



# Spring Valley Town Advisory Board

November 13, 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](mailto:chayes70@yahoo.com) **PRESENT**

County Liaison:        Mike Shannon, 702 455-8338, [mds@clarkcountynv.gov](mailto:mds@clarkcountynv.gov) **PRESENT**

---

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

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

### II. Public Comment

**None**

### III. Approval of **October 30, 2018** Minutes

**Moved by: John Getter**

**Action: Approved**

**Vote: 4/0 Unanimous**

### IV. Approval of Agenda for **November 13, 2018**

**Moved by: Dee Gatliff**

**Action: Approved after noting item #2 had been withdrawn without prejudice.**

**Vote: 4/0 Unanimous**

### V. Informational Items

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

- None

VI Planning & Zoning

1. **VS-18-0817-DOUMANI, DOMINIQUE FAMILY TRUST, ET AL:**  
**VACATE AND ABANDON** a portion of a right-of-way being Russell Road located between Jones Boulevard and Red Rock Street within Spring Valley (description on file). SS/tk/xx (For possible action) **12/04/18 PC**

**Motion by: Dee Gatliff**

**Action: Approved with staff recommendations**

**Vote: 4-0 Unanimous**

2. **WS-18-0720-BUFFALO LAS VEGAS LAND, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase the height of a proposed freestanding sign; **2)** allow a freestanding sign with an animated (video) unit where not permitted; and **3)** increase the animated sign area for a proposed freestanding sign.  
**DESIGN REVIEW** for a proposed freestanding sign with an animated (video) unit on 10.0 acres in a U-V (Urban Village) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Rafael Rivera Way, 450 feet south of Tioga Way (alignment) within Spring Valley. SS/jor/ml (For possible action) **11/07/18 BCC**

**WITHDRAWN** by the applicant without prejudice.

3. **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**

**Motion by: John Getter**

**Action: Approved with staff conditions**

**Vote: 4-0 Unanimous**

4. **NZC-18-0813-MKAT CAPITAL GROUP, LLC:**  
**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to C-P (Office & Professional) (AE-60) Zone in the CMA Design Overlay District.  
**USE PERMIT** for a proposed major training facility.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.  
**DESIGN REVIEW** for a major training facility and office complex. Generally located on the east side of Santa Margarita Street, 300 feet south of Patrick Lane within Spring Valley (description on file). SS/pb/ml (For possible action) **12/04/18 PC**

**Motion by: Dee Gatliff**

**Action: Approved with staff recommendations**

**Vote: 4-0 Unanimous**

5. **UC-18-0807-LAPKO, VITALI:**  
**USE PERMITS** for the following: **1)** to allow a proposed accessory apartment; and **2)** allow 3 proposed kitchens in conjunction with a single family residence on 1.24 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Eldora Avenue and on the west side of Monte Cristo Way within Spring Valley. SB/jor/ml (For possible action) **12/04/18 PC**

**Motion by: John Getter**

**Action: Approved with staff conditions**

**Vote: 4-0 Unanimous**

6. **AR-18-400157 (DR-0396-15)-APACHE LAS VEGAS LAND, LLC:**  
**DESIGN REVIEW FIRST APPLICATION FOR REVIEW** for modifications to an approved mixed use development consisting of residential and commercial components on 8.8 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of Hacienda Avenue and Fort Apache Road within Spring Valley. SB/al/ml (For possible action) **12/05/18 BCC**

**HELD** to the November 27, 2018 Spring Valley TAB meeting per applicant request.

7. **ET-18-400227 (UC-0906-15)-BUFFALO LAS VEGAS LAND, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** to modify the pedestrian realm.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** permit non-standard improvements within the right-of-way; and **2)** permit an over-length cul-de-sac.  
**DESIGN REVIEW** for modifications to an approved mixed use development on 9.9 acres in a U-V (Urban Village - Mixed Use) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Buffalo Drive, 600 feet south of Sunset Road within Spring Valley. SS/tk/ml (For possible action) **12/05/18 BCC**

**Motion by: Angie Heath Younce**

**Action: Approved with staff recommendations**

**Vote: 4-0 Unanimous**

8. **WS-18-0832-MINASIAN, NELLI:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced interior side setback; **2)** reduced separation between existing structures; and **3)** increased height of existing gate in conjunction with an existing single family residence on 0.1 acre in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Airview Court, 105 feet south of Edgerton Drive within Spring Valley. SS/jor/ml (For possible action) **12/05/18 BCC**

**Motion by: Darby Johnson**

**Action: Approved as presented**

**Vote: 4-0 Unanimous**

VII General Business

**NONE**

VIII Public Comment

**NONE**

IX. Next Meeting Date

**The next regular meeting will be November 27, 2018 at 6:30pm**

X Adjournment

**Moved by: Dee Gatliff**

**Action: Adjourn**

**Vote: 4-0 / Unanimous**

**The meeting was adjourned at 8:32 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/>