



Spring Valley Town Advisory Board

July 9, 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, 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 called the meeting to order at 6:32 pm

Jillee Opiniano-Rowland, Current Planner

II. Public Comment

- None

III. Approval of **June 25, 2019** Minutes

Motion by: **Yvette Williams**

Action: **Approved as published**

Vote: **4/0 Unanimous**

IV. Approval of Agenda for **July 9, 2019**

Motion by: **Darby Johnson**

Action: **Approved after noting the next Town Advisory Board meeting is on July 30, 2019**

Vote: **4/0 Unanimous**

Applicant requested holds:

2. NZC-19-0449-DEAN JERRY & DEANNA FAMILY TRUST EXEMPTION TR ETAL & DEAN DEANNA S TRS Applicant requested **HOLD** to Spring Valley TAB meeting on August 13, 2019.
6. ZC-19-0448-ROBINDALE INDUSTRIAL PARK, LLC: Applicant requested **HOLD** to Spring Valley TAB meeting on July 30, 2019.

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
 - **None**

VI Planning & Zoning

1. **VS-19-0415-COUNTY OF CLARK (PUBLIC WORKS):**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Tenaya Way, and between Patrick Lane and Oquendo Road within Spring Valley (description on file). MN/sv/ma (For possible action) **08/06/19 PC**

HELD to Spring Valley TAB meeting on July 30, 2019 due to applicant being a no show.

2. **NZC-19-0449-DEAN JERRY & DEANNA FAMILY TRUST EXEMPTION TR ETAL & DEAN DEANNA S TRS:**
ZONE CHANGE to reclassify a 4.6 acre portion of a 12.8 acre site from M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone to C-2 (General Commercial) Zone and C-2 (General Commercial) (AE-60) Zone.
USE PERMITS for the following: **1)** condominium hotel; and **2)** lodging, long/short term.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; and **2)** increase building height.
DESIGN REVIEW for a condominium hotel, lodging long/short term, and retail center on 12.8 acres. Generally located on the north side of Russell Road and the west side of Decatur Boulevard within Spring Valley (description on file). MN/rk/ma (For possible action) **08/06/19 PC**

Applicant requested **HOLD** to Spring Valley TAB Meeting on **August 13, 2019**.

3. **UC-19-0472-WINNER PROPERTIES, LLC:**
USE PERMITS to allow the following: **1)** personal services (beauty salon); and **2)** permanent make-up within an existing office and commercial complex on a portion of 7.8 acres in a C-P (Office and Professional) Zone. Generally located on the south side of Sahara Avenue and the west side of Miller Lane within Spring Valley. JJ/jor/ma (For possible action) **08/06/19 PC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

4. **WS-19-0454-ZHANG GAN SHENG:**
WAIVER OF DEVELOPMENT STANDARDS to reduce net lot area for a proposed single family residential minor subdivision on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the south side of Patrick Lane and east side of Sorrel Street within Spring Valley. MN/sd/ma (For possible action) **08/06/19 PC**

Motion by: **Yvette Wiliams**

Action: **Approve** with staff conditions

Vote: **4/0 Unanimous**

5. **AR-19-400086 (UC-0014-16)-KLOSSCO DURANGO, LLC:**
USE PERMIT SECOND APPLICATION FOR REVIEW of a massage establishment in conjunction with an existing shopping center on 4.6 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the north side of Arby Avenue, 290 feet east of Durango Drive within Spring Valley. MN/sv/ja (For possible action) **08/07/19 BCC**

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

6. **ZC-19-0448-ROBINDALE INDUSTRIAL PARK, LLC:**
ZONE CHANGE to reclassify 4.1 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone in the CMA Design Overlay District.
WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway geometrics.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** a proposed shopping center. Generally located on the west side of Durango Drive and the south side of Hacienda Avenue within Spring Valley (description on file). JJ/rk/ma (For possible action) **08/07/19 BCC**

Applicant requested **HOLD** to Spring Valley TAB meeting on **July 30, 2019**.

7. **ZC-19-0469-MILLER, ROBERT F. & MARY B. 2018 REVOCABLE TRUST & MILLER, ROBERT F. & MARY B. TRS:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to C-1 (Local Business) (AE-60) Zone for future development. Generally located on the south side of Quail Avenue, approximately 267 feet east of Rainbow Boulevard within Spring Valley (description on file). MN/sd/ma (For possible action) **08/07/19 BCC**

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

8. **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**

Motion by: **Catherine Godges**
Action: **Approve** with staff conditions
Vote: **4/0 Unanimous**

VII General Business

1. None

VIII Public Comment

• None

IX. Next Meeting Date

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

X Adjournment

Motion by: **Darby Johnson**

Action: **Adjourn**

Vote: **4-0 / Unanimous**

The meeting was adjourned at 7:18 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/>