



Spring Valley Town Advisory Board

October 9, 2018

MINUTES

Board Members: John Getter – **PRESENT** Darby Johnson, Jr. – **EXCUSED**
 Dee Gatliff – Vice Chair – **PRESENT** Angie Heath Younce – Chair – **PRESENT**

Secretary: Carmen Hayes, 702 371-7991, chayes70@yahoo.com **PRESENT**

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

- I. Call to Order, Pledge of Allegiance and Roll Call
Current Planner: Maria Kaeto

Angie Heath Younce called the meeting to order at 6:32pm

- II. Public Comment

None

- III. Approval of **September 25, 2018** Minutes

Moved by: John Getter

Action: Approved

Vote: 3/0 Unanimous

- IV. Approval of Agenda for **October 9, 2018**

Moved by: Dee Gatliff

Action: Approved after noting items 9, 11 and 12 would be held.

Vote: 3/0 Unanimous

- V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
 - **Mike Shannon announced applications are available until Tuesday, November 13, 2018 for appointments by the Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year term beginning January 2019.**

VI Planning & Zoning

1. **VS-18-0671-JRJ INVESTMENTS, INC.:**
VACATE AND ABANDON a portion of a right-of-way being Laredo Street located between El Camino Road and Mann Street (alignment) within Spring Valley (description on file). SB/lm/ml (For possible action) **10/16/18 PC**

HELD to the October 30, 2018 Spring Valley TAB meeting due to applicant not showing.

2. **VS-18-0679-MY LAND, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Rafael Rivera Way and between Butler Street (alignment) and Gagnier Boulevard within Spring Valley (description on file). SS/sd/ml (For possible action) **10/16/18 PC**

Motion by: Angie Heath Younce
Action: Approved with staff recommendations
Vote: 3-0 Unanimous

3. **VS-18-0715-STATE OF NEVADA WATER, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Oquendo Road, and between Jerry Tarkanian Way and Quarterhorse Lane (alignment) and a portion of a right-of-way being Partick Lane located between Jerry Tarkanian Way and Quarterhorse Lane (alignment) within Spring Valley (description on file). SB/ja/ml (For possible action) **11/07/18 BCC**

Motion by: Dee Gatliff
Action: Approved with staff recommendations
Vote: 3-0 Unanimous

4. **DR-18-0744-VALLEY HOSPITAL MEDICAL CENTER, INC.:**
DESIGN REVIEW for an existing modular building addition in conjunction to an existing hospital (Spring Valley Hospital) on a portion of 34 acres in a C-P (Office & Professional) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Rainbow Boulevard and Hacienda Avenue within Spring Valley. SS/jor/ml (For possible action) **11/06/18 PC**

Motion by: Dee Gatliff
Action: Approved with staff recommendations
Vote: 3-0 Unanimous

5. **UC-18-0712-TRADE D, LLC:**
USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with a recreational facility (indoor playground) within an existing shopping center on a portion of 2.8 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the west side of Jones Boulevard, 485 feet north of Russell Road within Spring Valley. SS/pb/ml (For possible action) **11/06/18 PC**

Motion by: Dee Gatliff
Action: Approved with staff recommendations
Vote: 3-0 Unanimous

6. **UC-18-0718-O'NEIL-CHANG FAMILY TRUST, ET AL & CHANG, RUBY S. TRS:**
USE PERMITS for the following: **1)** a proposed minor training facility (physical fitness); and **2)** a proposed recreational facility (senior activities) in conjunction with an existing office facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow commercial access onto a residential street; and **2)** alternative landscaping.
DESIGN REVIEW for modifications to an existing office facility on 0.8 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Jones Boulevard and the south side of Palmyra Avenue within Spring Valley. SB/pb/ml (For possible action) **11/06/18 PC**

The applicant requested a **HOLD** to the October 30, 2018 Spring Valley TAB meeting

7. **WS-18-0728-LI, TOMMY & TRAN, SANDY:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear yard setback for proposed room additions in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone in the CMA Design Overlay District. Generally located on the west side of High Noon Lane, 100 feet south of Spring Ranch Parkway within Spring Valley. SS/pb/ml (For possible action) **11/06/18 PC**

Motion by: Dee Gatliff

Action: Approved with staff recommendations

Vote: 3-0 Unanimous

8. **WS-18-0730-CASTRO, MARIA FERNANDA PERALTA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the side street (corner) setback; and **2)** reduce the setback to a right-of-way for an existing addition to an attached single family residence in an R-3 (Multiple Family Residential) Zone. Generally located on the southwest corner of Kenwood Street and Verdugo Street within Spring Valley. SS/jt/ml (For possible action) **11/06/18 PC**

Motion by: John Getter

Action: Approved as presented with staff "if approved" conditions.

Vote: 3-0 Unanimous

9. **DR-18-0745-OREC LV, LLC:**
DESIGN REVIEWS for the following: **1)** a proposed walk-up restaurant building with drive-thru (Dutch Brother's Coffee); and **2)** alternative parking lot landscaping on 0.4 acres in a C-1 (Local Business) Zone in the Desert Inn Road Transition Corridor Overlay. Generally located on the west side of Rainbow Boulevard, 150 feet north of Desert Inn Road within Spring Valley. SB/rk/ml (For possible action) **11/07/18 BCC**

The applicant requested a **HOLD** to the October 30, 2018 Spring Valley TAB meeting

10. **ET-18-400210 (ZC-0477-15)-DIAMOND ARROYO LTD:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 5.0 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; and **2)** cross access.
DESIGN REVIEW for an office/warehouse complex in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Badura Avenue, 450 feet west of Tenaya Way within Spring Valley. SS/tk/ml (For possible action) **11/07/18 BCC**

HELD to the October 30, 2018 Spring Valley TAB meeting due to applicant not showing.

11. **WC-18-400211 (ZC-0279-15)-OREC LV, LLC:**
WAIVER OF CONDITIONS of a zone change requiring development per plans submitted on July 23, 2015 on 0.4 acres in a C-1 (Local Business) Zone in the Desert Inn Road Transition Corridor Overlay. Generally located on the west side of Rainbow Boulevard, 150 feet north of Desert Inn Road within Spring Valley. SB/rk/ml (For possible action) **11/07/18 BCC**

The applicant requested a **HOLD** to the October 30, 2018 Spring Valley TAB meeting

12. **WS-18-0720-BUFFALO LAS VEGAS LAND, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the height of a proposed freestanding sign; **2)** allow a freestanding sign with an animated (video) unit where not permitted; and **3)** increase the animated sign area for a proposed freestanding sign.
DESIGN REVIEW for a proposed freestanding sign with an animated (video) unit on 10.0 acres in a U-V (Urban Village) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Rafael Rivera Way, 450 feet south of Tioga Way (alignment) within Spring Valley. SS/jor/ml (For possible action) **11/07/18 BCC**

The applicant requested a **HOLD** to the November 13, 2018 Spring Valley TAB meeting

13. **ZC-18-0719-STATE OF NEVADA WATER, LLC:**
ZONE CHANGE to reclassify 0.9 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height; **2)** modified street standards; and **3)** non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: **1)** an office building; **2)** alternative parking lot landscaping; and **3)** increased finished grade in the CMA Design and MUD-3 Overlay Districts. Generally located on the northwest corner of Patrick Lane and Jerry Tarkanian Way within Spring Valley (description on file). SB/gc/ml (For possible action) **11/07/18 BCC**

Motion by: Dee Gatliff

Action: Approved with staff recommendations.

Vote: 3-0 Unanimous

14. **ZC-18-0723-GOLDEN SPRING MOUNTAIN, LLC:**
ZONE CHANGE to reclassify 2 acres for a shopping center from C-1 (Local Business) Zone to C-2 (General Commercial) Zone for a shopping center. Generally located on the south side of Spring Mountain Road and the west side of Duneville Street within Spring Valley (description on file). SB/jor/ml (For possible action) **11/07/18 BCC**

Motion by: Dee Gatliff

Action: Approved with staff recommendations.

Vote: 3-0 Unanimous

VII General Business

Select one Town Advisory Board member to serve as a jury member for the James Regional Sports Complex Artwork project. (For Possible action)

Did not vote due to Darby Johnson being excused from this meeting.

Review/finalize FY 2019/2020 budget request (s) and take public comment on the budget request(s). (For Possible action)

Suggestions:

Projection System for Town Advisory Board meetings
Wall Clock for Town Advisory Board meeting room
Replace speed limit signs near RC Willey north of Siena
Replace Spring Valley street sign south of Flamingo
Add LED flashers to stop signs throughout Spring Valley

VIII Public Comment

Several neighbors living near Laredo, between El Camino and Mann, expressed opposition to VS-18-0671 with special concern noted about outdoor speakers. VS-18-0671 will be on the October 30, 2018 agenda.

A representative for item ZC-18-0659, approved by the Spring Valley Town Advisory Board on September 11, 2018, updated the Board on action by the BCC regarding the Zone Change.

IX. Next Meeting Date

The next regular meeting will be October 30, 2018 at 6:30pm

X Adjournment

Moved by: Angie Heath Younce

Action: Adjourn

Vote: 3-0 / Unanimous

The meeting was adjourned at 7:30 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/>