



Spring Valley Town Advisory Board

November 9, 2021

MINUTES

Board Members: Yvette Williams, Chair - PRESENT
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: Tiffany Hesser, (702 455-7388 TLH@clarkcountynv.gov) PRESENT
Mike Shannon 702-455-8338 mds@clarkcountynv.gov _EXCUSED

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

Yvette Williams called the meeting to order at 6:38 pm
Mark Donohue, Current Planner

II. Public Comment

1. None

III. Approval of **October 26, 2021** Minutes

Motion by: **Brian Morris**
Action: **APPROVE** as published.
Vote: **PASSED 5/0 Unanimous**

IV. Approval of Agenda for **November 9, 2021** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Rodney Bell**
Action: **Approved as amended**
Vote: **5/0 Unanimous**

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Michael Naft Clark County Commissioner invites you to kickoff the newest phase of the James Regional sports complex.
8400 W. Robindale Road
Saturday November 20, 2021
11:00 am to 1:00 pm
Complimentary Food trucks!
Games and activities .

VI. Planning & Zoning

1. **ZC-21-0490-GK ACQUISITIONS, LLC & BESUDEN, HENRY & CHARLOTTE REV TR: ZONE CHANGE** to reclassify 26.8 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow a modified driveway design.
DESIGN REVIEWS for the following: **1)** distribution center; **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the west side of Cimarron Road and the south side of Badura Avenue within Spring Valley (description on file). MN/rk/jo (For possible action) **11/03/21 BCC**

Motion by: **John Getter**
Action: **APPROVE**
Vote: **1/4 – MOTION FAILED**

Motion by: **Yvette Williams**
Action: **DENY**
Vote: **4/1 NAY – Getter**

2. **UC-21-0537-CARMEL II, LLC:**
USE PERMIT for personal services (skin care) within an existing office building on a portion of 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the east side of Jones Boulevard, approximately 550 feet north of Viking Road within Spring Valley. JJ/bb/jo (For possible action) **11/16/21 PC**

Motion by: **Catherine Godges**
Action: **APPROVE** with staff conditions.
Vote: **5/0 Unanimous**

3. **WS-21-0545-RAINBOW 26, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** establish an alternative parking requirement; **2)** allow a modified driveway design; and **3)** reduce driveway approach and departure distances from the intersection.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** a proposed shopping center; and **3)** finished grade on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley. MN/rk/jo (For possible action) **11/17/21 BCC**

The applicant has requested a **HOLD** to the Spring Valley TAB meeting on December 14, 2021.

4. **NZC-21-0606-BEDROSIAN FAMILY TRUST & BEDROSIAN EDMUND V. & AIDA TRS:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEWS for the following: **1)** office/warehouse; **2)** alternative landscaping; and **3)** finished grade. Generally located on the east side of Mohawk Street and the north side of Sobb Avenue within Spring Valley (description on file). MN/jvm/xx (For possible action) **12/07/21 PC**

Motion by: **John Getter**

Action: **DENY**

Vote: **5/0 Unanimous**

5. **UC-21-0561-DAVIS LETHIA:**
USE PERMIT for a hospital.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** hospital not adjacent to a collector/arterial street; **2)** parking; **3)** landscaping; **4)** trash enclosure; and **5)** alternative driveway geometrics.
DESIGN REVIEW for a hospital on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Banbridge Drive, 470 feet west of the intersection of Harmon Avenue and Torrey Pines Drive within Spring Valley. MN/nr/ja (For possible action) **12/07/21 PC**

Motion by: **Yvette Williams**

Action: Accept applicant's request to **HOLD** to the Spring Valley TAB meeting on November 30, 2021

Vote: **5/0 Unanimous**

6. **UC-21-0582-LAM PHUONG:**
USE PERMIT to allow a service bar within an existing restaurant on 0.4 acres in a C-1 (Local Business) Zone. Generally located on the south side of Spring Mountain Road, 76 feet west of Jones Boulevard within Spring Valley. JJ/jor/jo (For possible action) **12/07/21 PC**

Motion by: **Brian Morris**

Action: **APPROVE** staff conditions.

Vote: **5/0 Unanimous**

7. **UC-21-0604-GALLERIA CENTER, LLC:**
USE PERMIT to reduce the separation of a proposed supper club in conjunction with an existing restaurant on 0.3 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Tropicana Avenue and Duneville Street within Spring Valley. MN/jor/jo (For possible action) **12/07/21 PC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions.

Vote: **5/0 Unanimous**

8. **VS-21-0602-DWWFCF, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Valadez Street located between Cimarron Road and Buffalo Drive, a portion of right-of-way being Pamalyn Avenue (alignment) located between Roy Horn Way and Maule Avenue, and a portion of Cimarron Road located between Roy Horn Way and Maule Avenue within Spring Valley (description on file). MN/sd/jo (For possible action) **12/07/21 PC**
- Motion by: **John Getter**
Action: **APPROVE** per staff conditions.
Vote: **5/0 Unanimous**
9. **WS-21-0596-NEVADA BUDDHIST ASSOCIATION:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for modifications to an existing place of worship on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard and the north side of Fairbanks Road within Spring Valley. MN/md/xx (For possible action) **12/07/21 PC**
- Motion by: **Brian Morris**
Action: **APPROVE** staff conditions.
Vote: **5/0 Unanimous**
10. **WS-21-0600-FIERRO FAMILY TRUST & MORALES MARIA TRINIDAD FIERRO TRS:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with an addition to an existing single family residence on 0.1 acres in an R-3 (Multiple Family Residential) Zone. Generally located 170 feet east of Tenaya Way, and 100 feet north of Vireo Drive within Spring Valley. MN/jgh/jo (For possible action) **12/07/21 PC**
- Motion by: **John Getter**
Action: **APPROVE** staff conditions.
Vote: **5/0 Unanimous**
11. **ET-21-400162 (DR-19-0664)-SUMMERLIN SURGERY CENTER, LLC:**
DESIGN REVIEW FIRST EXTENSION OF TIME for a building addition for an existing medical office in conjunction with an existing commercial/office complex on 0.6 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Hualapai Way, 164 feet south of Discovery Drive (alignment) within Spring Valley. JJ/jor/jo (For possible action) **12/08/21 BCC**
- Motion by: **John Getter**
Action: **APPROVE** with staff conditions.
Vote: **5/0 Unanimous**
12. **ZC-21-0590-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:**
ZONE CHANGE to reclassify 5.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** establish alternative yards; **2)** increase wall height; and **3)** reduce street intersection off-set.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade. Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley (description on file). JJ/rk/jo (For possible action) **12/08/21 BCC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions

ADD: Dedicate 80 foot wide right of way to allow for the continuation on Grand Canyon.

Vote: **3/2 NAY – Catherine Godges and Brian Morris**

13. **VS-21-0591-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:**

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and the Blue Diamond Wash, and on the east and west sides of Grand Canyon Drive (alignment) and a portion of a right-of-way being Grand Canyon Drive located between Ford Avenue and the Blue Diamond Wash within Enterprise and Spring Valley (description on file). JJ/rk/jo (For possible action) **12/08/21 BCC**

Motion by: **John Getter**

Action: **DENY**

Vote: **3/2 NAY – Catherine Godges and Brian Morris**

14. **TM-21-500166-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:**

TENTATIVE MAP consisting of 42 single family residential lots and common lots on 5.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley. JJ/rk/jo (For possible action) **12/08/21 BCC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions

ADD: Dedicate 80 foot wide right of way to allow for the continuation on Grand Canyon.

Vote: **3/2 NAY – Catherine Godges and Brian Morris**

15. **ZC-21-0594-FORTE LIVING, LLC:**

ZONE CHANGE to reclassify 2.0 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.

USE PERMITS for the following: **1)** offices as a principal use; and **2)** retail as a principal use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the number of required loading spaces; **2)** alternative architectural materials; and **3)** eliminate cross access.

DESIGN REVIEWS for the following: **1)** warehouse, retail, and office complex; **2)** alternative parking lot landscaping; **3)** lighting; and **4)** finished grade in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive and the north side of Post Road within Spring Valley (description on file). MN/md/jo (For possible action) **12/08/21 BCC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions.

Vote: **5/0 Unanimous**

16. **VS-21-0595-FORTE LIVING, LLC:**

VACATE AND ABANDON a portion of a right-of-way being Buffalo Drive located between Post Road and Patrick Lane within Spring Valley (description on file). MN/md/ja (For possible action) **12/08/21 BCC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions.

Vote: **5/0 Unanimous**

17. **WS-21-0579-WEST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP:**
WAIVER OF DEVELOPMENT STANDARDS to reduce landscaping.
DESIGN REVIEWS for the following: **1)** modifications to a previously approved senior housing facility; and **2)** finished grade on 4.5 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the south side of Sahara Avenue, the west side of Meyers Court (alignment), and the north side of Laredo Street within Spring Valley. JJ/jt/jo (For possible action) **12/08/21 BCC**

Motion by: **Catherine Godges**
Action: **APPROVE** staff conditions.
Vote: **5/0 Unanimous**

18. **WS-21-0615-LV MAULE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow free standing signs in a residential Zone on 13.9 acres in an R-4 (Multiple Family Residential - High Density) Zone and an R-4 (Multiple Family Residential - High Density) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Maule Avenue and the west side of Buffalo Drive within Spring Valley. MN/bb/jo (For possible action) **12/08/21 BCC**

Motion by: **Rodney Bell**
Action: **DENY**
Vote: **4/1 NAY – Brian Morris**

VII General Business

1. Review Spring Valley TAB 2022 Calendar (for possible action).

Motion by: **Yvette Williams**
Action: Approve the Spring Valley Town Advisory Board calendar for 2022 with the deletion of December 22, 2022 meeting. Request items from that agenda be forwarded to the first meeting in January 2023.
Motion: **PASSED** (5/0) Unanimous

Request for the next Spring Valley Town Board Meeting agenda for an item to take an actual vote on the start time for Spring Valley Town Board Meeting in 2022.

- 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 **November 30, 2021** at 6:30pm

X Adjournment

Motion by Yvette Williams

Action: Adjourn

Vote: 5/0 - Unanimous

The meeting was adjourned at 9:40 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/>