



Spring Valley Town Advisory Board

March 26, 2019

MINUTES

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 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

- None

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

Motion by: **Yvette Williams**

Action: **Approved as published**

Vote: **4/0**

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

Motion by: **Angie Heath Younce**

Action: **Approved as amended, noting items 5 and 9 would be held**

Vote: **4/0 Unanimous**

V. Informational Items

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

Mike Shannon announced Desert Diamonds Baseball Complex will open April, 3, 2019 with the Desert Classic Baseball Tournament hosted by Gorman High School and at 5:15 pm on April 3, 2019 there will be a brief Ceremony to name fields 2 and 3 after Manny Guerra and Carl Cassell.

VI Planning & Zoning

1. **VS-19-0164-PICERNE OQUENDO, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Patrick Lane and between Jerry Tarkanian Way and Quarterhorse Lane within Spring Valley (description on file). JJ/ja/ja (For possible action) **04/16/19 PC**

Motion by: **Angie Heath Younce**

Action: **Approve with staff recommendations**

Vote: **4/0 Unanimous**

2. **DR-19-0156-SCHOOL BOARD OF TRUSTEES:**

DESIGN REVIEWS for the following: **1)** a proposed classroom building; and **2)** proposed shade structures in conjunction with an existing school on 8.3 acres in a P-F (Public Facility) Zone. Generally located on the east side of Redwood Street and the north side of Viking Road within Spring Valley. JJ/md/ja (For possible action) **04/16/19 PC**

Motion by: **Yvette Williams**

Action: **Approve with staff recommendations**

Vote: **4/0 Unanimous**

3. **ET-19-400030 (DR-0096-17)-ORO SAHARA PRIME, LLC:**

DESIGN REVIEW FIRST EXTENSION OF TIME to commence a gasoline station with canopy and sales kiosk on a portion of 0.7 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue, 350 feet east of Durango Drive within Spring Valley. JJ/sv/ja (For possible action) **04/16/19 PC**

HOLD to April 4, 2019 Spring Valley TAB meeting as the applicant was not present.

4. **UC-19-0157-PACIFIC PENINSULA, LLC:**

USE PERMIT to allow a second hand jewelry sales business in an existing office complex on a portion of 7.8 acres in a C-P (Office and Professional) Zone and a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue and the east side of Redwood Street within Spring Valley. JJ/nr/ja (For possible action) **04/16/19 PC**

Motion by: **Angie Heath Younce**

Action: **Approve with staff recommendations**

Vote: **3/1 Yvette Williams NAY**

5. **UC-19-0177-MINZER GARY ALAN LIVING TRUST & MINZER GARY ALAN TRS:**

USE PERMIT for vehicle rental in conjunction with an existing vehicle repair facility on 2.2 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard and the south side of Flamingo Road within Spring Valley. MN/jt/ja (For possible action) **04/16/19 PC**

Applicant requested a HOLD to April 4, 2019 Spring Valley TAB meeting.

6. **WS-18-0997-SPRING MOUNTAIN, LLC:**
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced street landscape width; **2)** parking lot landscaping (no longer needed); **3)** waive minimum 5 foot wide sidewalk between buildings and pavement (no longer needed); **4)** reduced parking; **5)** reduce loading zone requirements (previously not notified); **6)** alternative driveway geometrics (previously not notified). **DESIGN REVIEWS** for the following: **1)** proposed retail buildings; and **2)** façade changes, drive-thru lane, and an addition to an existing building (no longer needed) 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) **04/16/19 PC**

HOLD to April 4, 2019 Spring Valley TAB meeting as the applicant was not present.

7. **WS-19-0180-ROMANO, JOHN M.:**
WAIVER OF DEVELOPMENT STANDARDS for the following: **1)** reduced building separation; and **2)** reduce setbacks for accessory structures in conjunction with an existing single family residence on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Mann Street, 120 feet south of Coley Avenue within Spring Valley. JJ/nr/ja (For possible action) **04/16/19 PC**

Motion by: **Yvette Williams**
Action: **Deny**
Vote: **3/1 Rodney Bell NAY**

8. **DR-19-0161-AMH DEVELOPMENT, LLC:**
DESIGN REVIEW to increase finished grade for a single family residential development on 4.1 acres in an R-2 (Medium Density Residential) Zone within the CMA Design Overlay District. Generally located on the west side of Buffalo Drive and the north side of Oquendo Road (alignment) within Spring Valley. MN/md/ja (For possible action) **04/17/19 BCC**

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

9. **DR-19-0163-AAG - REAL ESTATE/LAS VEGAS, LLC:**
DESIGN REVIEW for changes to a previously approved automobile maintenance facility on a portion of 6.9 acres in a C-P (Office and Professional) Zone and C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the southwest corner of Sahara Avenue and Bronco Street within Spring Valley. JJ/jt/ja (For possible action) **04/17/19 BCC**

Applicant requested a HOLD to April 4, 2019 Spring Valley TAB meeting.

10. **DR-19-0181-DR D'S DYNAMITE DIRT, LLC:**
DESIGN REVIEW for a proposed mini-warehouse on 2.2 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road, 650 feet north of Wigwam Avenue within Spring Valley. JJ/md/ja (For possible action) **04/17/19 BCC**

Motion by: **Yvette Williams**
Action: **Approve with staff recommendations**
Vote: **4/0 Unanimous**

11. **WS-19-0110-DECATUR-SOBB SWPTJL #3, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate parking lot landscaping; **3)** allow non-decorative fencing; **4)** waive on-site paving and parking lot striping; **5)** pedestrian crossing; and **6)** reduce throat depth.
DESIGN REVIEW for a temporary parking lot on 0.8 acres in a C-2 (General Commercial) (AE-65) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Decatur Boulevard and Sobb Avenue within Spring Valley. MN/sd/ja (For possible action) **04/17/19 BCC**

Motion by: **Yvette Williams**

Action: **Approve with addition of cross walk per recommendation by Public Works**

Vote: **4/0 Unanimous**

VII General Business

NONE

VIII Public Comment

NONE

IX. Next Meeting Date

The next regular meeting will be April 9, 2019 at 6:30pm

X Adjournment

Motion by Angie Heath Younce

Action: Adjourn

Vote: 4-0 / Unanimous

The meeting was adjourned at 7:37 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/>