



Spring Valley Town Advisory Board

October 29, 2019

MINUTES

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

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 6:30 pm

Rob Kaminski, Current Planner

II. Public Comment

- None

III. Approval of **October 8, 2019** Minutes

Motion by: **Yvette Williams**

Action: **Approved as published.**

Vote: **(5-0) /Unanimous**

IV. Approval of Agenda for **October 29, 2019**

Motion by: **Angie Heath Younce**

Action: **Approved as amended**

Vote: **5/0 Unanimous**

V. Informational Items

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

- None

VI Planning & Zoning

1. **VS-19-0789-USA:**
VACATE AND ABANDON easement of interest to Clark County located between Rochelle Avenue and Flamingo Road, and between Durango Drive and Gagnier Boulevard within Spring Valley (description on file). MN/jt/jd (For possible action) **11/20/19 BCC**

Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
Vote: **5/0 Unanimous**

2. **WS-19-0707-DORAL ACADEMY OF NEVADA:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the distance between an animated wall sign and residential development.
DESIGN REVIEW for signage in conjunction with an existing school on 3.8 acres in a C-1 (Local Business) Zone. Generally located on the south side of Saddle Avenue, 1,317 feet west of Fort Apache Road within Spring Valley. JJ/nr/jd (For possible action) **11/05/19 PC**

WITHDRAWN without prejudice.

3. **AR-19-400132 (UC-18-0629)-CORIA-CRUZ, SERGIO:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a proposed food cart (Mexican-Italian) in conjunction with an existing car wash on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Torrey Pines Drive, 150 feet south of Sahara Avenue within Spring Valley. JJ/nr/ja (For possible action) **11/19/19 PC**

Motion by: **Darby Johnson**
Action: **Approve** with added conditions:

- Operating hours 7 am to midnight
- One year review

Vote: **4/1 Yvette Williams NAY**

4. **UC-19-0785-WONG, SUSAN:**
USE PERMIT for a proposed day care facility (adult) within an existing office building on 0.2 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Decatur Boulevard and approximately 108 feet south of Via De Palma Drive within Spring Valley. JJ/sd/ja (For possible action) **11/19/19 PC**

Motion by: **Yvette Williams**
Action: **Approve** with staff recommendations and conditions
Vote: **5/0 Unanimous**

5. **WS-19-0761-CENTURY RHODES RANCH GC, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for the public water service requirement in conjunction with a minor subdivision map on a portion of 4.6 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone. Generally located on the north side of Rhodes Ranch Parkway, 375 feet east of Sherwood Greens Drive (alignment) within Spring Valley. JJ/rk/ja (For possible action) **11/19/19 PC**

Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
Vote: **5/0 Unanimous**

6. **WS-19-0762-CENTURY RHODES RANCH GC, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for the public water service requirement in conjunction with a minor subdivision map on a portion of 1.3 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone. Generally located on the south side of Rhodes Ranch Parkway and the east side of Rustington Drive within Spring Valley. JJ/rk/ja (For possible action) **11/19/19 PC**

Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
Vote: **5/0 Unanimous**

7. **TM-19-500205-LOFT DE LUXE, LLC:**
TENTATIVE MAP for a commercial subdivision on a 4.8 acre parcel in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the west side of Jones Boulevard and the north side of Dewey Drive within Spring Valley. MN/rk/jd (For possible action) **11/20/19 BCC**

Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
Vote: **5/0 Unanimous**

8. **TM-19-500211-USA:**
TENTATIVE MAP consisting of 40 single family residential lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Rochelle Avenue, 285 feet east of Durango Drive within Spring Valley. MN/jt/jd (For possible action) **11/20/19 BCC**

Motion by: **Catherine Godges**
Action: **Approve** with staff recommendations
Vote: **5/0 Unanimous**

9. **WS-19-0767-LOFT DE LUXE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** reduce height/setback ratio adjacent to single family residential use; **3)** reduce parking lot landscaping; **4)** reduce street landscaping; and **5)** modified driveway design standards.
DESIGN REVIEWS for the following: **1)** a proposed office complex; and **2)** alternative parking lot landscaping on a 4.8 acre parcel in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the west side of Jones Boulevard and the north side of Dewey Drive within Spring Valley. MN/rk/jd (For possible action) **11/20/19 BCC**

Motion by: **Angie Heath Younce**
Action: **Approve** as presented with added conditions:

- Decorative tiered pony wall on south side of property
- Minimum 8 feet tall trees spaced every 20 feet along west property line

Vote: **5/0 Unanimous**

10. **WS-19-0776-NEW RAINBOW, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the height of a freestanding sign; **2)** increase sign area for a freestanding sign; and **3)** increase animation area for a freestanding sign.
DESIGN REVIEW for a proposed freestanding sign in conjunction with an approved office complex on a portion of 5.0 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Rafael Rivera Way and the west side of Montessori Street (alignment) within Spring Valley. MN/rk/jd (For possible action) **11/20/19 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve** with a maximum height of 65 feet and limited to 1 freestanding sign and everything else as presented

Vote: **4/1 Yvette Williams NAY**

11. **WS-19-0781-A & A, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce trash enclosure setback; **2)** reduce parking lot landscaping; **3)** modified loading zone requirements; **4)** waive CMA Design Overlay District standards; and **5)** modified driveway design standards.
DESIGN REVIEW for a proposed retail center consisting of an in-line retail building and an attached restaurant building with drive-thru on 1.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Fort Apache Road, 630 feet north of Tropicana Avenue within Spring Valley. JJ/rk/ja (For possible action) **11/20/19 BCC**

Applicant requested a **HOLD** to Spring Valley meeting on **November 12, 2019**

12. **ZC-19-0772-GRAND FLAMINGO CAPITAL MGMT, LLC:**
ZONE CHANGE to reclassify 0.5 acres from C-2 (General Commercial) Zone to U-V (Urban Village - Mixed Use) Zone in the MUD-4 Overlay District.
DESIGN REVIEW for modifications to a previously approved mixed use development on a portion of 10.9 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-3 and MUD-4 Overlay Districts. Generally located 780 feet west of Grand Canyon Drive, 630 feet north of Peace Way within Spring Valley (description on file). JJ/jt/jd (For possible action) **11/20/19 BCC**

Motion by: **Yvette Williams**

Action: **Approve** with staff conditions

Vote: **5/0 Unanimous**

13. **ZC-19-0777-USA:**
ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce departure distance on Tee Pee Lane.
DESIGN REVIEW for a park. Generally located on the southwest corner of Patrick Lane and Tee Pee Lane within Spring Valley (description on file). JJ/jt/ja (For possible action) **11/20/19 BCC**

Motion by: **Rodney Bell**

Action: **Approve** with staff conditions

Vote: **5/0 Unanimous**

14. **ZC-19-0787-USA:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** reduce street intersection off-set.
DESIGN REVIEWS for the following: **1)** single family residential subdivision; and **2)** increase finished grade. Generally located on the north side of Rochelle Avenue, 285 feet east of Durango Drive within Spring Valley (description on file). MN/jt/jd (For possible action) **11/20/19 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve** as presented with added condition:

- Solar put on back side of roof only

Vote: **5/0 Unanimous**

VII General Business

None

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.

- Walter Seip read a statement regarding unincorporated town budgets (Letter Attached)
- Angie Heath Younce requested a future agenda item to recognize the service of previous Town Advisory Board members
- Yvette Williams requested an update on the Town Advisory Board September 24, 2019 budget request

IX. Next Meeting Date

The next regular meeting will be **November 12, 2019** at 6:30pm

X Adjournment

Motion by: **Angie Heath Younce**

Action: **Adjourn**

Vote: **5-0 / Unanimous**

The meeting was adjourned at 9:04 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/>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager