



# Spring Valley Town Advisory Board

April 30, 2019

## MINUTES

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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](mailto:chayes@yahoo.com) PRESENT

County Liaison: Mike Shannon, 702 455-8338, [mds@clarkcountynv.gov](mailto:mds@clarkcountynv.gov) PRESENT

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

**Darby Johnson called the meeting to order at 6:30pm**

II. Public Comment

- None

III. Approval of **April 9, 2019** Minutes

Motion by: **Yvette Williams**

Action: **Approved as published**

Vote: **3/0 with Angie Heath Younce abstaining**

IV. Approval of Agenda for **April 30, 2019**

Motion by: **Darby Johnson**

Action: **Approved as amended**

Vote: **4/0**

V. Informational Items

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

Mike Shannon announced Desert Diamonds Baseball Complex Art Dedication 6:30 pm May1, 2019.

VI Planning & Zoning

1. **VS-19-0222-RUSSELL MINI STORAGE PARTNERS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Russell Road and Oquendo Road, and between Durango Drive and Cimarron Road within Spring Valley (description on file). MN/tk/ja (For possible action) **05/07/19 PC**

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

2. **VS-19-0233-EDUCATION CONSULTANTS NEVADA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Montessori Street (alignment) and Rosanna Street (alignment), and between Sobb Avenue and Patrick Lane within Spring Valley (description on file). MN/sv/ja (For possible action) **05/21/19 PC**

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

3. **VS-19-0245-CHARTER FACILITY SUPPORT FOUNDATION, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Patrick Lane and Sobb Avenue, and between Jim Rogers Way and Tomsik Street (alignment) within Spring Valley (description on file). MN/tk/ja (For possible action) **05/21/19 PC**

**HOLD** to Spring Valley Town Advisory Board meeting on May 14, 2019 due to the applicant not being present.

4. **VS-19-0252-PROANO MANUEL & ANNE:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Spanish Ridge Avenue and Russell Road, and between Durango Drive and Riley Street; and a portion of a right-of-way being Bonita Vista Street located between Spanish Ridge Avenue and Russell Road within Spring Valley (description on file). JJ/md/ja (For possible action) **05/21/19 PC**

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

5. **VS-19-0253-GK ACQUISITIONS, LLC ET AL & STANLEY 015 REALTY, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Roy Horn Way and Maule Avenue (alignment), and between Gagnier Street and Tomsik Street, a portion of a right-of-way being Pamalyn Avenue located between Gagnier Street and Tomsik Street, and a portion of right-of-way being Maule Avenue located between Gagnier Street and Tomsik Street within Spring Valley (description on file). MN/jt/ja (For possible action) **05/22/19 BCC**

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

6. **NZC-19-0257-PROANO MANUEL & ANNE:**  
**ZONE CHANGE** to reclassify 2.7 acres from C-1 (Local Business) Zone to RUD (Residential Urban Density) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.  
**DESIGN REVIEWS** for the following: **1)** proposed single family residential development; **2)** hammerhead street design; **3)** increase finished grade on 2.7 acres in the CMA Design and the MUD-3 Overlay Districts. Generally located on the south side of Spanish Ridge Avenue and the east side of Bonita Vista Street within Spring Valley (description on file). JJ/md/ja (For possible action) **05/21/19 PC**

Motion by: **Angie Heath Younce**

Action: **Approve** Zone Change, Waiver and Design Review with added notes:

- Design review # 2 pertain to lot #8 only.
- Applicant stated all homes will be desert colors.
- Any changes/additions to models require new Design Review.

Vote: **3/1 with Yvette Williams Abstaining due to concern with parking**

7. **TM-19-500078-PROANO MANUEL & ANNE:**  
**TENTATIVE MAP** consisting of 23 single family residential lots and 1 common lot on 2.7 acres in an RUD (Residential Urban Density) Zone in the CMA Design and the MUD-3 Overlay Districts. Generally located on the south side of Spanish Ridge Avenue and the east side of Bonita Vista Street within Spring Valley. JJ/md/ja (For possible action) **05/21/19 PC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

8. **UC-19-0243-PEREYRA 1992 LIVING TRUST & PEREYRA DANIEL L & CATHY F TRS:**  
**USE PERMIT** to allow a tattoo parlor as a principal use within an existing shopping center on a portion of 2.4 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the south side of Russell Road, 190 feet east of Rainbow Boulevard within Spring Valley. MN/md/ja (For possible action) **05/21/19 PC**

Motion by: **Yvette Williams**

Action: **Approve** with staff conditions

Vote: **4/0 Unanimous**

9. **WS-19-0246-SISSECK RONALD R:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased gate height; and **2)** increase the amount of driveways to 3 in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Coley Avenue and the west side of El Camino Road within Spring Valley. JJ/nr/ja (For possible action) **05/21/19 PC**

Motion by: **Yvette Williams**

Action: **Approve** with staff conditions and a requirement the wall remain the same height

Vote: **4/0 Unanimous**

10. **WS-19-0235-MATA, BRYAN M. & ANNA, CAROLINA:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.  
**DESIGN REVIEW** for parking lot configuration of an approved place of worship on 0.5 acres in R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Torrey Pines Drive and the north side of Tara Avenue within Spring Valley. JJ/rk/ja (For possible action) **05/22/19 BCC**

Motion by: **Yvette Williams**

Action: **Approve** with staff conditions and a 1 year review

Vote: **3/1 Angie Heath Younce NAY**

11. **WS-19-0254-GK ACQUISITIONS, LLC ET AL & MICONE MICHAEL A. TRUST:**  
**WAIVER OF DEVELOPMENT STANDARDS** for off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with an approved office building and parking garage on 5.0 acres in a M-D (Designed Manufacturing) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the northwest corner of Maule Avenue (alignment) and Tomsik Street within Spring Valley. MN/jt/ja (For possible action) **05/22/19 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

12. **ZC-19-0214-EDMOND RUSSELL TRIANGLE, LLC:**  
**ZONE CHANGE** to reclassify 5.1 acres from C-2 (General Commercial) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced throat depth.  
**DESIGN REVIEWS** for the following: **1)** an office/warehouse complex; and **2)** increase finished grade. Generally located on the east side of Edmond Street, 40 feet south of Russell Road within Spring Valley (description on file). MN/sd/ja (For possible action) **05/22/19 BCC**

**HOLD** to Spring Valley Town Advisory Board meeting on May 14, 2019 due to the applicant not being present.

13. **CP-19-900180:** That the Spring Valley Town Advisory Board consider proposed changes to the Transportation Element of the Clark County Comprehensive Master Plan, and after conducting a public hearing, take appropriate action. (For possible action) **06/04/19 PC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

## VII General Business

**NONE**

## VIII Public Comment

- None

## IX. Next Meeting Date

The next regular meeting will be **May 14, 2019** at 6:30pm

X Adjournment

**Motion by Darby Johnson**

**Action: Adjourn**

**Vote: 4-0 / Unanimous**

**The meeting was adjourned at 8:37 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/>