



Spring Valley Town Advisory Board

March 30, 2021

MINUTES

Board Members:	Yvette Williams, Chair - EXCUSED Rodney Bell - PRESENT 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 6:30 pm
Mark Donohue, Current Planner**

II. Public Comment

- **None**

III. Approval of **March 9, 2021** Minutes

Motion by: **Catherine Godges**
Action: **Approved** as published.
Vote: **4/0 Unanimous**

IV. Approval of Agenda for **March 30, 2021** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Catherine Godges**
Action: **Approved** as amended.
Vote: **4/0 Unanimous**

V. Informational Items

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

- **Mike Shannon announced a 6:00pm Neighborhood Meeting on April 7, 2021 at Desert Breeze Community Center to discuss agenda items 4, 5 and 6 which will be held until April 13, 2021.**

VI. Planning & Zoning

1. **UC-21-0076-840 ALVARADO ENTERPRISE, LLC:**

USE PERMITS for the following: **1)** on-premises consumption of alcohol (service) bar; and **2)** eliminate the pedestrian access around the perimeter of an outside dining/drinking area.

DESIGN REVIEW for a restaurant with outside dining and drinking on a portion of 1.6 acres in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue and the east side of Tenaya Way within Spring Valley. JJ/lm/jd (For possible action) **04/20/21 PC**

Motion by: **Brian Morris**

Action: **Approved with staff conditions**

Vote: **4/0 Unanimous**

2. **UC-21-0084-MOUNTAINTOP FAITH MINISTRIES:**

USE PERMIT for a school (grades kindergarten through 8).

DESIGN REVIEW for a proposed charter school in conjunction with an existing place of worship on 3.8 acres in an R-E (Rural Estates Residential) RNP-I Zone. Generally located on the west side of Lindell Road and the north side of Edna Avenue within Spring Valley. JJ/rk/jd (For possible action) **04/20/21 PC**

Motion by: **John Getter**

Action: **DENY**

Vote: **3/1 Morris - NAY**

3. **WS-21-0086-JP DESERT PROPERTIES, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow alternative landscaping; **2)** parking lot landscaping; and **3)** reduce parking.

DESIGN REVIEW for a redesigned building with restaurant suites on 1.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Spring Mountain Road and 500 feet west of Lindell Road within Spring Valley. JJ/lm/jd (For possible action) **04/20/21 PC**

The applicant requested a **HOLD** to the Spring Valley Town Advisory Board meeting on April 13, 2021.

4. **VS-21-0054-N2MH LLC & EAGLE 40 LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Coley Avenue and Palmyra Avenue, and between Monte Cristo Way and Tenaya Way and a portion of a right-of-way being a portion of Coley Avenue, Tenaya Way, Palmyra Avenue, and Monte Cristo Way within Spring Valley (description on file). JJ/nr/jd (For possible action) **04/21/21 BCC**

The applicant requested a **HOLD** to the Spring Valley Town Advisory Board meeting on April 13, 2021.

5. **WS-21-0068-N2MH LLC & EAGLE 40 LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce lot area; **2)** increase wall height; and **3)** waive off-site improvements (sidewalk and streetlights).

DESIGN REVIEWS for the following: **1)** proposed single family residential development; **2)** finished grade; and **3)** allow a hammerhead cul-de-sac design on 10.0 acres in a R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Coley Avenue and Tenaya Way within Spring Valley. JJ/sd/jd (For possible action) **04/21/21 BCC**

The applicant requested a **HOLD** to the Spring Valley Town Advisory Board meeting on April 13, 2021.

6. **TM-21-500021-N2MH LLC & EAGLE 40 LLC:**
TENTATIVE MAP consisting of 20 residential lots on 10.0 acres in a R-E (Rural Estates Residential) zone. Generally located on the southwest corner of Coley Avenue and Tenaya Way within Spring Valley. JJ/sd/jd (For possible action) **04/21/21 BCC**

The applicant requested a **HOLD** to the Spring Valley Town Advisory Board meeting on April 13, 2021.

7. **WS-21-0070-DURANGO 5, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping along an arterial street; and **2)** reduced driveway throat depth.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** a commercial complex on 1.8 acres in a C-1 (Local Business) and C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive, 308 feet north of Patrick Lane within Spring Valley. JJ/jor/jd (For possible action) **04/21/21 BCC**

Motion by: **John Getter**

Action: **Approved per staff conditions**

Vote: **4/0 Unanimous**

8. **WS-21-0077-CPI CALIDA MOSAIC OWNER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** a fence and access control gates; and **2)** modifications to an existing mixed-use development on 9.8 acres in a U-V (Urban Village – Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the southwest and southeast corners of Post Road and Riley Street within Spring Valley. JJ/al/jd (For possible action) **04/21/21 BCC**

Motion by: **Brian Morris**

Action: **DENY**

Vote: **4/0 Unanimous**

9. **ZC-21-0095-COLLABORATION CENTER FOUNDATION INC:**
ZONE CHANGE to reclassify 4.7 acres from R-E (Rural Estates Residential) Zone to C-P (Office and Professional) Zone in the CMA Design Overlay District.
USE PERMITS for the following: **1)** major training facility; **2)** recreational facility with temporary commercial outdoor events; and **3)** live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** reduce separation from a temporary commercial outdoor event to a residential use; **3)** reduce separation from outdoor live entertainment to a residential use; and **4)** allow modified driveway design standards.
DESIGN REVIEW for a major training facility, office uses, and recreational facility in conjunction with a non-profit disability service provider. Generally located on the north side of Windmill Lane and the east side of Gagnier Boulevard (alignment) within Spring Valley (description on file). MN/rk/ja (For possible action) **04/21/21 BCC**

Motion by: **John Getter**

Action: **Approve Zone Change**

DENY Use Permits, Waiver of Development Standards and Design Review.

Vote: **3/1 Morris - NAY**

VII General Business

- **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.

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to mds@clarkcountynv.gov, before 04:30 pm, March 30, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- **None**

IX. Next Meeting Date

The next regular meeting will be **April 13, 2021** at 6:30pm

X Adjournment

Motion by: **Catherine Godges**

Action: **Adjourn**

Vote: **4/0 Unanimous**

The meeting was adjourned at 9:12 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/>