



Spring Valley Town Advisory Board

October 30, 2018

MINUTES

Board Members: John Getter – **PRESENT** Darby Johnson, Jr. – **PRESENT**
 Dee Gatliff – Vice Chair – **PRESENT** Angie Heath Younce – Chair – **PRESENT**

Secretary: Carmen Hayes, 702 371-7991, chayes70@yahoo.com **PRESENT**

County Liaison: Mike Shannon, 702 455-8338, mds@clarkcountynv.gov **PRESENT**

- I. Call to Order, Pledge of Allegiance and Roll Call
Current Planner: Mark Donohue

Angie Heath Younce called the meeting to order at 6:32pm

- II. Public Comment

None

- III. Approval of **October 9, 2018** Minutes

Moved by: Dee Gatliff
Action: Approved
Vote: 4/0 Unanimous

- IV. Approval of Agenda for **October 30, 2018**

Moved by: Dee Gatliff
Action: Approved
Vote: 4/0 Unanimous

V. Informational Items

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

Applications are available until Tuesday, November 13, 2018 for appointments by the Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year term beginning January 2019. (For discussion only)

Metro Traffic/Training is sponsoring a Traffic Safety Event at Desert Breeze Community Center on Friday, November 2, 2018 from 5:00pm to 8:00pm

Clark County Water Reclamation District along with Green Alliance is coordinating the Clean Water Fest at the Flamingo Water Resource Center, 5857 East Flamingo Road on Saturday, November 3, 2018 from 8:00am to 3:00pm. The Clean Water Fest will provide opportunities to tour the largest wastewater treatment facility in Nevada and learn about the water care cycle.

VI Planning & Zoning

1. **VS-18-0752-K B HOME L V ALDER LANDING, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Robindale Road and Windmill Lane and between Durango Drive and Cimarron Road (alignment) within Spring Valley (description on file). SS/sd/ml (For possible action) **11/20/18 PC**

Motion by: Dee Gatliff

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

2. **VS-18-0770-DR D'S DYNAMITE DIRT, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Fort Apache Road located between Wigwam Avenue and Huntington Cove Parkway within Spring Valley (description on file). SB/md/ml (For possible action) **11/20/18 PC**

Motion by: Dee Gatliff

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

3. **TM-18-500172-RAINBOW & SUNSET INVESTMENTS, LLC:**
TENTATIVE MAP for a commercial subdivision on 2.1 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and 275 feet north of Sunset Road within Spring Valley. SS/jor/ml (For possible action) **11/06/18 PC**

Motion by: Dee Gatliff

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

4. **UC-18-0718-O'NEIL-CHANG FAMILY TRUST, ET AL & CHANG, RUBY S. TRS:**
USE PERMITS for the following: **1)** a proposed minor training facility (physical fitness); and **2)** a proposed recreational facility (senior activities) in conjunction with an existing office facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow commercial access onto a residential street; and **2)** alternative landscaping.
DESIGN REVIEW for modifications to an existing office facility on 0.8 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Jones Boulevard and the south side of Palmyra Avenue within Spring Valley. SB/pb/ml (For possible action) **11/06/18 PC**

Forward to Planning Commission with no action due to split vote.

5. **DR-18-0745-OREC LV, LLC:**
DESIGN REVIEWS for the following: **1)** a proposed walk-up restaurant building with drive-thru (Dutch Brother's Coffee); and **2)** alternative parking lot landscaping on 0.4 acres in a C-1 (Local Business) Zone in the Desert Inn Road Transition Corridor Overlay. Generally located on the west side of Rainbow Boulevard, 150 feet north of Desert Inn Road within Spring Valley. SB/rk/ml (For possible action) **11/07/18 BCC**

Motion by: Darby Johnson
Action: Approved with staff conditions
Vote: 4-0 Unanimous

6. **WC-18-400211 (ZC-0279-15)-OREC LV, LLC:**
WAIVER OF CONDITIONS of a zone change requiring development per plans submitted on July 23, 2015 on 0.4 acres in a C-1 (Local Business) Zone in the Desert Inn Road Transition Corridor Overlay. Generally located on the west side of Rainbow Boulevard, 150 feet north of Desert Inn Road within Spring Valley. SB/rk/ml (For possible action) **11/07/18 BCC**

Motion by: Darby Johnson
Action: Approved with staff conditions
Vote: 3-1 / John Getter - Nay

7. **WS-18-0761-SOUTHERN HILLS MEDICAL CTR, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between a proposed animated sign (message unit) and a residential use.
DESIGN REVIEW for a proposed freestanding sign with animation (message unit) in conjunction with a hospital (Southern Hills) on 39.9 acres in a C-1 (Local Business) Zone and C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northeast corner of Sunset Road and Fort Apache Road within Spring Valley. SB/al/ml (For possible action) **11/07/18 BCC**

Motion by: John Getter
Action: Deny
Vote: 3-1 / Darby Johnson Nay

8. **TM-18-500180-DR D'S DYNAMITE DIRT, LLC:**
TENTATIVE MAP consisting of 1 lot on 2.3 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road, 650 feet north of Wigwam Avenue within Spring Valley. SB/md/ml (For possible action) **11/20/18 PC**

Motion by: Dee Gatliff
Action: Approved with staff recommendations
Vote: 4-0 Unanimous

9. **UC-18-0760-WINNER PROPERTIES, LLC:**
USE PERMIT for proposed personal services (skin care) within a portion of an existing office and commercial complex on 7.9 acres in a C-P (Office and Professional) Zone, C-1 (Local Business) Zone, and C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue and the west side of Miller Lane within Spring Valley. SB/md/ml (For possible action) **11/20/18 PC**

HOLD to November 13, 2018 Spring Valley TAB meeting per applicant request.

10. **UC-18-0765-TEEPEE DEVELOPMENT, LLC:**
USE PERMIT for a proposed secondhand sales establishment (vinyl record store) within a portion of an existing shopping center on 4.4 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of Tropicana Avenue and Tee Pee Lane within Spring Valley. SB/jt/ml (For possible action) **11/20/18 PC**

Motion by: Dee Gatliff

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

11. **UC-18-0791-PIONEER SQUARE, LLC:**
USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing shopping center on 1.8 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Decatur Boulevard and Pioneer Avenue within Spring Valley. SB/al/ml (For possible action) **11/20/18 PC**

Motion by: Angie Heath Younce

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

12. **UC-18-0782-8480 DESERT INN, LLC:**
USE PERMIT for a proposed massage establishment within an existing shopping center on a portion of 0.6 acres in a C-2 (General Commercial) Zone. Generally located 150 feet east of Durango Drive and 700 feet north of Desert Inn Road within Spring Valley. SB/dg/ml (For possible action) **11/20/18 BCC**

Motion by: John Getter

Action: Approved with staff conditions

Vote: 4-0 Unanimous

13. **UC-18-0790-DURUS HOLDING, LLC:**
USE PERMITS for the following: **1)** proposed mini-warehouse facility; **2)** commercial vehicle and trailer rental; and **3)** recreational vehicle storage.
WAIVER OF DEVELOPMENT STANDARDS for increased building height.
DESIGN REVIEWS for the following: **1)** proposed mini-warehouse facility; **2)** comprehensive sign plan; and **3)** increase finished grade on 2.4 acres in C-1 (Local Business) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Durango Drive and the south side of Russell Road within Spring Valley. SS/dg/ml (For possible action) **11/20/18 BCC**

Motion by: John Getter

Action: Approved with staff conditions and a maximum 20 foot high sign at Durango and Russell with a minimum of 15 foot high trees along the northeast portion of the property to visually screen the entire rental truck parking area.

Vote: 4-0 Unanimous

14. **WC-18-400225 (ZC-0546-15)-DURUS HOLDING, LLC:**
WAIVER OF CONDITIONS for a zone change requiring landscaping per plans on file in conjunction of a proposed mini-warehouse facility on 2.4 acres in C-1 (Local Business) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Durango Drive and the south side of Russell Road within Spring Valley (description on file). SS/tk/dg/ml (For possible action) **11/20/18 BCC**
- Motion by: John Getter**
Action: Approved with staff conditions
Vote: 4-0 Unanimous
15. **ZC-18-0786-EDUCATION CONSULTANTS NEVADA, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to C-P (Office and Professional) (AE-60) Zone.
USE PERMIT for a proposed school (K through 6th grade).
WAIVER OF DEVELOPMENT STANDARDS for reduced improvement standards (throat depth) where required per uniform standard drawings.
DESIGN REVIEWS for the following: **1)** proposed school; and **2)** increased finished grade on 5.0 acres in a C-P (Office and Professional) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Patrick Lane, 675 feet west of Rainbow Boulevard within Spring Valley (description on file). SS/mk/ml (For possible action) **11/20/18 BCC**
- Motion by: Dee Gatliff**
Action: Approved with staff recommendations
Vote: 4-0 Unanimous
16. **VS-18-0671-JRJ INVESTMENTS, INC.:**
VACATE AND ABANDON a portion of a right-of-way being Laredo Street located between El Camino Road and Mann Street (alignment) within Spring Valley (description on file). SB/lm/ml (For possible action) **11/06/18 PC**
- Motion by: John Getter**
Action: Approved with staff conditions
Vote: 4-0 Unanimous
17. **ET-18-400210 (ZC-0477-15)-DIAMOND ARROYO LTD:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 5.0 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; and **2)** cross access.
DESIGN REVIEW for an office/warehouse complex in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Badura Avenue, 450 feet west of Tenaya Way within Spring Valley. SS/tk/ml (For possible action) **11/07/18 BCC**
- Motion by: Angie Heath Younce**
Action: Approved with staff recommendations
Vote: 4-0 Unanimous

VII General Business

Following recommendations were approved (4-0) for the FY 2019/2020 budget request:

- **Projection system for Town Advisory Board meetings**
- **Wall clock for Town Advisory Board meeting room**
- **Replace speed limit signs near RC Willey north of Siena**
- **Replace Spring Valley street sign south of Flamingo**
- **Add LED flashers to stop signs at Duneville & Eldora as well as Duneville & Palmyra**
- **Add LED flashers to stop signs throughout Spring Valley**
- **Install speed limit signs around perimeter of Prosperity park, including Endora and Sandlewood streets**

VIII Public Comment

NONE

IX. Next Meeting Date

The next regular meeting will be November 13, 2018 at 6:30pm

X Adjournment

Moved by: Angie Health Younce

Action: Adjourn

Vote: 4-0 / Unanimous

The meeting was adjourned at 9:36 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/>