: **Approve as amended**

Vote: **5/0 Unanimous**

V. Informational Items

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

- **Mike Shannon announced Bird Springs BLM Cleanup with Commissioner Justin Jones on Saturday January 18, 2020 from 9:00am to 12:00pm at Rainbow and Starr Avenue, south of Mountains Edge Master Planned Community.** Sign up at <https://getoutdoorsnevada.org/events/>
- **Mike Shannon announced Community Cleanup at James Regional Sports Park, 8400 West Robindale, on January 25, 2020 at 8:00am.** Sign up at <https://getoutdoorsnevada.org/events/>

VI Planning & Zoning

1. **VS-19-0954-BEEDIE NV PROPERTY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pioneer Way and Tenaya Way, and between Post Road (alignment) and Teco Avenue (alignment) within Spring Valley (description on file). MN/tk/jd (For possible action) **02/04/20 PC**

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

2. **VS-19-0960-LEGACY JONES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road, and between Jones Boulevard and Red Rock Street within Spring Valley (description on file). MN/nr/jd (For possible action) **02/04/20 PC**

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

3. **VS-19-0956-AVISION DEVELOPMENT PARTNERS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Peace Way and Tompkins Avenue, and between Hualapai Way and San Vito Street (alignment) within Spring Valley (description on file). JJ/jt/jd (For possible action) **02/05/20 BCC**

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

4. **VS-19-0986-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Quarterhorse Lane and Autumn Breeze Street (alignment), and between Martin Avenue and Sunset Road within Spring Valley (description on file). JJ/jt/jd (For possible action) **02/05/20 BCC**

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

5. **NZC-19-0848-T E G SPANISH RIDGE LLC:**
HOLDOVER ZONE CHANGE to reclassify 13.0 acres from C-P (Office and Professional) Zone to an M-D (Designed Manufacturing) Zone.
USE PERMIT to waive the required intense landscape buffer for a distribution center.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** office/warehouse building; and **2)** distribution center on 13.0 acres in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue and the west side of Riley Street within Spring Valley (description on file). JJ/md/ja (For possible action) **01/21/20 PC**

Motion by: **Yvette Williams**
Action: **Approve** as presented
Vote: **5/0 Unanimous**

6. **NZC-19-0921-KHOMASSI NASON ETAL & KHOMASSI NIMA:**
ZONE CHANGE to reclassify 16.4 acres from R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height; **2)** reduce setback; and **3)** reduce landscaping.
DESIGN REVIEW for the following: **1)** proposed multiple family residential development; and **2)** alternative parking lot landscaping in the CMA Design Overlay District. Generally located on the east side of Quaterhouse Lane and the south side of Sunset Road within Spring Valley (description on file). JJ/rk/jd (For possible action) **01/21/20 PC**

Motion by: **Yvette Williams**
Action: **DENY**
Vote: **4/1 Darby Johnson NAY**

7. **UC-19-0904-PHOENIX PLAZA HOLDINGS LLC:**
USE PERMIT for a hookah lounge within an existing shopping center on 4.3 acres in a (C-2 (Commercial General) Zone. Generally located on the north side of Flamingo Road and east of Torrey Pines Drive within Spring Valley. JJ/nr/jd (For possible action) **01/21/20 PC**

Motion by: **Yvette Williams**
Action: **Approve** with staff recommendations
Vote: **4/0 Unanimous (Angie Heath Younce not in room for vote)**

8. **UC-19-0923-R W BUFFALO LLC:**
USE PERMIT for a recreational facility (indoor batting cages).
WAIVERS OF DEVELOPMENT STANDARDS for the following **1)** reduced parking; and **2)** reduced parking lot landscaping.
DESIGN REVIEW for alternative parking lot landscaping in conjunction with an existing office/warehouse complex on 4.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive, 650 feet north of Warm Springs Road within Spring Valley. MN/nr/jd (For possible action) **01/21/20 PC**

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

9. **WS-19-0909-CANUP CHAD W & CHIEN:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the side setback for a carport in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Cedarwood Avenue, 548 feet east of El Camino Road within Spring Valley. JJ/nr/jd (For possible action) **01/21/20 PC**

Motion by: **Yvette Williams**
Action: **DENY**
Vote: **4/1 Darby Johnson NAY**

10. **DR-19-0905-WEST TROP STORAGE, LLC:**
DESIGN REVIEW for a mini-warehouse expansion on 3.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Tee Pee Lane and the South side of Tropicana Avenue within Spring Valley. JJ/nr/jd (For possible action) **01/22/20 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

ADDED stipulations on 10 foot tall trees spaced 20 feet apart on West and South property lines (in front of new construction)

Vote: **5/0 Unanimous**

11. **DR-19-0938-CHARTER FACILITY SUPPORT FOUNDATION, LLC:**

DESIGN REVIEWS for the following: **1)** proposed site lighting; and **2)** proposed signage in conjunction with an approved school on 5.0 acres in a C-P (Office and Professional) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Patrick Lane, 675 feet west of Rainbow Boulevard within Spring Valley. MN/pb/jd (For possible action) **01/22/20 BCC**

Motion by: **Yvette Williams**

Action: **Approve** with staff recommendations

ADD condition that sign is not illuminated

Vote: **5/0 Unanimous**

12. **ET-19-400161 (UC-0441-17)-WINWAY, LLC:**

USE PERMIT FIRST EXTENSION OF TIME for a vehicle (car) wash facility.

WAIVER OF DEVELOPMENT STANDARDS to increase building height.

DESIGN REVIEWS for the following: **1)** a vehicle wash facility; **2)** allow alternative tree placement within parking areas where trees are to be generally distributed throughout the parking lot per Figure 30.64-14; and **3)** allow the use of vivid hues where subdued hues are required per Table 30.56-2 on 1.1 acres in a C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road, 320 feet west of Redwood Street within Spring Valley. JJ/md/jd (For possible action) **01/22/20 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **5/0 Unanimous**

13. **ET-19-400163 (UC-0121-17)-UL 215, LLC & UW 215, LLC:**

USE PERMIT FIRST EXTENSION OF TIME to increase building height.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the number of trees required for street landscaping; **2)** allow non-standard improvements (landscaping) within the right-of-way (Rafael Rivera Way); and **3)** waive off-site improvements (sidewalk) along Rafael Rivera Way.

DESIGN REVIEW for a proposed shopping center on a 14.0 acre portion of a 20.4 acre parcel in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the south side of Sunset Road and the east side of Rafael Rivera Way within Spring Valley. JJ/tk/jd (For possible action) **01/22/20 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **5/0 Unanimous**

14. **TM-19-500230-HIGH GROUND, LLC:**

HOLDOVER TENTATIVE MAP consisting of 85 single family residential lots and common lots on 11.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Patrick Lane and Hualapai Way within Spring Valley. JJ/sd/jd (For possible action) **01/22/20 BCC**

Motion by: **Darby Johnson**

Action: **HOLD** to Spring Valley TAB Meeting on February 11, 2020 per applicant request.

Vote: **5/0 Unanimous**

15. **UC-19-0872-HIGH GROUND, LLC:**
HOLDOVER USE PERMIT for single family attached dwellings.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce lot sizes; **2)** increase in wall height; **3)** modify setback for access control gates; and **4)** street intersection off-set.
DESIGN REVIEWS for the following: **1)** increased grade; **2)** an attached and detached single family residential development on 11.8 acres in an R-2 (Medium Density Residential) Zone.
Generally located on the southeast corner of Patrick Lane and Hualapai Way within Spring Valley. JJ/sd/jd (For possible action) **01/22/20 BCC**

Motion by: **Darby Johnson**

Action: **HOLD** to Spring Valley TAB Meeting on February 11, 2020 per applicant request.

Vote: **5/0 Unanimous**

16. **ZC-19-0946-KJC CAPITAL HOLDINGS, LLC ETAL & LEE, SUNGYONG:**
ZONE CHANGE to reclassify 0.7 acres from C-1 (Local Business) to C-2 (Commercial General) for a commercial center.
DESIGN REVIEW for a retail/office commercial center. Generally located on the south side of Rochelle Avenue and 163 feet east of Grand Canyon Drive within Spring Valley. JJ/nr/jd (For possible action) **01/22/20 BCC**

Motion by: **Yvette Williams**

Action: **Approve** as presented

Vote: **5/0 Unanimous**

17. **UC-19-0951-BUFFALO SPRINGS POINT, LLC:**
USE PERMIT for live entertainment in conjunction with an existing restaurant on a portion of 1.6 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive, 150 feet south of Warm Springs Road within Spring Valley. MN/jt/jd (For possible action) **02/04/20 PC**

Motion by: **Rodney Bell**

Action: **Approve** with staff conditions

Vote: **5/0 Unanimous**

18. **UC-19-0971-COMMERCIAL CONCEPTS, LLC:**
USE PERMIT to reduce the separation from an on-premises consumption of alcohol (supper club) to a residential use in conjunction with a proposed restaurant within an existing shopping center on a portion of 4.4 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Flamingo Road and Jones Boulevard within Spring Valley. JJ/jor/jd (For possible action) **02/04/20 PC**

Motion by: **Darby Johnson**

Action: **Approve** with staff conditions

ADD condition of 1 year review

ADD condition of operation for alcohol consumption Sunday – Thursday 11am to Midnight; Friday -Saturday until 3 am.

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

19. **VC-19-0969-ANG, ANNE MICHELLE G. & ROSANNA G.:**
VARIANCE to allow a home occupation (esthetician services) within an existing single family residence on 1.0 acre in an R-3 (Multi-Family Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located on the west side of Seat Wall Road, 83 feet south of Dovehill Road within Spring Valley. JJ/jor/jd (For possible action) **02/04/20 PC**

Motion by: **Angie Heath Younce**
Action: **Approve** with staff conditions
ADD condition of 1 year review and clients to park in driveway.
Vote: **5/0 Unanimous**

20. **WS-19-0981-DAYANI INVESTMENTS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway standards.
DESIGN REVIEW for a proposed office warehouse complex on 1.1 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east side of Edmond Street, 350 feet south of Patrick Lane within Spring Valley. MN/sd/jd (For possible action) **02/04/20 PC**

Motion by: **Angie Heath Younce**
Action: **Approve** as presented
Vote: **3/2 Yvette Williams and Catherine Hodges NAY**

21. **TM-19-500256-AVISION DEVELOPMENT PARTNERS, LLC:**
TENTATIVE MAP consisting of 60 residential lots and common lots on 5.0 acres in R-3 (Multiple Family Residential) Zone. Generally located on the south side of Peace Way, 235 feet east of Hualapai Way within Spring Valley. JJ/jt/jd (For possible action) **02/05/20 BCC**

Motion by: **Angie Heath Younce**
Action: **DENY**
Vote: **4/1 Darby Johnson NAY**

22. **TM-19-500257-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 111 single family residential lots and common lots on 15.7 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the east side of Tenaya Way and the south side of Russell Road within Spring Valley. MN/rk/jd (For possible action) **02/05/20 BCC**

Motion by: **Darby Johnson**
Action: **HOLD** to Spring Valley TAB Meeting on February 11, 2020 per applicant request.
Vote: **5/0 Unanimous**

23. **TM-19-500258-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 108 single family residential lots and common lots on 15.2 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road and the east side of Timber Creek Street within Spring Valley. MN/rk/jd (For possible action) **02/05/20 BCC**

Motion by: **Darby Johnson**
Action: **HOLD** to Spring Valley TAB Meeting on February 11, 2020 per applicant request.
Vote: **5/0 Unanimous**

24. **TM-19-500260-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 207 single family residential lots and common lots on 31.7 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Patrick Lane and the east side of Cimarron Road within Spring Valley. MN/rk/jd (For possible action) **02/05/20 BCC**

Motion by: **Darby Johnson**
Action: **HOLD** to Spring Valley TAB Meeting on February 11, 2020 per applicant request.
Vote: **5/0 Unanimous**

25. **TM-19-500264-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 242 lots and common lots on 30.4 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the west side of Tenaya Way and the south side of Hacienda Avenue within Spring Valley. MN/jt/jd (For possible action) **02/05/20 BCC**

Motion by: **Rodney Bell**
Action: **Approve** as presented
Vote: **5/0 Unanimous**

26. **ZC-19-0957-AVISION DEVELOPMENT PARTNERS, LLC:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.
USE PERMIT for a planned unit development (townhouses).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce residential unit setbacks; **2)** reduce street intersection off-set; **3)** reduce setback for access control gate visitor call box; **4)** increase the number of dwelling units accessing a private street; and **5)** reduce the distance from the back of curb return to a residential driveway.
DESIGN REVIEWS for the following: **1)** planned unit development (townhouses); and **2)** increase finished grade. Generally located on the south side of Peace Way, 235 feet east of Hualapai Way within Spring Valley (description on file). JJ/jt/jd (For possible action) **02/05/20 BCC**

Motion by: **Angie Heath Younce**
Action: **DENY**
Vote: **5/0 Unanimous**

27. **ZC-19-0961-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 15.7 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)** reduce street intersection off-set; and **3)** reduce setback for a call box.
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increased finish grade in the CMA Design Overlay District. Generally located on the east side of Tenaya Way and the south side of Russell Road within Spring Valley (description on file). MN/rk/jd (For possible action) **02/05/20 BCC**

Motion by: **Angie Heath Younce**
Action: **Approve** as presented
Vote: **5/0 Unanimous**

28. **ZC-19-0962-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 15.2 acres from C-P (Office & Professional) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** reduce street intersection off-set; and **3)** reduce setback for a call box.
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increased finish grade in the CMA Design Overlay District. Generally located on the north side of Russell Road and the east side of Timber Creek Street within Spring Valley (description on file). MN/rk/jd (For possible action) **02/05/20 BCC**

Motion by: **Rodney Bell**
Action: **Approve** as presented
Vote: **5/0 Unanimous**

29. **ZC-19-0968-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify a 23.2 acre portion of the site 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; and 2) modify residential driveway geometrics.
DESIGN REVIEWS for the following: 1) single family residential development on 31.7 acres; and 2) increased finish grade in the CMA Design Overlay District. Generally located on the north side of Patrick Lane and the east side of Cimarron Road within Spring Valley (description on file). MN/rk/jd (For possible action) **02/05/20 BCC**

Motion by: **Yvette Williams**

Action: **Approve** as presented

ADD condition one story homes east boarder shared with Southern Trails community.

Vote: **5/0 Unanimous**

30. **ZC-19-0976-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 30.4 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) increased finished grade in the CMA Design Overlay District. Generally located on the west side of Tenaya Way and the south side of Hacienda Avenue within Spring Valley (description on file). MN/jt/jd (For possible action) **02/05/20 BCC**

Motion by: **Rodney Bell**

Action: **Approve** as presented

Vote: **5/0 Unanimous**

31. **ZC-19-0985-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify 15.0 acres from R-E (Rural Estates Residential) Zone and R-2 (Medium Density Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce parking.
DESIGN REVIEW for a multiple family residential development. Generally located on the east side of Quarterhorse Lane and the north side of Martin Avenue within Spring Valley (description on file). JJ/jt/jd (For possible action) **02/05/20 BCC**

Motion by: **Catherine Godges**

Action: **DENY**

Vote: **5/0 Unanimous**

VII General Business

1. Approve the 2020 Spring Valley Town Advisory Board Meeting Calendar (for possible action)

Approved 2020 Meeting Calendar after noting there will be no meeting on December 29, 2020.

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.

- **Suzanne Reed, 2020 Census Recruiting Assistant, passed out fliers and stated Spring Valley is at-risk to be underfunded for roads, schools, highways and hospitals if all individuals in the township are not counted during the 2020 Census.**

IX. Next Meeting Date

The next regular meeting will be **January 28, 2020** at 6:30pm

X Adjournment

Motion by Angie Heath Younce

Action: Adjourn

Vote: 5-0 / Unanimous

The meeting was adjourned at 11:23 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/>