



# Spring Valley Town Advisory Board

January 28, 2020

## MINUTES

---

Board Members: Darby Johnson, Jr. – Chair EXCUSED 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) PRESENT

---

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

**Yvette Williams called the meeting to order at 6:34pm**

Greg Cervan, Current Planner

II. Public Comment

- None

III. Approval of **January 14, 2020** Minutes

Motion by: **Angie Heath Younce**

Action: **APPROVE** after noting correct spelling of Godges on item 31.

Motion **PASSED** (4-0) /**Unanimous**

IV. Approval of Agenda for **January 28, 2020**

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)

- Update on 2020 Census

**Suzanne Reid made a brief presentation on the 2020 Census and announced a recruitment event on Friday January 31, 2020.**

VI Planning & Zoning

1. **VS-19-0996-TPG/CORE ACQUISITIONS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Durango Drive and Butler Street (alignment) and between Badura Avenue and Maule Avenue (alignment) within Spring Valley (description on file). MN/jor/jd (For possible action) **02/19/20 BCC**

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

2. **UC-19-0994-GOLDEN MAUI, LLC:**  
**USE PERMIT** for a major training facility (up to 75 students) on a portion of 2.7 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the north side of Sunset Road and the east side of Tenaya Way within Spring Valley. MN/bb/jd (For possible action) **02/18/20 PC**

Motion by: **Catherine Godges**  
Action: **Approve** with staff recommendations and a one year review  
Vote: **4/0 Unanimous**

3. **ET-19-400172 (WS-0793-16)-TPG/CORE ACQUISITIONS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: **1)** increase building height; and **2)** alternative landscaping.  
**WAIVER OF CONDITIONS** of a zone change (ZC-0146-12) requiring detached sidewalks and enhanced landscaping per Figure 30.64-17 adjacent to Durango Drive and Badura Avenue to meet MUD-2 standards for a pedestrian realm.  
**DESIGN REVIEWS** for the following: **1)** a multi-family residential development; and **2)** increased finished grade on 10.5 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the north side of Badura Avenue within Spring Valley. MN/jor/jd (For possible action) **02/19/20 BCC**

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

4. **UC-20-0005-A & A LLC:**  
**USE PERMIT** for vehicle maintenance facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce separation from vehicle maintenance to a residential use; and **2)** waive CMA Design Overlay District screening standards.  
**DESIGN REVIEW** for a proposed retail center consisting of vehicle maintenance and a restaurant 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/bb/jd (For possible action) **02/19/20 BCC**

Motion by: **Yvette Williams**  
Action: **HOLD** to Spring Valley TAB Meeting on February 11, 2020 per applicant request.  
Vote: **4/0 Unanimous**

5. **WS-20-0002-RAINBOW COLEY, LLC & L & Z RAINBOW, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a freestanding sign in a C-P (Office and Professional) Zone.

**DESIGN REVIEW** for a comprehensive sign plan to modify the regulations for signs in conjunction with an existing office complex on 0.9 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Rainbow Boulevard, 100 feet north of Coley Avenue within Spring Valley. MN/lm/jd (For possible action) **02/19/20 BCC**

Motion by: **Catherine Godges**

Action: **DENY**

Vote: **4/0 Unanimous**

6. **ZC-19-0929-STANLEY REDWOOD, LLC:**  
**ZONE CHANGE** to reclassify 6.6 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone for an office/warehouse.

**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.

**DESIGN REVIEWS** for the following: **1)** an office/warehouse building; and **2)** alternative landscaping on 9.1 acres in the CMA Design Overlay District. Generally located on the south side of Post Road and east side of Santa Margarita Street within Spring Valley (description on file). MN/nr/ja (For possible action) **02/19/20 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

## VII General Business

### 1. 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.

Board members requested a report on the total number of Marijuana Facilities in the Valley as well as the number in Spring Valley compared to other Townships.

Board members requested an update on the number of Short Term Rentals in Clark County.

## IX. Next Meeting Date

The next regular meeting will be **February 11, 2020** at 6:30pm

## X Adjournment

**Motion by Angie Heath Younce**

**Action: Adjourn**

**Vote: 4-0 / Unanimous**

**The meeting was adjourned at 7:43 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