



Spring Valley Town Advisory Board

July 14, 2020

MINUTES

Board Members: Darby Johnson, Jr. – Chair EXCUSED 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 PRESENT

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

Yvette Williams called the meeting to order at 6:34pm
Mark Donohue, Planner

II. Public Comment

- None

III. Approval of **June 30, 2020** Minutes

Motion by: **Angie Heath Younce**

Action: **Approve** as published.

Vote: **3/0 Unanimous**

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

Motion by: **Angie Heath Younce**

Action: **Approve after noting items 5 and 6 would be heard together**

Vote: **3/0 Unanimous**

V. Informational Items

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

- None

VI Planning & Zoning

1. **UC-20-0252-M 4 SUNSET LLC:**
USE PERMIT to allow sporting goods – firearms sales in conjunction with an existing office/warehouse complex on a portion of 9.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone within the CMA Design Overlay District. Generally located on the north side of Sunset Road, approximately 300 feet east of Santa Margarita Street within Spring Valley. MN/sd/jd (For possible action) **08/04/20 PC**

Motion by: **Catherine Godges**
Action: **Approve** with staff conditions
Vote: **3/0 Unanimous**

2. **WC-20-400056 (WS-19-0039) -PSI ARBY, LLC:**
WAIVER OF CONDITIONS of a waiver of development standards requiring evergreens 10 feet to 15 feet tall, possible Japanese Plum trees, to be planted in conjunction with an office warehouse complex on 5.0 acres in an M-D (Design Manufacturing) zone in the CMA Design Overlay District. Generally located on the southwest corner of Arby Avenue and Belcastro Street within Spring Valley. MN/bb/jd (For possible action) **08/04/20 PC**

Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
Vote: **3/0 Unanimous**

3. **ET-20-400057 (UC-18-0235)-WASHCO R&D, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) reduce the setback to a residential use; and 2) allow a service bay door to face a street.
WAIVER OF DEVELOPMENT STANDARDS for modified street standards.
DESIGN REVIEW for a vehicle wash facility on a portion of 2.5 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive, approximately 427 feet north of Russell Road within Spring Valley. JJ/jgh/jd (For possible action) **08/05/20 BCC**

Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
Vote: **3/0 Unanimous**

4. **WS-20-0235-GK ACQUISITIONS, LLC ETAL & MICONE MICHAEL A. TRUST:**
WAIVER OF DEVELOPMENT STANDARDS to increase sign height.
DESIGN REVIEW for signs in conjunction with an office building and parking garage on 7.3 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Ron Horn Way and Narrative Way within Spring Valley. MN/nr/jd (For possible action) **08/05/20 BCC**

Motion by: **Catherine Godges**
Action: **Approve** with staff conditions
Vote: **3/0 Unanimous**

5. **ZC-20-0257-MANDALAY RESORT GROUP:**
ZONE CHANGE to reclassify 9.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed

Manufacturing) (AE-60) Zone.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEW for proposed warehouse/office complex in the CMA Design Overlay District. Generally located on the north side of Oquendo Road and the east side of Edmond Street within Spring Valley (description on file). MN/rk/ja (For possible action) **08/05/20 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **3/0 Unanimous**

6. **VS-20-0258-MANDALAY RESORT GROUP:**

VACATE AND ABANDON a portion of a right-of-way being Hauck Street located between Oquendo Road and Quail Avenue (alignment) within Spring Valley (description on file). MN/rk/ja (For possible action) **08/05/20 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff conditions

Vote: **3/0 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.

Board acknowledged Spring Valley Land Use Plan update would be delayed until Enterprise is completed.

IX. Next Meeting Date

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

X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **3/0 Unanimous**

The meeting was adjourned at 7:39 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/>