



Spring Valley Town Advisory Board

February 26, 2019

MINUTES

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

II. Public Comment

- Darby acknowledged and welcomed Boy Scout Troop 254.

III. Approval of **February 12, 2019** Minutes

Motion by: **Darby Johnson Jr.**

Action: **Approved after noting the Meet & Greet announcement should include language indicating the event is hosted by the Spring Valley Town Advisory Board.**

Vote: **5/0**

IV. Approval of Agenda for **February 26, 2019**

Motion by: **Darby Johnson Jr.**

Action: **Approved**

Vote: **5/0 Unanimous**

V. Informational Items

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

None

VI Planning & Zoning

1. **VS-19-0090-PSI ARBY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Belcastro Street and Tenaya Way within Spring Valley (description on file). MN/sv/ja (For possible action) **03/19/19 PC**

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

2. **WS-18-0997-SPRING MOUNTAIN, LLC:**
HOLDOVER 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) **02/19/19 PC**

Motion by: **Darby Johnson Jr.**
Action: **DENY presenter not present**
Vote: **5/0 Unanimous**

3. **WS-19-0039-PSI ARBY, LLC:**
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce side corner setback; and **2)** reduce the setback from the right-of-way (previously not notified).
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**

Motion by: **Angie Heath Younce**
Action: **Approve with conditions; palm trees 25 to 30 feet, evergreen trees 10 to 15 feet and possible Japanese Plum trees to be planted but no Italian Cypress trees**
Vote: **4/1 Yvette Williams (Nay)**

4. **UC-19-0074-LUE KING GET & JENNY CHEN REV TR & LUE KING GET & JENNY CHEN TRS:**
USE PERMIT for a school in conjunction with a shopping center on 0.6 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Spring Valley Parkway, 280 feet east of Rainbow Boulevard within Spring Valley. MN/jt/ja (For possible action) **03/19/19 PC**

Motion by: **Catherine Godges**
Action: **Approve with a maximum of 70 students and a one year review**
Vote: **5/0 Unanimous**

5. **UC-19-0103-7155 S. BUFFALO LAS VEGAS 294, LLC:**
USE PERMITS for the following: **1)** offices as a principal use; and **2)** recreational facility (sports performance) in conjunction with an approved office/warehouse development on 5.0 acres in an M-D (Designed Manufacturing) (AE-60) zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Buffalo Drive, 650 feet north of Warm Springs Road within Spring Valley. MN/dg/ja (For possible action) **03/19/19 PC**

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

6. **ZC-19-0105-COUNTY OF CLARK (PUBLIC WORKS):**
ZONE CHANGE to reclassify 6.7 acres from P-F (Public Facility) Zone to R-3 (Multiple Family Residential) Zone in the CMA Design Overlay District.
USE PERMITS for the following: **1)** public/quasi-public facility; and **2)** major training facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.
DESIGN REVIEWS for the following: **1)** multi-family development; and **2)** increase finished grade. Generally located on the southeast corner of Buffalo Drive and Oquendo Road within Spring Valley (description on file). MN/jt/xx (For possible action) **03/20/19 BCC**

Motion by: **Yvette Williams**
Action: **Approve**
Zone Change: not to exceed 86 residents
USE PERMITS #1 & #2

- **1 year to review after certificate of occupancy has been issued for clubhouse**
- **Events held at the clubhouse not to continue beyond 9:00pm**
- **Engelstad Campus parking to be available and shared for overflow parking**

WAIVERS OF DEVELOPMENT STANDARDS #1A & #1B
DESIGN REVIEWS #1 & #2
Per staff conditions
DENY Waiver of Development standards #1C
Vote: **5/0 Unanimous**

VII General Business

NONE

VIII Public Comment

NONE

IX. Next Meeting Date

The next regular meeting will be March 12, 2019 at 6:30pm

X Adjournment

Motion by: Darby Johnson Jr.
Action: Adjourn
Vote: 5-0 / Unanimous

The meeting was adjourned at 8:32 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/>