



Spring Valley Town Advisory Board

January 29, 2019

MINUTES

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

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

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

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

Darby Johnson, Jr. called the meeting to order at 6:33pm

II. Public Comment

None

III. Approval of **January 15, 2019** Minutes

Motion by: **Yvette Williams**
Action: **Approved as published**
Vote: **4/0**

IV. Approval of Agenda for **January 29, 2019**

Motion by: **Yvette Williams**
Action: **Approved after noting item 3 would be held, item 9 would be heard first and General Business would be heard after Announcements.**
Vote: **4/0 Unanimous**

V. Informational Items

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

None

VI General Business

Mickey Sprott presented information related to the Public Art Installation at James Regional Sports Complex, including the process of selecting the final design and invited meeting participants to attend the final presentation on Saturday, February 9, 2019 from 2:30 pm to 5:00 pm at the Windmill Library.

VII Planning & Zoning

1. **VS-18-0884-ROOHANI, ELHAM & ROOHANI, KHUSROW FAMILY TRUST:**
HOLDOVER VACATE AND ABANDON excess 215 Beltway right-of-way located between Sunset Road and the 215 Beltway, west of Rainbow Boulevard within Spring Valley (description on file). SS/sd/ml (For possible action) **02/05/19 PC**

Motion by: **Darby Johnson**

Action: **Deny as the applicant has failed to appear at two consecutive meetings**

Vote: **4/0 Unanimous**

2. **VS-19-0001-NA MINGXING:**
VACATE AND ABANDON easements of interest to Clark County located between Santa Margarita Street and Redwood Street, and between Oquendo Road and Patrick Lane within Spring Valley (description on file). MN/jt/ja (For possible action) **02/20/19 BCC**

Motion by: **Yvette Williams**

Action: **Approve per staff conditions**

Vote: **4/0 Unanimous**

3. **WS-18-0997-SPRING MOUNTAIN, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced street landscape width; **2)** parking lot landscaping; **3)** waive minimum 5 foot wide sidewalk between buildings and pavement; and, **4)** reduced parking.
DESIGN REVIEW for the following: **1)** proposed retail buildings; and **2)** façade changes, drive thru lane, and an addition to an existing building on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Lindell Road and the north side of Spring Mountain Road within Spring Valley. JJ/sd/ja (For possible action) **02/05/19 PC**

Applicant requested a **HOLD** to February 12, 2019 Spring Valley Town Advisory Board meeting.

4. **WC-18-400260 (ZC-0699-99)-PF PROPERTIES SG, LLC & MF/CI PROPERTIES SG, LLC:**
WAIVER OF CONDITIONS of a zone change requiring height of signage shall not exceed the tallest point of the roofline on the buildings for the entire site in conjunction with an existing tavern on 1.4 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the north side of Flamingo Road and the east side of the 215 Beltway within Spring Valley. JJ/sd/ja (For possible action) **02/06/19 BCC**

Motion by: **Darby Johnson**

Action: **Approve with staff conditions and 35 foot maximum height**

Vote: **3/1 Rodney Bell nay**

5. **WS-18-0981-PF PROPERTIES SG, LLC & MF/CI PROPERTIES SG, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the maximum sign area for a freestanding sign; **2)** increase sign area for an animated sign; and **3)** reduce the setback of a freestanding sign.
DESIGN REVIEW for an animated freestanding sign in conjunction with an existing tavern on 1.4 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road and the east side of the 215 Beltway within Spring Valley. JJ/sd/ja (For possible action) **02/06/19 BCC**

Motion by: **Darby Johnson**

Action: **Approve waiver development #3 after waiver #1 was withdrawn and approval of Design Review at a maximum height of 35 feet**

Vote: **4/0 Unanimous**

6. **UC-18-0955-SPIRITUAL ASSEMBLY OF THE BAHA'IS OF SPRING VALLEY:**
USE PERMIT for a proposed place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow modified street standards; and **2)** allow modified driveway design standards.
DESIGN REVIEW for a proposed place of worship on 1.9 acres in an R-E (Rural Estates Residential)(AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Patrick Lane and Jones Boulevard within Spring Valley. SS/md/ml (For possible action) **01/22/19 PC**

Motion by: **Darby Johnson**

Action: **Approve per staff conditions**

Vote: **4/0 Unanimous**

7. **UC-19-0013-LAS VEGAS CAR CARE ASSOCIATES:**
USE PERMIT for a vehicle paint/body shop.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a vehicle paint/body shop not accessory to automobile sales; **2)** allow service bay doors not screened by landscaping or another building to face towards a public street; and **3)** reduce the separation for a vehicle paint/body shop from a residential use in conjunction with an existing automobile maintenance and repair facility on 2.4 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the northwest corner of Decatur Boulevard and Eldora Avenue within Spring Valley. JJ/jt/ma (For possible action) **02/19/19 PC**

Move forward to February 19, 2019 Planning Commission with no action due to split votes

8. **WS-18-1027-TAM, THOMAS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the rear setback for an existing addition; and **2)** allow the front yard to exceed the minimum hardscape in conjunction with an existing single family residence on 0.2 acres in the R-1 (Single Family Residential) Zone. Generally located on the north side of Golden Spring Avenue, 56 feet east of Anacapa Way within Spring Valley. JJ/jt/ma (For possible action) **02/19/19 PC**

Motion by: **Catherine Godges**

Action: **Approve per staff conditions and a review in one year**

Vote: **4/0 Unanimous**

9. **AR-18-400268 (UC-1908-05)-SPRING MOUNTAIN PLAZA, LLC:**
USE PERMIT SEVENTH APPLICATION FOR REVIEW for a massage establishment in conjunction with an existing retail center on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Red Rock Street and Spring Mountain Road within Spring Valley. JJ/sv/ma (For possible action) **02/20/19 BCC**

Motion by: **Darby Johnson**

Action: **Approve per staff conditions after noting the requirement of a 2 year review by staff**

Vote: **4/0 Unanimous**

1. **WS-19-0015-NA MINGXING:**
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (curb, gutter, sidewalks, street lights, and partial paving).
DESIGN REVIEW to increase the finished grade in conjunction with a proposed single family subdivision on 2.1 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Santa Margarita Street and Oquendo Road within Spring Valley. MN/jt/ja (For possible action) **02/20/19 BCC**

Motion by: **Yvette Williams**

Action: **Approve the Waiver and Design Review**

Vote: **4/0 Unanimous**

2. **AR-18-400252 (UC-1056-17)-K H GOLDEN INVESTMENTS, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW to allow on-premises consumption of alcohol (service bar).
WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with a proposed restaurant in an existing office and retail development on a portion of 1.2 acres in a C-1 (Local Business) Zone. Generally located on the south side of Spring Mountain Road, 650 feet west of Lindell Road within Spring Valley. JJ/sd/ml (For possible action) **01/22/19 PC**

Motion by: **Yvette Williams**

Action: **Approve Use Permit**

Deny Waiver of Development Standards

Vote: **4/0 Unanimous**

VIII Public Comment

NONE

IX. Next Meeting Date

The next regular meeting will be February 12, 2019 at 6:30pm

X Adjournment

Motion by: Darby Johnson

Action: Adjourn

Vote: 4-0 / Unanimous

The meeting was adjourned at 9:06 p.m.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

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/>

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