



Spring Valley Town Advisory Board

October 8, 2019

MINUTES

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

Secretary: Carmen Hayes, 702 371-7991, chaves@yahoo.com EXCUSED

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

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

Yvette Williams called the meeting to order at 6:34pm

II. Public Comment

A concern was expressed that the applicant for items 13 & 14, regarding a retail marijuana establishment, has not been a good neighbor and does not take care of the current facility at the Tropicana location.

III. Approval of **September 24, 2019** Minutes

Motion by: **Rodney Bell**
Action: **Approved as published.**
Motion **3/0 Unanimous**

IV. Approval of Agenda for **October 8, 2019**

Motion by: **Rodney Bell**
Action: **Approved as amended, noting item 13 was withdrawn by the applicant.**
Vote: **3/0 Unanimous**

V. Informational Items

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

Mike Shannon made the following announcements:

- **Coffee and Community with Commissioner Jones from 9:00am – 11:00am at Desert Breeze Community Center on October 9, 2019.**

- **Enterprise Area Command Trunk or Treat October 24, 2019 at The Crossing, 7950 West Windmill Lane from 5:00pm – 10:00pm.**
- **Desert Breeze Community Center Halloween Event October 24, 2019 from 5:00pm – 8:00pm.**
- **Spring Valley Area Command Trunk or Treat Halloween Party in Downtown Summerlin October 31, 2019 from 5:00pm – 7:00pm.**
- **Veterans Career Expo, Saturday, October 19, 2019 at City Hall, 495 South Main from 10:00am – 2:00pm.**

VI Planning & Zoning

1. **VS-19-0729-L V MAULE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Roy Horn Way and Maule Avenue (alignment), and between Buffalo Drive and Cimarron Road within Spring Valley (description on file). MN/md/jd (For possible action) **11/05/19 PC**

Motion by: **Catherine Godges**
Action: **Approve with staff recommendations.**
Vote: **3/0 Unanimous**

2. **VS-19-0738-WICHERT PROPERTIES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Tioga Way (alignment), and between Oquendo Road and Quail Avenue (alignment) within Spring Valley (description on file). MN/al/jd (For possible action) **11/05/19 PC**

Motion by: **Rodney Bell**
Action: **Approve with staff recommendations.**
Vote: **3/0 Unanimous**

3. **VS-19-0739-R W INVESTMENTS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Post Road and Teco Avenue (alignment), and between Pioneer Way and Buffalo Drive within Spring Valley (description on file). MN/tk/jd (For possible action) **11/05/19 PC**

Motion by: **Catherine Godges**
Action: **Approve with staff recommendations.**
Vote: **3/0 Unanimous**

4. **DR-19-0659-WATER PARK, LLC:**
DESIGN REVIEW for incidental alcohol service areas in conjunction with a recreational facility (waterpark) on 17.2 acres in an R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone in Village 16A in the Summerlin South Master Planned Community. Generally located on the west side of Fort Apache Road, 620 feet south of Maule Avenue within Spring Valley. JJ/jvm/jd (For possible action) **10/16/19 BCC**

Motion by: **Rodney Bell**
Action: **Approve with staff conditions and additional requirements to fence the service areas and provide security booths to ensure alcohol remains in fenced area.**
Vote: **3/0 Unanimous**

5. **NZC-19-0737-WICHERT PROPERTIES, LLC:**
ZONE CHANGE reclassify 2.5 acres from C-P (Office and Professional) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increased finished grade. Generally located on the east side of Buffalo Drive, 330 feet north of Oquendo Road within Spring Valley (description on file). MN/al/jd (For possible action) **11/05/19 PC**

Motion by: **Rodney Bell**
Action: **Approve with staff conditions.**
Vote: **3/0 Unanimous**

6. **TM-19-500192-WICHERT PROPERTIES, LLC:**
TENTATIVE MAP consisting of 18 single family residential lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Buffalo Drive, 330 feet north of Oquendo Road within Spring Valley. MN/al/jd (For possible action) **11/05/19 PC**

Motion by: **Rodney Bell**
Action: **Approve with staff recommendations.**
Vote: **3/0 Unanimous**

7. **UC-19-0711-ROTHBUCHER LORENZ & THEA TRUST & ROTHBUCHER THEA TRS:**
USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); and **2)** reduced separation from residential in conjunction with a commercial center on a portion of 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the south side of Flamingo Road, 327 feet west of Decatur Boulevard within Spring Valley. MN/nr/jd (For possible action) **11/05/19 PC**

Motion by: **Catherine Godges**
Action: **Approve with staff recommendations.**
Vote: **3/0 Unanimous**

8. **WS-19-0706-KAUFFMAN DONALD & ORTEGA LINDA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** driveway design; and **3)** hardscape within front and side yards in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Ashton Pines Court and the west side of Erin Glen Street within Spring Valley. JJ/bb/ja (For possible action) **11/05/19 PC**

Motion by: **Yvette Williams**
Action: **Approve waiver 1 and DENY waivers 2 and 3.**
Vote: **2/1 (Catherine Godges opposed)**

9. **WS-19-0707-DORAL ACADEMY OF NEVADA:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the distance between an animated wall sign and residential development.
DESIGN REVIEW for signage in conjunction with an existing school on 3.8 acres in a C-1 (Local Business) Zone. Generally located on the south side of Saddle Avenue, 1,317 feet west of Fort Apache Road within Spring Valley. JJ/nr/jd (For possible action) **11/05/19 PC**

Motion by: **Rodney Bell**
Action: **HOLD until October 29, 2019 agenda for applicant to meet with concerned neighbors.**
Vote: **3/0 Unanimous**

10. **WS-19-0708-JOHNS, DANNY:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for a room addition in conjunction with an existing single family residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Desert Inn Road and the west side of Redwood Street within Spring Valley. JJ/nr/jd (For possible action) **11/05/19 PC**

Motion by: **Yvette Williams**

Action: **Approve with staff conditions and recommendations.**

Vote: **3/0 Unanimous**

11. **WS-19-0720-FERNANDEZ, JOSE E.:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Firefalls Drive and the west side of Crest Horn Drive within Spring Valley. JJ/bb/jd (For possible action) **11/05/19 PC**

Motion by: **Rodney Bell**

Action: **Approve with staff conditions.**

Vote: **3/0 Unanimous**

12. **WS-19-0733-NEEL ELIZABETH M:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for a room addition in conjunction with an existing single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Hacienda Avenue and the east side of Shadow View Street within Spring Valley. JJ/nr/jd (For possible action) **11/05/19 PC**

Motion by: **Rodney Bell**

Action: **Approve with staff conditions.**

Vote: **3/0 Unanimous**

13. **UC-19-0749-GALLERIA CENTER, LLC:**
USE PERMIT for a marijuana establishment (retail store) within an existing retail building on 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue, 125 feet east of Duneville Street within Spring Valley. MN/md/jd (For possible action) **11/06/19 BCC**

Withdrawn without prejudice at request of the applicant.

14. **UC-19-0750-GALLERIA CENTER, LLC:**
USE PERMIT for a marijuana establishment (retail store) within an existing retail building on 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue, 125 feet east of Duneville Street within Spring Valley. MN/md/jd (For possible action) **11/06/19 BCC**

Motion by: **Yvette Williams**

Action: **Approve with staff conditions for 1 year to find another location or locations.**

Vote: **3/0 Unanimous**

15. **WS-19-0721-PEAKS CORPORATE PARK, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow elimination of screening adjacent to a freeway in conjunction with a business park on 2.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road and south of the CC 215 within Spring Valley. JJ/nr/xx (For possible action) **11/06/19 BCC**

Motion by: **Yvette Williams**

Action: **Approve with staff conditions, including robust (intense) landscaping along Beltway and submit plans before next hearing.**

Vote: **3/0 Unanimous**

16. **ZC-19-0742-NERVOSA, LLC:**
ZONE CHANGE to reclassify 0.5 acres from R-E (Rural Estates Residential) Zone to CRT (Commercial Residential Transitional) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate landscaping; and **2)** allow modified driveway design standards.

DESIGN REVIEW to convert an existing single family residence into an office in the Desert Inn Road Transition Corridor Overlay District. Generally located on the north side of Desert Inn Road, 150 feet east of Torrey Pines Drive within Spring Valley (description on file). JJ/pb/xx (For possible action) **11/06/19 BCC**

Motion by: **Yvette Williams**

Action: **Approve zone change and design review with DENIAL of waivers for landscaping and driveway standards.**

Vote: **3/0 Unanimous**

VII General Business

- **None**

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.

- **None**

IX. Next Meeting Date

The next regular meeting will be **October 29, 2019 at 6:30pm**

X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **3/0 Unanimous**

The meeting was adjourned at 8:54pm

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/>

BOARD OF COUNTY COMMISSIONERS
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