



Spring Valley Town Advisory Board

June 25, 2019

MINUTES

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, 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

Darby Johnson called the meeting to order at 6:34pm

Mark Donohue, Current Planner

II. Public Comment

- None

III. Approval of **June 11, 2019** Minutes

No Quorum

IV. Approval of Agenda for **June 25, 2019**

Motion by: **Darby Johnson**

Action: **Approved as amended**

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-19-0422-S D P DEVELOPMENT, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Durango Drive located between Post Road and Sunset Road within Spring Valley (description on file). JJ/jt/ma (For possible action) **07/16/19 PC**

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

2. **VS-19-0444-WELLS CARGO INC:**
VACATE AND ABANDON portions of a right-of-way being Spring Mountain Road located between Buffalo Drive and Tenaya Way within Spring Valley (description on file). JJ/bb/ma (For possible action) **07/16/19 PC**

Motion by: **Catherine Godges**
Action: **Approve** with condition to revisit perimeter enhancements after all work associated with this request completed.
Vote: **3/1 Angie Heath Younce -Nay**

3. **TM-19-500094-S D P DEVELOPMENT LLC:**
TENTATIVE MAP for a commercial subdivision on 3.9 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Sunset Road and Durango Drive within Spring Valley. JJ/jt/ja (For possible action) **07/16/19 PC**

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

4. **UC-19-0364-HEALTH CIRCLE, LLC:**
USE PERMIT for a recreational facility (indoor soccer) within a portion of an existing warehouse/office complex on 0.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Montessouri Street and 320 feet south of Post Road within Spring Valley. MN/sd/ja (For possible action) **07/16/19 PC**

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

5. **WS-19-0438-GOTOVAC JORDAN & VASILIJA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** allow modified driveway design standards; and **3)** allow modified street standards.
DESIGN REVIEW for an addition to an existing office building on 0.6 acres in a C-P (Office and Professional) Zone. Generally located on the south side of Tara Avenue, 125 feet west of Jones Boulevard within Spring Valley. JJ/md/ma (For possible action) **07/16/19 PC**

Motion by: **Yvette Williams**
Action: **DENY**
Vote: **4/0 Unanimous**

6. **AR-19-400070 (UC-0487-17)-SHOPS AT GRAND CANYON 14 SYNDICATIONS GROUP, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a proposed massage establishment within an existing shopping center on a portion of 2.9 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located 600 feet south of Flamingo Road, 400 feet east of Eula Street within Spring Valley. JJ/bb/ja (For possible action) **07/17/19 BCC**

Held to the Spring Valley Meeting on July 9, 2019 due to applicant being a no show.

7. **WS-19-0406-AAA LAND INVESTMENTS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase freestanding sign height.
DESIGN REVIEW for a freestanding sign in conjunction with an existing convenience store with gasoline sales and vehicle wash on 1.3 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Fort Apache Road and Russell Road within Spring Valley. JJ/jt/ma (For possible action) **07/17/19 BCC**

Motion by: **Darby Johnson**
Action: **Approve** with staff conditions
Vote: **4/0 Unanimous**

VII General Business

VIII Public Comment

- None

IX. Next Meeting Date

The next regular meeting will be **July 23, 2019** at 6:30pm

X Adjournment

Motion by Darby Johnson
Action: Adjourn
Vote: 4-0 / Unanimous

The meeting was adjourned at 6:40 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/>