



# Spring Valley Town Advisory Board

February 12, 2019

## MINUTES

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

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

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

**Jared Tasko, Current Planning**

II. Public Comment

- None

III. Approval of **January 29, 2019** Minutes

Motion by: **Darby Johnson, Jr.**

Action: **Approved after noting spelling error on item # 8**

Vote: **4/0 Angie Heath Younce abstained**

IV. Approval of Agenda for **February 12, 2019**

Motion by: **Angie Heath Younce**

Action: **Approved after noting items 2 and 6 would be held until February 26, 2019**

Vote: **5/0 Unanimous**

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
  - **Mike Shannon announced a Meet and Greet with District A Commissioner Michael Naft and District F Commissioner Justin Jones is scheduled for 5:30pm on Tuesday February 26, 2019 at Desert Breeze Community Center, 8275 Spring Mountain Road. The Meet and Greet is hosted by the Spring Valley Town Advisory Board.**

VI Planning & Zoning

1. **VS-19-0025-SUNSET & DURANGO PARTNERS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Durango Drive and Riley Street, and between Sunset Road and Teco Avenue within Spring Valley (description on file). JJ/tk/ja (For possible action) **03/05/19 PC**

Motion by: **Yvette Williams**  
Action: **Approve with staff conditions**  
Vote: **5/0 Unanimous**

2. **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 26, 2019 Spring Valley TAB meeting.**

3. **TM-19-500009-PSI ARBY, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on 4.6 acres in an M-D (Designed Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southwest corner of Arby Avenue and Belcastro Street within Spring Valley. MN/rk/ja (For possible action) **02/19/19 PC**

Motion by: **Angie Heath Younce**  
Action: **Approve with staff recommendations**  
Vote: **5/0 Unanimous**

4. **UC-19-0028-FISH HAWK COMPANY, INC.:**  
**USE PERMIT** to establish a minor training facility (CPR training center) in conjunction with an existing office building on a portion of 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the southeast corner of Edna Avenue and Jones Boulevard within Spring Valley. JJ/jor/ma (For possible action) **03/05/19 PC**

Motion by: **Yvette Williams**  
Action: **Approve with staff recommendations**  
Vote: **5/0 Unanimous**

5. **UC-19-0052-GLOBAL SIGNAL ACQUISITIONS IV, LLC:**  
**USE PERMIT** to increase the height of an existing communication tower.  
**DESIGN REVIEW** for an existing communication tower on 0.04 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Fort Apache Road, 430 feet north of Tompkins Avenue (alignment) within Spring Valley. JJ/jor/ma (For possible action) **03/05/19 PC**

Motion by: **Angie Heath Younce**  
Action: **Approve with staff recommendations**  
Vote: **5/0 Unanimous**

6. **WS-19-0039-PSI ARBY, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce side corner setback.  
**DESIGN REVIEW** for an office/warehouse complex on 5 acres in an M-D (Design Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southwest corner of Arby Avenue and Belcastro Street within Spring Valley. MN/sd/ja (For possible action) **03/05/19 PC**

**Applicant requested a HOLD to February 26, 2019 Spring Valley TAB meeting.**

7. **DR-19-0046-SCHOOL BOARD OF TRUSTEES:**  
**DESIGN REVIEW** for a classroom building expansion to an existing elementary school (Rodger Bryan) on 10.0 acres in a P-F (Public Facility) Zone. Generally located on the west side of Cimarron Road and the south side of Katie Avenue within Spring Valley. JJ/rk/ma (For possible action) **03/06/19 BCC**

Motion by: **Rodney Bell**  
Action: **Approve with staff conditions**  
Vote: **5/0 Unanimous**

8. **ET-19-400009 (UC-0458-15)-CHURCH AREUMDAWOON LAS VEGAS:**  
**USE PERMIT THIRD EXTENSION OF TIME** to complete a place of worship.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setback.  
**DESIGN REVIEW** for a place of worship on 2.2 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Post Road and El Camino Road (alignment) within Spring Valley. MN/sv/ja (For possible action) **03/06/19 BCC**

Motion by: **Darby Johnson**  
Action: **Approve with 1 year extension and other staff conditions**  
Vote: **4/1 Yvette Williams NAY**

9. **UC-19-0019-RAINBOW PLAZA, LLC & LAS VEGAS RAINBOW CENTER, LLC:**  
**USE PERMIT** to allow a massage establishment in conjunction with an existing reflexology business (foot spa) on a portion of a 1.5 acre site in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard, 270 feet south of Dewey Drive within Spring Valley. MN/jor/ma (For possible action) **03/06/19 BCC**

Motion by: **Darby Johnson**  
Action: **Approve with staff conditions**  
Vote: **3/2 Yvette Williams/Catherine Hodges NAY**

10. **WS-19-0017-BUFFALO LAS VEGAS LAND, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase the height of a proposed freestanding sign; and **2)** increase the animated sign area for a proposed freestanding sign.  
**DESIGN REVIEW** for a proposed freestanding sign with an animated (non-video) electronic message unit in conjunction with an approved mixed-use project on 9.9 acres in a U-V (Urban Village) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northeast corner of Buffalo Drive and the 215 Beltway within Spring Valley. MN/jt/ja (For possible action) **03/06/19 BCC**

Motion by: **Angie Heath Younce**  
Action: **Deny**  
Vote: **5/0 Unanimous**

11. **WS-19-0045-PATRICK-APACHE HOLDINGS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow vivid hues; and **2)** allow temporary signs in conjunction with an existing vehicle maintenance facility on 0.3 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District.  
Generally located on the north side of Patrick Lane and the west side of Rainbow Boulevard within Spring Valley.  
MN/jor/ma (For possible action) **03/06/19 BCC**

Motion by: **Yvette Williams**

Action: **Deny**

Vote: **5/0 Unanimous**

VII General Business

**NONE**

VIII Public Comment

**NONE**

IX. Next Meeting Date

**The next regular meeting will be February 26, 2019 at 6:30pm**

X Adjournment

**Motion by: Darby Johnson**

**Action: Adjourn**

**Vote: 5-0 / Unanimous**

**The meeting was adjourned at 7:43 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/>