



Spring Valley Town Advisory Board

December 10, 2019

MINUTES

Board Members: Darby Johnson, Jr. – Chair PRESENT Yvette Williams – Vice Chair EXCUSED
Angie Heath Younce PRESENT 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 called the meeting to order at 6:34pm

Mark Donahue, Current Planner

II. Public Comment

- **None**

III. Approval of **November 26, 2019** Minutes

Motion by: **Angie Heath Younce**

Action: **APPROVE** as published

Vote: **4/0 Unanimous**

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

Motion by: **Angie Heath Younce**

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)

- **Kevin Smedley announced an Open House related to the Enterprise Land Use Plan update scheduled for January 9, 2020 from 4:00pm to 7:00pm at the Windmill Library, 7060 West Windmill Lane.**

VI Planning & Zoning

1. **VS-19-0887-LONG LIFE PARTNERS LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Meeks Bay Avenue, and between Grand Canyon Drive and Tee Pee Lane and a portion of a right-of-way being Tropicana Avenue located between Grand Canyon Drive and Tee Pee Lane within Spring Valley (description on file). JJ/jt/jd (For possible action) **01/07/20 PC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

2. **TM-19-500230-HIGH GROUND, LLC:**

TENTATIVE MAP consisting of 85 single family residential lots and common lots on 11.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Patrick Lane and Hualapai Way within Spring Valley. JJ/sd/jd (For possible action) **12/18/19 BCC**

HOLD to Spring Valley TAB meeting on January 14, 2020 per applicant request.

3. **UC-19-0872-HIGH GROUND, LLC:**

USE PERMIT for single family attached dwellings.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce lot sizes; **2)** increase in wall height; **3)** modify setback for access control gates; and **4)** street intersection off-set.

DESIGN REVIEWS for the following: **1)** increased grade; **2)** an attached and detached single family residential development on 11.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Patrick Lane and Hualapai Way within Spring Valley. JJ/sd/jd (For possible action) **12/18/19 BCC**

HOLD to Spring Valley TAB meeting on January 14, 2020 per applicant request.

4. **NZC-19-0848-T E G SPANISH RIDGE LLC:**

ZONE CHANGE to reclassify 13.0 acres from C-P (Office and Professional) Zone to an M-D (Designed Manufacturing) Zone.

USE PERMIT to waive the required intense landscape buffer for a distribution center.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** office/warehouse building; and **2)** distribution center on 13.0 acres in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue and the west side of Riley Street within Spring Valley (description on file). JJ/md/ja (For possible action) **12/17/19 PC**

HOLD to Spring Valley TAB meeting on January 14, 2020 per applicant request.

5. **NZC-19-0886-LONG LIFE PARTNERS, LLC:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** reduce throat depth.
DESIGN REVIEW for a multiple family residential development. Generally located on the south side of Tropicana Avenue, 300 feet east of Grand Canyon Drive within Spring Valley (description on file). JJ/jt/jd (For possible action) **01/07/20 PC**
Motion by: **Rodney Bell**
Action: **Approve** as presented
Vote: **4/0 Unanimous**
6. **PA-19-700003-DECATUR 1.25 AC HARRIS--JL #6, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from BDRP (Business and Design/Research Park) to CG (General Commercial) on 1.2 acres. Generally located on the west side Decatur Boulevard, 300 feet south of Post Road in Spring Valley. MN/pd (For possible action) **01/07/20 PC**

Motion by: **Catherine Hodges**
Action: **Approve** with staff recommendations
Vote: **4/0 Unanimous**
7. **WS-19-0893-F T H NEVADA INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce landscaping; and **2)** reduce throat depth.
DESIGN REVIEW for a restaurant and food processing facility on 2.0 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the south side of Badura Avenue and the east side of Montessouri Street within Spring Valley. MN/jt/jd (For possible action) **01/07/20 PC**

Motion by: **Angie Heath Younce**
Action: **Approve** as presented
Vote: **4/0 Unanimous**
8. **ZC-19-0892-SULLIVAN SQUARE, LLC:**
ZONE CHANGE to reclassify 15.2 acres from R-E (Rural Estates Residential) Zone, C-2 (General Commercial) Zone, and M-D (Designed Manufacturing) Zone to C-2 (General Commercial) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** increase height of exterior fixtures (luminaries) mounted on a building; **3)** reduce landscaping; and **4)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** health club with accessory commercial uses. Generally located on the east side of Durango Drive and the north side of Rafael Rivera Way within Spring Valley (description on file). MN/jt/jd (For possible action) **01/08/20 BCC**

Motion by: **Rodney Bell**
Action: **Approve** with Clark County staff conditions
Vote: **4/0 Unanimous**

VII General Business

A presentation was made regarding the 2020 Census.

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.

- **A concern was expressed some attendees did not understand how to comment on items when the Chair opened up discussion for public input.**
- **Angie requested recognition plaques for previous board members.**

IX. Next Meeting Date

The next regular meeting will be **January 14, 2020** at 6:30pm

X Adjournment

Motion by: **Angie Heath Younce**

Action: **Adjourn**

Vote: **4-0 / Unanimous**

The meeting was adjourned at 7:36 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/>