



Spring Valley Town Advisory Board

August 27, 2019

MINUTES

Board Members: Darby Johnson, Jr. – Chair PRESENT Yvette Williams – Vice Chair EXCUSED
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 6:34pm

Jared Tasko, Current Planner

II. Public Comment

- None

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

Motion by: **Catherine Godges**

Action: **Approve**

Vote: **3/0 Unanimous**

IV. Approval of Agenda for **August 27, 2019**

Motion by: **Angie Heath Younce**

Action: **Approved as amended**

Vote: **3/0 Unanimous**

V. Informational Items

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

- None

VI Planning & Zoning

1. **VS-19-0532-CFT LANDS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Mesa Verde Lane and Windmill Lane, and between Buffalo Drive and Miller Lane (alignment) within Spring Valley (description on file). MN/jt/ja (For possible action) **09/03/19 PC**

Motion by: **Angie Heath Younce**
Action: **Approve** with Staff recommendations
Vote: **3/0 Unanimous**

2. **VS-19-0598-EHSANI AZAR MIDOKHT REVOCABLE LIVING TRUST, ET AL:**
VACATE AND ABANDON a portion of a right-of-way being Roy Horn Way located between Sunset Road and Martin Avenue within Spring Valley (description on file). JJ/jor/ja (For possible action) **09/17/19 PC**

Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
Vote: **3/0 Unanimous**

3. **NZC-19-0533-CFT LANDS, LLC:**
ZONE CHANGE to reclassify 20.0 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** reduce intersection off-set.
DESIGN REVIEW for a single family subdivision. Generally located on the north side of Windmill Lane, the west side of Buffalo Drive, and the south side of Mesa Verde Lane within Spring Valley (description on file). MN/jt/ja (For possible action) **09/03/19 PC**

Motion by: **Angie Heath Younce**
Action: **DENY**
Vote: **3/0 Unanimous**

4. **TM-19-500136-CFT LANDS, LLC:**
TENTATIVE MAP consisting of 188 single family residential lots and common lots on 20.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Windmill Lane, the west side of Buffalo Drive, and the south side of Mesa Verde Lane within Spring Valley. MN/jt/ja (For possible action) **09/03/19 PC**

Motion by: **Catherine Godges**
Action: **DENY**
Vote: **3/0 Unanimous**

5. **ZC-19-0477-6338 WEST DESERT INN, LLC:**
ZONE CHANGE to reclassify 0.5 acres from R-E (Rural Estates Residential) Zone to CRT (Commercial Residential Transition) Zone in the Desert Inn Transition Corridor.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping along an arterial street; **2)** eliminate street landscaping adjacent to any street; **3)** waive trash enclosure requirements; **4)** reduce minimum wall height; **5)** reduce drive aisle geometrics; and **6)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEW to convert an existing single family residence into an office. Generally located on the northwest corner of Desert Inn Road and El Camino Road within Spring Valley (description on file). JJ/sd/ma (For possible action) **09/04/19 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve** zone change, waivers 1,2,4,5 and 6 with denial of waiver 3 and approval of the design review

Vote: **3/0 Unanimous**

6. **UC-19-0605-SAHARA DECATUR, LLC:**
USE PERMITS for the following: **1)** recreational facility; and **2)** live entertainment in conjunction with a banquet facility on a portion of 10.0 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue and the west side of Decatur Boulevard within Spring Valley. JJ/bb/jd (For possible action) **09/17/19 PC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **3/0 Unanimous**

7. **VC-19-0587-CHASE, VIRGINIA A. & KEVIN G.:**
VARIANCE to increase wall height in conjunction with an existing single family residence located on 0.2 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community. Generally located 620 feet south of Sunset Road and 155 feet west of Grand Canyon Drive within Spring Valley. JJ/md/jd (For possible action) **09/17/19 PC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **3/0 Unanimous**

8. **ET-19-400107 (UC-17-0509)-DARUL IMAN ETHIOPIAN MUSLIM COMMUNITY INC:**
USE PERMIT FIRST EXTENSION OF TIME for a community center/place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce side setback; **2)** waive CMA Design Overlay District standards; **3)** allow non-standard driveway improvements; and **4)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Ponderosa Way.
DESIGN REVIEW for the conversion of an existing single family residence to a community center/place of worship on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone within in the CMA Design Overlay District. Generally located on the north side of Ponderosa Way, 275 feet east of Jones Boulevard within Spring Valley. MN/jt/ja (For possible action) **09/18/19 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve** with condition of a completion date of September 30, 2020 and a review as a public hearing

Vote: **3/0 Unanimous**

9. **WS-19-0579-S M P CENTER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the number of wall signs; and **2)** increase area for signs.
DESIGN REVIEW for a comprehensive sign plan for an existing office complex on 2.4 acres in a C-P (Office and Professional) Zone. Generally located on the north side of Spring Mountain Road and the east side of Torrey Pines Drive within Spring Valley. JJ/lm/ja (For possible action) **09/18/19 BCC**

Motion by: **Catherine Godges**

Action: **Approve** with staff recommendations

Vote: **3/0 Unanimous**

VII General Business

Darby Johnson was appointed (3-0) as the Spring Valley Town Advisory Board representative to the Technical Advisory Committee (TAC) associated with the Stadium District Land use and Transportation Study

VIII Public Comment

A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

- **Concern was expressed about traffic near Jones and Russell with north bound vehicles diverted down to one lane due to construction. In addition to traffic problems in the area, concern was also expressed about the number of churches near Jones and Russell.**

IX. Next Meeting Date

The next regular meeting will be **September 10, 2019** at 6:30pm

X Adjournment

Motion by Angie Heath Younce

Action: Adjourn

Vote: 3-0 / Unanimous

The meeting was adjourned at 8:11 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/>