

VI Planning & Zoning

1. **UC-20-0404-DECATUR 3466, LLC:**
USE PERMIT to allow alcohol sales, liquor - packaged only (liquor store) not in conjunction with a grocery store on 1.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Decatur Boulevard and the north side of Twain Avenue within Spring Valley. JJ/jor/jd (For possible action) **11/03/20 PC**

Motion by: **Catherine Godges**

Action: **Approve** with staff conditions.

Vote: **4/0 Unanimous**

2. **UC-20-0413-CHURCH DEBREGENET MEDHANEALEM ETHIOPIAN ORTHODOX T:**
USE PERMITS for the following: **1)** place of worship; and **2)** increase the height of ornamental spires and domes. **WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards. **DESIGN REVIEW** for a place of worship on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Santa Margarita Street (alignment) and the south side of Quail Avenue (alignment) within Spring Valley. MN/md/jd (For possible action) **11/03/20 PC**

Motion by: **Yvette Williams**

Action: **HOLD** to the October 27, 2020 Spring Valley Town Advisory Board meeting per applicant's request.

Vote: **4/0 Unanimous**

3. **UC-20-0419-CENTRA POINT OWNER, LLC:**
USE PERMIT for a major training facility on a 3.7 acre portion of a 25.0 acre office complex in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Gagnier Boulevard (alignment) and Pitching Avenue (alignment), 730 feet south of Sunset Road within Spring Valley. MN/bb/jd (For possible action) **11/03/20 PC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations.

Vote: **4/0 Unanimous**

4. **VS-20-0409-GLOBAL INVESTMENT GROUP, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Post Road and Sunset Road, and between Santa Margarita Street and Rainbow Boulevard within Spring Valley (description on file). MN/bb/jd (For possible action) **11/03/20 PC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations.

Vote: **4/0 Unanimous**

5. **WC-20-400114 (ZC-0078-06)-MONTESTAR DEVELOPMENT, LLC:**
WAIVER OF CONDITIONS of a zone change requiring a maximum of 23 lots for a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al/jd (For possible action) **11/04/20 BCC**

Motion by: **Angie Heath Younce**

Action: **HOLD** to the October 27, 2020 Spring Valley Town Advisory Board meeting per applicant's request.

Vote: **4/0 Unanimous**

6. **VS-20-0414-MONTESTAR DEVELOPMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Peace Way and Paseo Ranchero Court, and between Juliano Road (alignment) and Laguna Vista Street within Spring Valley (description on file). MN/al/jd (For possible action) **11/04/20 BCC**

Motion by: **Angie Heath Younce**

Action: **HOLD** to the October 27, 2020 Spring Valley Town Advisory Board meeting per applicant's request.

Vote: **4/0 Unanimous**

7. **WS-20-0411-MONTESTAR DEVELOPMENT, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall height; and **2)** reduced street intersection off-set.
DESIGN REVIEWS for the following: **1)** single family residential development; **2)** allow hammerhead streets; and **3)** increased finished grade for lots within a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al/jd (For possible action) **11/04/20 BCC**

Motion by: **Angie Heath Younce**

Action: **HOLD** to the October 27, 2020 Spring Valley Town Advisory Board meeting per applicant's request.

Vote: **4/0 Unanimous**

8. **TM-20-500141-MONTESTAR DEVELOPMENT, LLC:**
TENTATIVE MAP consisting of 40 single family lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al/jd (For possible action) **11/04/20 BCC**

Motion by: **Angie Heath Younce**

Action: **HOLD** to the October 27, 2020 Spring Valley Town Advisory Board meeting per applicant's request.

Vote: **4/0 Unanimous**

VII General Business

1. Nominate an Alternate for the 2020/2021 Community Development Advisory Committee (CDAC)

HOLD to the October 27, 2020 Spring Valley Town Advisory Board meeting.

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.

Yvette Williams informed the Board of progress with the Transform Clark County Committee indicating preserving neighborhoods was the number one core value of respondents. Yvette requested a formal presentation at the October 27, 2020 Spring Valley Town Advisory Board meeting.

IX. Next Meeting Date

The next regular meeting will be **October 27, 2020** at 6:30pm

X Adjournment

Motion: by **Yvette Williams**

Action: **Adjourn**

Vote: **4-0 / Unanimous**

The meeting was adjourned at 7:55 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/>