



Spring Valley Town Advisory Board

January 11, 2022

MINUTES

Board Members:	Yvette Williams, Chair - EXCUSED Rodney Bell - EXCUSED Brian A. Morris - PRESENT	Catherine Godges, Vice Chair - PRESENT John Getter - 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

Catherine Godges called the meeting to order at 6:03 pm
Mark Donohue, **Current Planner**

II. Public Comment

- None.

III. Approval of **December 14, 2021** Minutes

Motion by: **John Getter**
Action: **APPROVE** as published.
Vote: **PASSED 3/0 Unanimous**

IV. Approval of Agenda for **January 11, 2022** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Catherine Godges**
Action: **Approved as amended**
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-21-0681-RENO JONES, LLC:**

USE PERMIT for a hospital (surgical recovery center) within an existing office building on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Jones Boulevard and Reno Avenue within Spring Valley. MN/al/jo (For possible action) **01/18/22 PC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions.

Vote: **2/1 Godges - Nay**

2. **ET-21-400178 (ZC-18-0970)-FLAMINGO CANYON APTS, LLC:**

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 10.4 acres from a C-2 (General Commercial) Zone to a U-V (Urban Village – Mixed-Use) Zone.

DESIGN REVIEW for a proposed mixed-use development. Generally located 780 feet west of Grand Canyon Drive, 630 feet north of Peace Way within Spring Valley (description on file). JJ/jvm/jo (For possible action) **01/19/22 BCC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions.

ADD: Complete in 3 years, staff recommend 1 year.

Vote: **3/0 Unanimous**

3. **ZC-21-0679-COUNTY OF CLARK (AVIATION):**

ZONE CHANGE to reclassify 4.7 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone for a single family residential development.

WAIVER OF DEVELOPMENT STANDARDS for intersection off-sets.

DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade. Generally located on the south side of Nevso Drive and the north side of Rochelle Avenue, 660 feet west of El Capitan Way within Spring Valley (description on file). JJ/nr/jo (For possible action) **01/19/22 BCC**

Motion by: **John Getter**

Action:

APPROVE Zone Change.

DENY: Waiver Development Standards and Design Review #1.

WITHDRAWAL: Design review #2.

Vote: **3/0 Unanimous**

4. **VS-21-0680-COUNTY OF CLARK (AVIATION):**

VACATE AND ABANDON easement of interest to Clark County located between Nevso Drive and Rochelle Avenue and El Capitan Way and Fort Apache Road within Spring Valley (description on file). JJ/nr/jo (For possible action) **01/19/22 BCC**

Motion by: **John Getter**

Action: **APPROVE** subject to staff conditions.

Vote: **3/0 Unanimous**

5. **TM-21-500191-COUNTY OF CLARK(AVIATION):**

TENTATIVE MAP consisting of 37 single family residential lots on 4.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Nevso Drive, the north side of Rochelle Avenue, and 660 feet west of El Capitan Way within Spring Valley. JJ/nr/jo (For possible action) **01/19/22 BCC**

Motion by: **John Getter**
Action: **DENY**
Vote: **3/0 Unanimous**

6. **ZC-21-0698-UNLV RESEARCH FOUNDATION:**
ZONE CHANGE to reclassify 9.4 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone for an expansion to a technical park development within the CMA Design Overlay District. Generally located on the east side of Durango Drive and the north side of Post Road within Spring Valley (description on file). MN/jad/jo (For possible action) **01/19/22 BCC**

Motion by: **Brian Morris**
Action: **APPROVE** subject to staff conditions.
Vote: **3/0 Unanimous**

7. **TM-21-500194-UNLV RESEARCH FOUNDATION:**
TENTATIVE MAP consisting of 1 lot commercial subdivision on 34.9 acres in an M-D (Designed Manufacturing) Zone within the CMA Design Overlay District. Generally located on the east side of Durango Drive and the north side of Post Road within Spring Valley. MN/bb/jo (For possible action) **01/19/22 BCC**

Motion by: **Brian Morris**
Action: **APPROVE** subject to staff conditions.
Vote: **3/0 Unanimous**

8. **UC-21-0677-HARVEST PLAZA, LLC:**
USE PERMIT to allow a cannabis retail store in conjunction with an existing shopping center on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road, 105 feet west of El Capitan Way within Spring Valley. JJ/jor/jo (For possible action) **01/19/22 BCC**

Motion by: **Catherine Godges**
Action: **APPROVE** with staff conditions.
ADD: Review as a public hearing in 2 years.
Vote: **3/0 Unanimous**

9. **WS-21-0674-LEGACY JONES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for increased wall height.
DESIGN REVIEW for finished grade on 4.0 acres in an R-E (Rural Estates Residential) (AE-65) Zone in the CMA Design Overlay District. Generally located on the east side of Jones Boulevard, 295 feet south of Patrick Lane within Spring Valley. MN/jor/jo (For possible action) **01/19/22 BCC**

Motion by: **John Getter**
Action: **APPROVE** per staff conditions.
Vote: **3/0 Unanimous**

10. **ET-21-400184 (VS-19-0817)-LTF REAL ESTATE COMPANY INC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME 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/bb/jo (For possible action) **02/01/22 PC**

Motion by: **John Getter**

Action: **HOLD** to Spring Valley TAB Meeting on January 25, 2022 due to applicant being a no show.

Vote: **3/0 Unanimous**

11. **NZC-21-0721-SUNSET CORRIDOR, LLC:**

ZONE CHANGE to reclassify 4.7 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street intersection off-set; and **2)** allow modified driveway design standards.

DESIGN REVIEW for a single family residential development. Generally located 615 feet south of Sunset Road and the west side of Quarterhorse Lane within Spring Valley (description on file). JJ/md/jo (For possible action) **02/01/22 PC**

Motion by: **Brian Morris**

Action: **DENY**

Vote: **3/0 Unanimous**

12. **VS-21-0722-SUNSET CORRIDOR, LLC:**

VACATE AND ABANDON a portion of a right-of-way being Wagon Trail Avenue located between Quarterhorse Lane and Dapple Gray Road (alignment) within Spring Valley (description on file). JJ/md/jo (For possible action) **02/01/22 PC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions.

Vote: **3/0 Unanimous**

13. **TM-21-500201-SUNSET CORRIDOR, LLC:**

TENTATIVE MAP consisting of 47 residential lots and common lots on 4.7 acres in an RUD (Residential Urban Density) Zone. Generally located 615 feet south of Sunset Road and the west side of Quarterhorse Lane within Spring Valley. JJ/md/jo (For possible action) **02/01/22 PC**

Motion by: **Brian Morris**

Action: **DENY**

Vote: **3/0 Unanimous**

14. **NZC-21-0727-SUNSET INTERCHANGE, LLC:**

ZONE CHANGE to reclassify a 4.8 acre portion of an 8.8 acre site from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to an R-2 (Medium Density Residential) Zone.

DESIGN REVIEWS for the following: **1)** single family residential development; **2)** hammerhead street design; and **3)** finished grade in the CMA Design Overlay District. Generally located 315 feet south of Sunset Road and the west side of Quarterhorse Lane within Spring Valley (description on file). JJ/md/jo (For possible action) **02/01/22 PC**

Motion by: **Brian Morris**

Action: **DENY**

Vote: **3/0 Unanimous**

15. **TM-21-500204-SUNSET INTERCHANGE, LLC:**

TENTATIVE MAP consisting of 38 residential lots and common lots on 4.8 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located 315

feet south of Sunset Road and the west side of Quarterhorse Lane within Spring Valley. JJ/md/jo
(For possible action) **02/01/22 PC**

Motion by: **Brian Morris**
Action: **DENY**
Vote: **3/0 Unanimous**

16. **VS-21-0709-SHARIEFF QAMAR AFROZ REV LIV TR:**
VACATE AND ABANDON easements of interest to Clark County located between Redwood Street and Sorrel Street (alignment), and between Post Road and Sobb Avenue (alignment) within Spring Valley (description on file). MN/lm/jo (For possible action) **02/01/22 PC**

Motion by: **John Getter**
Action: **APPROVE** with staff conditions.
Vote: **3/0 Unanimous**

17. **ET-21-400179 (DR-0396-15)-APACHE HACIENDA LP:**
DESIGN REVIEW SECOND EXTENSION OF TIME for modifications to an approved mixed-use development consisting of residential and commercial components on 8.8 acres in a U-V (Urban Village - Mixed-Use) Zone.
WAIVERS OF CONDITIONS of a zone change (ZC-1738-05) requiring the following: **1)** design review to address: pedestrian realm along Ali Baba Lane, a 20 foot wide intense landscape buffer along the entrance with 24 inch box trees, and re-evaluate location of sports court and pool to the north property line away from the west property line to address landscape buffers; **2)** each phase of development containing the same ratio of residential to commercial components as the overall project or submitting a construction phasing plan to be approved by staff; and **3)** twenty-four hour security to be provided on-site. Generally located on the northwest corner of Hacienda Avenue and Fort Apache Road within Spring Valley. JJ/jgh/jo (For possible action) **02/02/22 BCC**

Motion by: **Brian Morris**
Action: **APPROVE** subject to staff conditions.
Vote: **3/0 Unanimous**

18. **VS-21-0449- NP DURANGO, LLC:**
HOLDOVER VACATE AND ABANDON a portion of a right-of-way being Roy Horn Way located between Durango Drive and El Capitan Way (alignment) within Spring Valley (description on file). JJ/rk/jd (For possible action) **02/02/22 BCC**

Motion by: **John Getter**
Action: **APPROVE** staff with conditions.
Vote: **3/0 Unanimous**

VII General Business

1. None

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/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 (3) 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 Chairperson or the Board/Council by majority vote.

- None

IX. Next Meeting Date

The next regular meeting will be **January 25, 2022** at 6:00pm

X Adjournment

Motion by Catherine Godges

Action: Adjourn

Vote: 3/0 - Unanimous

The meeting was adjourned at 7:57 p.m.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.
<https://notice.nv.gov/>