



Spring Valley Town Advisory Board

February 11, 2020

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 6:34pm

Nicole Russell, Current Planner

II. Public Comment

- **None**

III. Approval of **January 28, 2020** Minutes

Motion by: **Angie Heath Younce**

Action: **Approve** as published.

Vote: **5/0 Unanimous**

IV. Approval of Agenda for **February 11, 2020**

Motion by: **Angie Heath Younce**

Action: **Approve** as amended

Vote: **5/0 Unanimous**

V. Informational Items

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

- **Mike Shannon gave a brief update on the 2020 Census.**

VI Planning & Zoning

1. **VS-20-0017-CIMARRON ROAD, LLC:**
VACATE AND ABANDON easement of interest to Clark County located between Roy Horn Way and Badura Avenue, and between Narrative Way and Cimarron Road within Spring Valley (description on file). MN/tk/jd (For possible action) **03/03/20 PC**

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

2. **ET-20-400009 (VS-0834-17)-J & J WEALTH, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Post Road and Sunset Road, and between Santa Margarita Street (alignment) and Redwood Street (alignment) within Spring Valley (description on file). MN/al/jd (For possible action) **03/04/20 BCC**

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

3. **VS-20-0054-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON a portion of a right-of-way being Russell Road located between Timber Creek Street and Rainbow Boulevard within Spring Valley (description on file). MN/rk/jd (For possible action) **03/04/20 BCC**

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

4. **VS-20-0055-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON a portion of right-of-way being Tenaya Way located between Russell Road and Oquendo Road and a portion of right-of-way being Russell Road located between Tenaya Way and Montessouri Street within Spring Valley (description on file). MN/rk/jd (For possible action) **03/04/20 BCC**

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

5. **VS-20-0056-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Patrick Lane, and between Cimarron Road and Warbonnet Way (alignment); and a portion of right-of-way being Patrick Lane located between Cimarron Road and Warbonnet Way (alignment) and a portion of right-of-way being Cimarron Road located between Patrick Lane and Oquendo Road within Spring Valley (description on file). MN/rk/jd (For possible action) **03/04/20 BCC**

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

6. **TM-19-500257-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 111 single family residential lots and common lots on 15.7 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the east side of Tenaya Way and the south side of Russell Road within Spring Valley. MN/rk/jd (For possible action) **02/05/20 BCC**

Motion by: **Darby Johnson**

Action: **Approve** as presented

Vote: **3/2 Angie Heath Younce NAY and Yvette Williams NAY**

7. **TM-19-500258-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 108 single family residential lots and common lots on 15.2 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road and the east side of Timber Creek Street within Spring Valley. MN/rk/jd (For possible action) **02/05/20 BCC**

Motion by: **Catherine Godges**

Action: **Approve** as presented

Vote: **3/2 Angie Heath Younce NAY and Yvette Williams NAY**

8. **TM-19-500260-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 207 single family residential lots and common lots on 31.7 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Patrick Lane and the east side of Cimarron Road within Spring Valley. MN/rk/jd (For possible action) **02/05/20 BCC**

Motion by: **Darby Johnson**

Action: **Approve** as presented with staff conditions and added condition lots 61 through 71 to be single story homes

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

9. **TM-19-500230-HIGH GROUND, LLC:**
HOLDOVER 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) **02/19/20 BCC**

Motion by: **Angie Heath Younce**

Action: **DENY**

Vote: **5/0 Unanimous**

10. **UC-19-0872-HIGH GROUND, LLC:**
HOLDOVER 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 REVIEWS for the following: **1)** increased grade; and **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) **02/19/20 BCC**

Motion by: **Rodney Bell**

Action: **DENY**

Vote: **5/0 Unanimous**

11. **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: **Darby Johnson**
Action: **Approve** as presented
Vote: **3/2 Catherine Godges NAY and Yvette Williams NAY**

12. **NZC-20-0018-GLOBAL INVESTMENT GROUP, LLC:**
ZONE CHANGE to reclassify 2.5 acres from C-2 (General Commercial) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** parking lot landscaping; and **2)** modified driveway design standards.
DESIGN REVIEW for a proposed office/warehouse building in the CMA Design Overlay District. Generally located on the west side of Santa Margarita Street and the south side of Post Road within Spring Valley (description on file). MN/rk/jd (For possible action) **03/03/20 PC**

Motion by: **Angie Heath Younce**
Action: **Approve** with staff “if approved” conditions
Vote: **5/0 Unanimous**

13. **NZC-20-0039-BELTWAY ASSOCIATES LTD:**
ZONE CHANGE to reclassify 5.2 acres from C-2 (General Commercial) Zone to R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** increase wall height; and **3)** modified driveway design standards.
DESIGN REVIEWS for the following: **1)** a multiple family residential development; **2)** alternative parking lot landscaping; and **3)** increase finished grade. Generally located on the east side of Eula Street and the north side of Rochelle Avenue (alignment) within Spring Family (description on file). JJ/rk/jd (For possible action) **03/03/20 PC**

Motion by: **Rodney Bell**
Action: **Approve** with staff recommendations
Vote: **5/0 Unanimous**

14. **UC-20-0032-EDNA ENTERPRISES, LLC:**
USE PERMIT for a proposed school (driving) in conjunction with an existing office complex on 0.9 acres in a C-P (Office and Professional) Zone. Generally located on the south side of Edna Avenue, approximately 500 feet east of Durango Drive within Spring Valley. JJ/sd/jd (For possible action) **03/03/20 PC**

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

15. **UC-20-0050-PAIR-A-DICE, LLC:**
USE PERMITS for the following: **1)** vehicle maintenance in a C-1 zone; and **2)** vehicle repair in a C-2 zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a vehicle repair use to a residential use.
DESIGN REVIEW for two proposed buildings consisting of vehicle maintenance and repair within a portion of an existing retail and automotive center on 1.9 acres in a C-1 (Local Business) and a C-2 (General Commercial) Zone. Generally located 190 feet north of Tropicana Avenue, 270 feet east of Jones Boulevard within Spring Valley. MN/rk/jd (For possible action) **03/03/20 PC**

Motion by: **Yvette Williams**
Action: **DENY**
Vote: **4/1 Darby Johnson NAY**

16. **UC-20-0034-3655 SOUTH DURANNGO, LLC:**
USE PERMIT to reduce the separation of an on-premises consumption of alcohol (supper club) in conjunction with an existing retail commercial center on a portion of 4.0 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Durango Drive and Twain Avenue within Spring Valley. JJ/sd/jd (For possible action) **03/04/20 BCC**

Motion by: **Rodney Bell**
Action: **Approve** with staff conditions
Vote: **5/0 Unanimous**

VII General Business

1. None

VIII Public Comment

Yvette Williams requested an item on a future agenda to consider the formation of a subcommittee to discuss strategies to deal with Short Term Rentals.

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.

IX. Next Meeting Date

The next regular meeting will be **February 25, 2020** at 6:30pm

X Adjournment

Motion by: **Angie Heath Younce**
Action: **Adjourn**
Vote: **5/0 Unanimous**

The meeting was adjourned at 8:40 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/>