



# Spring Valley Town Advisory Board

November 26, 2019

## MINUTES

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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](mailto:chayes@yahoo.com) PRESENT

County Liaison: Mike Shannon, 702 455-8338, [mds@clarkcountynv.gov](mailto:mds@clarkcountynv.gov) EXCUSED

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I. Call to Order, Pledge of Allegiance and Roll Call

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

Greg Cerven, Current Planner

II. Public Comment

- None

III. Approval of **November 12, 2019** Minutes

Motion by: **Angie Heath Younce**  
Action: **APPROVE** as published.  
Motion **PASSED** (5-0) /Unanimous

IV. Approval of Agenda for **November 26, 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-19-0854-PHILLIPS 2011 TRUST & JW REVOCABLE TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Post Road, and between Butler Street and Gagnier Boulevard within Spring Valley (description on file). MN/rk/jd (For possible action) **12/18/19 BCC**

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

2. **VS-19-0873-HIGH GROUND, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Patrick Lane and Sunset Road, and between Hualapai Way and Windfresh Drive (alignment) and portion of a right-of-way being Hualapai Way located between Patrick Lane and Sunset Road within Spring Valley (description on file). JJ/sd/jd (For possible action) **12/18/19 BCC**

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

3. **ET-19-400139 (DR-0083-17)-VESICA ALLIANCE, LTD:**  
**DESIGN REVIEW FIRST EXTENSION OF TIME** for a redesign of a previously approved commercial center for office uses only on 4.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Sunset Road and Riley Street within Spring Valley. JJ/tk/jd (For possible action) **12/04/19 BCC**

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

4. **NZC-19-0848-T E G SPANISH RIDGE LLC:**  
**ZONE CHANGE** to reclassify 13.0 acres from C-P (Office and Professional) Zone to an M-D (Designed Manufacturing) Zone.  
**USE PERMIT** to waive the required intense landscape buffer for a distribution center.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** office/warehouse building; and **2)** distribution center on 13.0 acres in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue and the west side of Riley Street within Spring Valley (description on file). JJ/md/ja (For possible action) **12/17/19 PC**

Motion by: **Darby Johnson**  
Action: **HOLD** to Spring Valley TAB meeting on December 10, 2019  
Vote: **5/0 Unanimous**

5. **TM-19-500223-PHILLIPS 2011 TRUST & JW REVOCABLE TRUST:**  
**TENTATIVE MAP** for a commercial subdivision on 3.8 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road and the east side of Butler Street (alignment) within Spring Valley. MN/rk/jd (For possible action) **12/18/19 BCC**

Motion by: **Darby Johnson**  
Action: **Approve** with staff conditions  
Vote: **5/0 Unanimous**

6. **TM-19-500230-HIGH GROUND, LLC:**  
**TENTATIVE MAP** consisting of 85 single family residential lots and common lots on 11.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Patrick Lane and Hualapai Way within Spring Valley. JJ/sd/jd (For possible action) **12/18/19 BCC**

Motion by: **Angie Heath Younce**  
Action: **HOLD** to Spring Valley TAB meeting on December 10, 2019  
Vote: **5/0 Unanimous**

7. **UC-19-0804-BEEDIE NV PROPERTY, LLC:**  
**USE PERMIT** for a distribution center and loading zones.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced throat depth; and **2)** driveway geometrics.  
**DESIGN REVIEW** for a distribution center on 13.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone within the CMA Design Overlay District. Generally located on the east side of Pioneer Way and the north side of Teco Avenue (alignment), approximately 675 feet north of Sunset Road within Spring Valley. MN/bb/ja (For possible action) **12/18/19 BCC**

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

8. **UC-19-0841-BLACKSTONE LAND DEV, LLC:**  
**USE PERMIT** for a senior housing project.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; and **2)** modified driveway design standards.  
**DESIGN REVIEW** for a senior housing project with associated structures and use on 5.0 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design Overlay District. Generally located on the north side of Oquendo Road and the east side of Quarterhorse Lane (alignment) within Spring Valley. JJ/rk/jd (For possible action) **12/18/19 BCC**

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

9. **UC-19-0867-MADRAS DURANGO, LLC:**  
**USE PERMIT** for a vehicle wash.  
**WAIVER OF DEVELOPMENT STANDARDS** allow modified driveway design standards.  
**DESIGN REVIEW** for a proposed vehicle wash in conjunction with a partially developed commercial center on a 0.8 acre portion of a 2.2 acre site in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the north side of Robindale Road and the east side of Durango Drive within Spring Valley. MN/rk/ja (For possible action) **12/18/19 BCC**

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

10. **UC-19-0872-HIGH GROUND, LLC:**  
**USE PERMIT** for single family attached dwellings.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce lot sizes; **2)** increase in wall height; **3)** modify setback for access control gates; and **4)** street intersection off-set.  
**DESIGN REVIEW** for the following: **1)** increased grade; **2)** an attached and detached single family residential development on 11.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Patrick Lane and Hualapai Way within Spring Valley. JJ/sd/jd (For possible action) **12/18/19 BCC**

Motion by: **Angie Heath Younce**  
Action: **HOLD** to Spring Valley TAB meeting on December 10, 2019  
Vote: **5/0 Unanimous**

11. **WS-19-0843-KGS INVESTMENTS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce lot area for a proposed 4 lot single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the west side of El Camino Road and the north side of Ponderosa Way within Spring Valley. MN/rk/jd (For possible action).

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

12. **WS-19-0847-AMOEBAS DEFENSE, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking.  
**DESIGN REVIEW** for modifications to a previously approved retail center with a convenience store and gasoline station on 1.4 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Hualapai Way and Russell Road within Spring Valley. JJ/nr/jd (For possible action) **12/18/19 BCC**

Motion by: **Angie Heath Younce**  
Action: **Approve** as presented with a 2 year review  
Vote: **3/2 Yvette Williams and Catherine Hodges NAY**

13. **ZC-19-0853-PHILLIPS 2011 TRUST & JW REVOCABLE TRUST:**  
**ZONE CHANGE** to reclassify a 3.9 acre parcel from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; and **2)** requirement for sidewalks or a buffer around the building footprint.  
**DESIGN REVIEW** for a proposed retail and hotel development in the CMA Design Overlay District. Generally located on the north side of Sunset Road and the east side of Butler Street (alignment) within Spring Valley (description of file). MN/rk/jd (For possible action) **12/18/19 BCC**

Motion by: **Yvette Williams**

Action: **Approve** with staff conditions provide a pony wall on west side of drive thru

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.

- None

## IX. Next Meeting Date

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

## X Adjournment

**Motion by Angie Heath Younce**

**Action: Adjourn**

**Vote: 5-0 / Unanimous**

**The meeting was adjourned at 8:24 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/>