



# Spring Valley Town Advisory Board

November 10, 2020

## MINUTES

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Board Members: Darby Johnson, Jr. – Chair PRESENT Yvette Williams – Vice Chair EXCUSED  
Angie Heath Younce PRESENT Catherine Godges PRESENT  
Rodney Bell PRESENT

Secretary: Carmen Hayes, 702 371-7991, [chayes@yahoo.com](mailto:chayes@yahoo.com) EXCUSED

County Liaison: Tiffany Hesser 702-455-7388 [tlh@clarkcountynv.gov](mailto:tlh@clarkcountynv.gov) PRESENT

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

**Darby Johnson called the meeting to order at 6:30 pm**  
**Lorna Phegley, Current Planner**

II. Public Comment

- None

III. Approval of **October 27, 2020** Minutes

Motion by: **Catherine Godges**  
Action: **APPROVE** as published.  
Motion **PASSED** 4/0 Unanimous

IV. Approval of Agenda for **November 10, 2020.**

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

Applicant requested holds:

1. UC-20-0413-CHURCH DEBREGENET MEDHANEALEM ETHIOPIAN ORTHODOX T: Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.
2. VS-20-0414-MONTESTAR DEVELOPMENT, LLC: Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.
3. WC-20-400114 (ZC-0078-06) -MONTESTAR DEVELOPMENT, LLC: Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.
4. WS-20-0411-MONTESTAR DEVELOPMENT, LLC: Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.
5. TM-20-500141-MONTESTAR DEVELOPMENT, LLC: Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.

Related applications:

7. UC-20-0441-SILVAGGIO ALBERT A & I W TRS & AMERICANA-MARTIN, LLC:
8. VS-20-0389-SILVAGGIO ALBERT A & I W TRS:

Agenda Change: Item # 12 will be heard after Item #6.

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
  - Applications are available until November 12, 2020 for appointments by the Clark County Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year (2-year) term beginning January 2021.

VI Planning & Zoning

1. **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**

Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.

2. **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**

Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.

3. **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**

Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.

4. **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**

Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.

5. **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**

Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.

6. **VS-20-0433-DEBREGNET MEDHANEALEM ETHIOPIAN ORTHODOX CHURCH:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Quail Avenue and Oquendo Road and between Santa Margarita Street and Redwood Street (alignment) within Spring Valley (description on file). MN/jor/jd (For possible action) **11/17/20 PC**

Motion by: **Angie Heath Younce**

Action: **APPROVE** per staff recommendations.

Vote: **4/0 Unanimous**

7. **UC-20-0441-SILVAGGIO ALBERT A & I W TRS & AMERICANA-MARTIN, LLC:**  
**USE PERMIT** for a mini-warehouse facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate an on-site walkway; **2)** reduce landscaping; **3)** allow non-standard improvements in the right-of-way; and **4)** alternative driveway geometrics.  
**DESIGN REVIEW** for a mini-warehouse facility on 3.9 acres in a C-1 (Local Business) Zone.  
Generally located on the south side of Sahara Avenue, the west side of Monte Cristo Way, and the north side of Laredo Street within Spring Valley. JJ/jt/jd (For possible action) **11/18/20 BCC**

Motion by: **Catherine Godges**

Action: **DENY.**

Vote: **4/0 Unanimous**

8. **VS-20-0389-SILVAGGIO ALBERT A & I W TRS:**  
**VACATE AND ABANDON** a portion of a right-of-way being Monte Cristo Way located between Sahara Avenue and Laredo Street within Spring Valley (description on file). JJ/jt/jd (For possible action) **11/18/20 BCC**

Motion by: **Catherine Godges**

Action: **DENY.**

Vote: **4/0 Unanimous**

9. **DR-20-0426-CHURCH ROMAN CATHOLIC LAS VEGAS:**  
**DESIGN REVIEW** for a parking lot expansion and an accessory structure in conjunction with a place of worship on 4.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Torrey Pines Drive and the south side of Tropicana Avenue within Spring Valley. MN/nr/jd (For possible action) **12/01/20 PC**

Motion by: **Catherine Godges**

Action: **APPROVE** per staff recommendations.

Vote: **4/0 Unanimous**

10. **UC-20-0461-JONES TECO, LLC:**  
**USE PERMIT** for off-highway vehicle, recreational vehicle, and watercraft storage.  
**DESIGN REVIEWS** for the following: **1)** a mini-warehouse facility with boat and RV storage; and **2)** increased finish grade on 5.0 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Teco Avenue and Jones Boulevard within Spring Valley. MN/al/jd (For possible action) **12/01/20 PC**

Motion by: **Angie Heath Younce**  
Action: **APPROVE** per staff recommendations.  
Vote: **4/0 Unanimous**

11. **WS-20-0459-EGBERT, ANNETTE & DENNIS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback for an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Red Rock Street, approximately 300 feet north of Oakey Boulevard within Spring Valley. JJ/sd/ja (For possible action) **12/01/20 PC**

Motion by: **Catherine Godges**  
Action: **APPROVE** per staff recommendations.  
Vote: **4/0 Unanimous**

12. **DR-20-0392-FAVELA ERASMO:**  
**DESIGN REVIEW** for increased finished grade for future single family residences on 3.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Coley Avenue and the east side of Red Rock Street within Spring Valley. JJ/sd/jd (For possible action) **12/02/20 BCC**

Motion by: **Angie Heath Younce**  
Action: **APPROVE** per staff recommendations.  
Vote: **4/0 Unanimous**

13. **DR-20-0464-RUSSELL MINI STORAGE PARTNERS, LLC:**  
**DESIGN REVIEW** for lighting in conjunction with an existing mini-warehouse facility on 2.4 acres in a C-1 (Local Business) Zone in the CMA (Design Overlay District). Generally located on the east side of Durango Drive and the south side of Russell Road within Spring Valley. MN/jor/ja (For possible action) **12/02/20 BCC**

Motion by: **Angie Heath Younce**  
Action: **APPROVE** per staff recommendations.  
Vote: **4/0 Unanimous**

14. **WC-20-400122 (NZC-18-0244) -PICERNE SUNSET, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring a 10 foot wide landscape area with intense landscaping per Figure 30.64-12 along the south and west property lines for an approved multiple family development on 10.6 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the west side of Cimarron Road within Spring Valley. MN/bb/ja (For possible action) **12/02/20 BCC**

Motion by: **Rodney Bell**  
Action: **APPROVE** per staff recommendations.  
Vote: **4/0 Unanimous**

15. **ZC-20-0450-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**  
**ZONE CHANGE** to reclassify 0.9 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) alternative landscaping; and 3) alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) an office complex; and 2) alternative parking lot landscaping for an office complex in the CMA Design Overlay District. Generally located on the east side of Fort Apache Road, 300 feet south of Peace Way within Spring Valley (description on file). JJ/al/ja (For possible action) **12/02/20 BCC**

Motion by: **Rodney Bell**  
Action: **APPROVE** as presented.

Vote: **4/0 Unanimous**

VII General Business

1. 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.

- None.

IX. Next Meeting Date

The next regular meeting will be **November 24, 2020** at 6:30pm

X Adjournment

**Motion by Darby Johnson**

**Action: Adjourn**

**Vote: 4-0 / Unanimous**

**The meeting was adjourned at 7:52 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/>