



# Spring Valley Town Advisory Board

May 14, 2019

## MINUTES

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Board Members: Darby Johnson, Jr. – Chair PRESENT Yvette Williams – Vice Chair PRESENT  
Angie Heath Younce PRESENT Catherine Godges PRESENT  
Rodney Bell EXCUSED

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 6:34pm**

Lorna Phegley, Current Planner

II. Public Comment

- None

III. Approval of **April 30, 2019** Minutes

Motion by: **Yvette Williams**

Action: **Approved as published**

Vote: **3/0 with Catherine Godges abstaining**

IV. Approval of Agenda for **May 14, 2019**

Motion by: **Angie Heath Younce**

Action: **Approved after noting General Business would be heard after Informational Items and clarifying that items 1 and 3 were not companion items but would be heard in succession.**

Vote: **4/0 Unanimous**

V. Informational Items

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

- None

VI Planning & Zoning

1. **VS-19-0245-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**

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

2. **VS-19-0273-MAROOTIAN ANDREA GAYNE & BACKER VANESSA RAFFI:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Lindell Road and Edmond Street, and between Oquendo Road and Patrick Lane within Spring Valley (description on file). MN/sv/ja (For possible action) **06/04/19 PC**

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

3. **VS-19-0305-DOUMANI DOMINIQUE FAMILY TRUST & DOUMANI DOMINIQUE TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Red Rock Street, and between Russell Road and Quail Avenue within Spring Valley (description on file). MN/tk/ja (For possible action) **06/04/19 PC**

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

4. **ZC-19-0214-EDMOND RUSSELL TRIANGLE, LLC:**  
**AMENDED 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**

Motion by: **Darby Johnson, Jr.**  
Action: **Move forward with No Action after motion to approve resulted in split vote**  
Vote: **2/2 NAY – Yvette Williams and Angie Heath Younce**

5. **UC-19-0277-BEDROCK USA LIMITED, LLC:**  
**USE PERMIT** for a banquet facility in conjunction with an existing retail/office building on a portion of 1.0 acre in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue, 155 feet west of Belcastro Street within Spring Valley. JJ/sd/ja (For possible action) **06/04/19 PC**

Motion by: **Yvette Williams**  
Action: **Approve** with staff conditions and 1-year review of parking impact on existing retail/office building  
Vote: **4/0 Unanimous**

6. **UC-19-0294-ROSSUM HAYWARD & E FAM TR & ROSSUM HAYWARD & ELIZABETH TRS:**  
**USE PERMIT** for a proposed communication tower.  
**DESIGN REVIEW** for a proposed communication tower and associated equipment within an existing office development on a portion of 1.4 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Jones Boulevard and the north side of Viking Road within Spring Valley. JJ/rk/ja (For possible action) **06/04/19 PC**
- Motion by: **Angie Heath Younce**  
Action: **Approve** with staff recommendations and additional condition the fencing to be wrought iron with screening  
Vote: **4/0 Unanimous**
7. **UC-19-0300-M 4 SUNSET, LLC:**  
**USE PERMIT** to allow a medical office as a principal use within an existing office/warehouse complex on a portion of 9.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone within the CMA Design Overlay District. Generally located on the north side of Sunset Road and approximately 300 feet east of Santa Margarita Street within Spring Valley. MN/sd/ja (For possible action) **06/04/19 PC**
- Motion by: **Catherine Godges**  
Action: **Approve** with staff conditions  
Vote: **4/0 Unanimous**
8. **ET-19-400048 (UC-0906-15)-BUFFALO LAS VEGAS LAND, LLC:**  
**USE PERMIT SECOND EXTENSION OF TIME** to modify the pedestrian realm.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** permit non-standard improvements within the right-of-way; and **2)** permit an over-length cul-de-sac.  
**DESIGN REVIEW** for modifications to an approved mixed use development on 9.9 acres in a U-V (Urban Village - Mixed Use) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Buffalo Drive, 600 feet south of Sunset Road within Spring Valley. MN/tk/ja (For possible action) **06/05/19 BCC**
- Motion by: **Yvette Williams**  
Action: **Approve** with staff recommendations and a 1-year review  
Vote: **4/0 Unanimous**
9. **UC-19-0262-DECATUR-SOBB SWPTJL #3, LLC:**  
**USE PERMIT** to allow vehicle (automobile) repair.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow service bay doors to face a street where not permitted; **2)** allow alternative street landscaping; **3)** cross access; and **4)** allow modified driveway design standards.  
**DESIGN REVIEW** for a vehicle (automobile) sales and repair facility 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/pb/ja (For possible action) **06/05/19 BCC**
- Motion by: **Angie Heath Younce**  
Action: **Approve** as presented with staff “if approved” conditions  
Vote: **4/0 Unanimous**

## VII General Business

1. **Presentation by Daniel Hernandez from Clark County Parks and Recreation**
2. **Mike Shannon informed the Board in addition to the presentation by Parks and Recreation there will be upcoming presentations from Finance, Clark County School District and Spring Valley Area Command with Metro.**

VIII Public Comment

- **None**

IX. Next Meeting Date

The next regular meeting will be **May 28, 2019** at 6:30pm

X Adjournment

Motion by: **Darby Johnson Jr.**

Action: **Adjourn**

Vote: **4-0 / Unanimous**

**The meeting was adjourned at 8:05 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/>