



# Spring Valley Town Advisory Board

September 24, 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 6:34pm and two members of Boy Scout Troop 182 lead the Pledge of Allegiance.**

Lorena Phegley Current Planner

II. Public Comment

- None

III. Approval of **September 10, 2019** Minutes

Motion by: **Angie Heath Younce**

Action: **Approved** as published

Vote: **4/0 Unanimous**

IV. Approval of Agenda for **September 24, 2019**

Motion by: **Angie Heath Younce**

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)

**Mike Shannon announced National Night Out with Metropolitan Police Department 5pm-8pm October 1, 2019 at Cashman Park, Downtown Summerlin and Mountains Edge.**

VI Planning & Zoning

1. **VS-19-0681-LABORERS INTL UNION LOCAL 872:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sahara Avenue and Laredo Street, and between Belcastro Street and Montessouri Street within Spring Valley (description on file). JJ/tk/jd (For possible action) **10/15/19 PC**

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

2. **VS-19-0703-YEW GODFREY & BAKER KIMBERLY E:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Miller Lane and Harbor Hills Lane and between Eldora Avenue (alignment) and Tara Avenue within Spring Valley (description on file). JJ/sd/jd (For possible action) **10/15/19 PC**

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

3. **NZC-19-0672-WALTERS GROUP:**  
**ZONE CHANGE** to reclassify 6.4 acres from C-P (Office and Professional) Zone and C-2 (General Commercial) Zone to R-5 (Apartment Residential) Zone in the CMA Design Overlay District.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** increase building height.

**DESIGN REVIEWS** for the following: **1)** multiple family residential development; and **2)** increase finished grade for a multiple family residential development in conjunction with an existing shopping center. Generally located on the south side of Warm Springs Road and the west side of Cimarron Road within Spring Valley (description on file). MN/jt/jd (For possible action) **10/15/19 PC**

Motion by: **Yvette Williams**  
Action: **Approve** with staff recommendations  
**ADD** Public Works bullet #2 to minimize the overall grade height  
**ADD** Play area to open space for kids as part of the design  
Vote: **4/0 Unanimous**

4. **VC-19-0690-HERNANDEZ, JESSE KALEB:**  
**VARIANCES** for the following: **1)** reduce the rear setback for an existing accessory structure; and **2)** reduce the separation between an existing accessory structure and an existing principal structure (single family residence) in conjunction with a single family residence on 0.1 acres in an R-3 (Multiple Family Residential) Zone in the Rhodes Ranch Master Planned Community. Generally located on the north side of Warm Springs Road, 555 feet east of Fort Apache Road within Spring Valley. JJ/md/jd (For possible action) **10/15/19 PC**

**Forwarded to Planning Commission with No Action after motions for approval and denial failed.**

5. **DR-19-0659-WATER PARK, LLC:**  
**DESIGN REVIEW** for incidental alcohol service areas in conjunction with a recreational facility (waterpark) on 17.2 acres in an R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone in Village 16A in the Summerlin South Master Planned Community. Generally located on the west side of Fort Apache Road, 620 feet south of Maule Avenue within Spring Valley. JJ/jvm/jd (For possible action) **10/16/19 BCC**

**HOLD to the Spring Valley Town Advisory Board meeting on October 8, 2019 at request of the applicant.**

6. **DR-19-0664-SUMMERLIN SURGERY CENTER, LLC:**  
**DESIGN REVIEW** of a building addition for an existing medical office in conjunction with an existing commercial/office complex on 0.6 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Hualapai Way, 164 feet south of Discovery Drive (alignment) within Spring Valley. JJ/jor/jd (For possible action) **10/16/19 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve with added condition of architectural elements included with west elevation to improve appearance.**

Vote: **4/0 Unanimous**

7. **UC-19-0691-WILLIAM LYON HOMES, INC.:**  
**USE PERMIT** for revisions to previously approved modified residential development standards. **DESIGN REVIEW** for two-family dwellings on a portion of 32.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone and an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community. Generally located on the south side of Maule Avenue and the west side of Pearland Street within Spring Valley. JJ/md/jd (For possible action) **10/16/19 BCC**

Motion by: **Angie Heath Younce**

Action: **DENY**

Vote: **4/0 Unanimous**

8. **ZC-19-0671-JJ REAL ESTATE, INC.:**  
**ZONE CHANGE** to reclassify 1.0 acre from C-P (Office and Professional) Zone to C-2 (General Commercial) Zone for an existing commercial complex. Generally located on the east side of Duneville Street and the south side of Spring Mountain Road within Spring Valley (description on file). JJ/md/jd (For possible action) **10/16/19 BCC**

Motion by: **Rodney Bell**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

## VII General Business

1. Appoint a representative and alternate from the Spring Valley Town Advisory Board to serve on the Community Development Advisory Committee (CDAC) for 2018/19. (For possible action)

**Vote 4/0 Angie Heath Younce representative**

**Vote 4/0 Yvette Williams alternate**

2. Review/finalize FY 2021 budget request(s) and take public comment on the budget request(s). (For possible action)

**Audiovisual equipment and projection system to assist with Town Advisory Board meetings was the top priority for the Spring Valley Town Advisory Board. During discussion, the Board noted the request has been made for several budget cycles.**

**Easels to assist with displays at Town Advisory Board meetings.**

**Board Meeting Chairs (10) used during Spring Valley Town Board meetings.**

**Pave northeast parking lot on north side of Spring Mountain near Desert Breeze soccer fields.**

**Replace park bench at Helen Meyer Park.**

**Replace slide at Helen Meyer Park.**

**Complete drive aisle (Kids Zone Parkway) from Spring Mountain to Durango through Desert Breeze Park.**

**Hand held microphone for speakers/presenters during Town Advisory Board meetings.**

**Additional funding for maintenance of Charlie Frias Park.**

**Additional funding for Public Response Officers to handle Short Term Rental cases.**

**Residential Pavement Reconstruction in the neighborhood bound by Rainbow to the west, Jones to the east, Sahara to the north and Desert Inn to the south with additional engineering to address flooding at the Coley and Torrey Pines intersection.**

**Stop sign flashers at the 4-way intersection of Torrey Pines and Edna.**

**Stub out infrastructure on Capital Improvement Projects in Spring Valley with approval by the Director of Public Works to assist Metro with installation of surveillance cameras.**

**Paint road surface markings on Spring Mountain Road between Buffalo Drive and Tenaya Way near Wells Cargo.**

#### 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 by an individual living near Tropicana and Decatur that efforts by Metro to get homeless out of public parks is pushing them into surrounding neighborhoods and the County should increase funding for infrastructure in areas developed with more affordable housing.**
- **Yvette Williams expressed concern Spring Valley has been targeted with an inordinate number of Short Term Rentals but thanked the County for recent action attaching liens/fines for violations to tax rolls.**

#### IX. Next Meeting Date

The next regular meeting will be **October 8, 2019** at 6:30pm

X Adjournment

Motion by: **Angie Heath Younce**

Action: **Adjourn**

Vote: **4-0 / Unanimous**

**The meeting was adjourned at 8:17 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/>