



# Spring Valley Town Advisory Board

September 10, 2019

## MINUTES

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

Secretary: Carmen Hayes, 702 371-7991, [chayes@yahoo.com](mailto:chayes@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 called the meeting to order at 6:34pm**

Greg Cervan, Current Planner

II. Public Comment

- None

III. Approval of **August 27, 2019** Minutes

Motion by: **Angie Heath Younce**

Action: **APPROVE** as published.

Motion **PASSED** (3-0) with Yvette Williams abstaining.

IV. Approval of Agenda for **September 10, 2019**

Motion by: **Yvette Williams**

Action: **Approved as amended**

Vote: **4/0 Unanimous**

V. Informational Items

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

**Enterprise Land Use Plan Open House September 18, 2019 from 4 pm to 7 pm at the Windmill Library 7060 West Windmill Lane.**

VI Planning & Zoning

1. **UC-19-0583-JONES PLAZA PROPERTY, LLC:**

**USE PERMIT** for a hospice care facility.

**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.

**DESIGN REVIEWS** for the following: **1)** a proposed hospice care facility within an existing office building; and **2)** modification to existing site parking and parking lot landscaping on a portion of 2.1 acres in a CRT (Commercial Residential Transition) Zone and R-1 (Single Family Residential) Zone in the CMA Design Overlay District. Generally located on the east side of Jones Boulevard and the north side of Dewey Drive within Spring Valley. MN/lm/ja (For possible action) **09/17/19 PC**

Motion by: **Angie Heath Younce**

Action: **Approve** With condition all trees removed need to be replaced with 24 inch box tree or larger and all staff recommendations

Vote: **4/0 Unanimous**

2. **DR-19-0640-PURPLE ONE PROPERTIES, LLC:**

**DESIGN REVIEW** for a commercial building on 1.0 acre in a C-1 (Local Business) Zone. Generally located on the northeast corner of Durango Drive and Edna Avenue within Spring Valley. JJ/sd/jd (For possible action) **10/01/19 PC**

Motion by: **Yvette Williams**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

3. **UC-19-0650-B33 RENAISSANCE WEST, LLC:**

**USE PERMIT** for a major training facility (massage school) within an existing shopping center on 16.4 acres in a C-2 (Commercial General) Zone. Generally located on the north side of Flamingo Road and the west side of Decatur Boulevard within Spring Valley. JJ/nr/jd (For possible action) **10/01/19 PC**

Motion by: **Darby Johnson**

Action: **Approve** with staff conditions

Vote: **3/1 Yvette Williams – NAY**

4. **WS-19-0613-PINE PLAZA RETAIL L P:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow wall signs to face an adjacent residential development.

**DESIGN REVIEW** for proposed wall signs in conjunction with an existing retail shopping center on 4.0 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Patrick Lane and Fort Apache Road within Spring Valley. JJ/sd/jd (For possible action) **10/01/19 PC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

5. **DR-19-0600-JO FAM PROPERTY, LLC:**

**DESIGN REVIEW** for proposed signage in conjunction with an approved convenience store with gasoline station on a portion of 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Fort Apache Road and the north side of Maule Avenue within Spring Valley. JJ/lm/jd (For possible action) **10/02/19 BCC**

Motion by: **Rodney Bell**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

6. **UC-19-0626-F.C. DEVELOPMENT PROPERTIES, LLC:**  
**USE PERMIT** for a marijuana establishment (dispensary).  
**DESIGN REVIEW** for an exterior remodel (façade) of an existing commercial building within a shopping center on 0.9 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located 350 feet south of Flamingo Road, 280 feet east of Grand Canyon Drive within Spring Valley. JJ/pb/jd (For possible action) **10/02/19 BCC**

Motion by: **Angie Heath Younce**  
Action: **DENY**  
Vote: **4/0 Unanimous**

7. **UC-19-0627-F.C. DEVELOPMENT PROPERTIES, LLC:**  
**USE PERMIT** for a proposed marijuana establishment (retail marijuana store) in conjunction with an existing commercial building within a shopping center on 0.9 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located 350 feet south of Flamingo Road, 280 feet east of Grand Canyon Drive within Spring Valley. JJ/pb/jd (For possible action) **10/02/19 BCC**

Motion by: **Angie Heath Younce**  
Action: **DENY** due to family shopping center and proximity to another marijuana establishment across the street  
Vote: **4/0 Unanimous**

## VII General Business

**Reviewed 2019 budget request and received public input on recommendations for the 2021 budget request(s).**

## 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.

- Concern was expressed about a depression in the road at Mann and Coley which contributes to flooding in the area.
- Exotic cars from a Short Term Rental on Edna speeding through the neighborhood has caused disruptions and decreased safety for children and families in the area.

## IX. Next Meeting Date

The next regular meeting will be **September 24, 2019** at 6:30pm

X Adjournment

**Motion by Darby Johnson**

**Action: Adjourn**

**Vote: 4-0 / Unanimous**

**The meeting was adjourned at 7:08 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/>