



6. VS-20-0078-SOD, LLC:
15. TM-20-500024-SOD, LLC:
19. ZC-20-0077-SOD, LLC

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
  - Mike Shannon shared information about the upcoming 2020 Census including employment opportunities.
  - Mike Shannon announced Las Vegas Montessori Charter Academy will hold a neighborhood meeting at 6:00 pm on Thursday, February 27, 2020 at Desert Breeze Community Center, 8275 Spring Mountain Road, to discuss a new charter school proposed in the southwest valley.

VI Planning & Zoning

1. **ET-20-400010 (VS-17-1079) -SPANISH TOWERS FUNDING, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Roy Horn Way and Maule Avenue, and between Cimarron Road and Buffalo Drive within Spring Valley (description on file). MN/tk/ja (For possible action) **03/17/20 PC**

Motion by: **Yvette Williams**  
Action: **Approve** with staff conditions  
Vote: **3/0 Unanimous**

2. **VS-20-0052-MATTER UNCOMMONS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Durango Drive and Narrative Way and between Badura Avenue and Roy Horn Way and a portion of a right-of-way being Butler Avenue located between Badura Avenue and Maule Avenue and a portion of right-of-way being Maule Avenue located between Gagnier Boulevard and Butler Avenue and a portion of right-of-way being Gagnier Boulevard between Maule Avenue and Badura Avenue within Spring Valley (description on file). MN/sd/jd (For possible action) **03/17/20 PC**

Motion by: **Darby Johnson**  
Action: **Approve** with staff conditions and recordable prior to bond release  
Vote: **3/0 Unanimous**

3. **VS-20-0060-USA:**  
**VACATE AND ABANDON** an easement of interest to Clark County located between Martin Avenue and Maule Avenue, and between Fort Apache Road and Quarterhorse Lane within Spring Valley (description on file). JJ/jt/jd (For possible action) **03/17/20 PC**

Motion by: **Catherine Godges**  
Action: **Approve** with staff recommendations  
Vote: **3/0 Unanimous**

4. **VS-20-0075-L T F REAL ESTATE COMPANY, INC:**  
**VACATE AND ABANDON** a portion of right-of-way being a knuckle at the intersection of Butler Street and Pitching Avenue within Spring Valley (description on file). MN/rk/jd (For possible action) **03/17/20 PC**

**HOLD** to March 10, 2020 Spring Valley Town Advisory Board due to applicant being a no show.

5. **VS-20-0088-STANLEY REDWOOD, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Post Road and Sunset Road, and between Santa Margarita Street and Redwood Street (alignment) within Spring Valley (description on file). MN/rk/jd (For possible action) **03/17/20 PC**

Motion by: **Catherine Godges**  
Action: **Approve** with staff conditions  
Vote: **3/0 Unanimous**

6. **VS-20-0078-SOD, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Maule Avenue and Arby Avenue, and between El Capitan Way (alignment) and Durango Drive and portion of a right-of-way being Maule Avenue located between El Capitan Way (alignment) and Durango Drive within Spring Valley (description on file). JJ/md/jd (For possible action) **03/18/20 BCC**

Motion by: **Darby Johnson**  
Action: **Approve** with staff conditions  
Vote: **3/0 Unanimous**

7. **ZC-19-0961-COUNTY OF CLARK (AVIATION):**  
**HOLDOVER ZONE CHANGE** to reclassify 15.7 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; **2)** reduce street intersection off-set; and **3)** reduce setback for a call box.  
**DESIGN REVIEWS** for the following: **1)** a single family residential development; and **2)** increased finish grade 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 (description on file). MN/rk/jd (For possible action) **03/04/20 BCC**

Motion by: **Catherine Godges**  
Action: **Approve** per staff "if approved" conditions  
Vote: **3/0 Unanimous**

8. **ZC-19-0962-COUNTY OF CLARK (AVIATION):**  
**HOLDOVER ZONE CHANGE** to reclassify 15.2 acres from C-P (Office & Professional) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; **2)** reduce street intersection off-set; and **3)** reduce setback for a call box.  
**DESIGN REVIEWS** for the following: **1)** a single family residential development; and **2)** increased finish grade 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 (description on file). MN/rk/jd (For possible action) **03/04/20 BCC**

Motion by: **Yvette Williams**  
Action: **Approve** as presented with staff conditions  
Vote: **3/0 Unanimous**

9. **ZC-19-0968-COUNTY OF CLARK (AVIATION):**  
**HOLDOVER ZONE CHANGE** to reclassify a 23.2 acre portion of the site 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)** modify residential driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** single family residential development on 31.7 acres; and **2)** increased finish grade 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 (description on file). MN/rk/jd (For possible action) **03/04/20 BCC**

Motion by: **Catherine Godges**

Action: **Approve** as presented with staff conditions and lots 61 to 71 to be single story abutting Southern Trails on eastern border

Vote: **3/0 Unanimous**

10. **NZC-20-0057-USA:**  
**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to C-P (Office and Professional) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** increase finished grade; and **2)** an office complex. Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley (description on file). JJ/jt/jd (For possible action) **03/17/20 PC**

Motion by: **Yvette Williams**

Action: **Approve everything** with a condition wall height adjoining residential to the east have an 8 foot high screen wall and loading zone is a minimum of 100 feet from residential

Vote: **3/0 Unanimous**

11. **TM-20-500013-MATTER UNCOMMONS, LLC:**  
**TENTATIVE MAP** for a mixed-use project consisting of 4 commercial lots, 4 residential lots and common elements on 43.4 acres in a U-V (Urban Village-Mixed Use) 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/sd/ja (For possible action) **03/17/20 PC**

Motion by: **Yvette Williams**

Action: **Approve** with staff conditions

Vote: **3/0 Unanimous**

12. **TM-20-500017-USA:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 5.0 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley. JJ/jt/jd (For possible action) **03/17/20 PC**

Motion by: **Catherine Godges**

Action: **Approve** with staff conditions

Vote: **3/0 Unanimous**

13. **UC-20-0072-NEVADA POWER COMPANY:**  
**USE PERMITS** for the following: **1)** a proposed communication tower; and **2)** reduce number of arrays for a proposed communication tower to a residential development.  
**DESIGN REVIEW** for a proposed communication tower and associated equipment in conjunction with an electrical substation on a portion of 10.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Flamingo Road and Edmond Street within Spring Valley. MN/pb/jd (For possible action) **03/17/20 PC**

Motion by: **Yvette Williams**  
Action: **Approve** with staff conditions  
Vote: **3/0 Unanimous**

14. **DR-20-0098-MATTER UNCOMMONS LLC, ET AL:**  
**DESIGN REVIEWS** for the following: **1)** outdoor theater; and **2)** modifications to a previously approved High Impact Project and Mixed-Use Project on 32.5 acres in a U-V (Urban Village – Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Durango Drive and the CC 215 within Spring Valley. MN/jt/jd (For possible action) **03/18/20 BCC**

Motion by: **Darby Johnson**  
Action: **Approve** with staff conditions  
Vote: **3/0 Unanimous**

15. **TM-20-500024-SOD, LLC:**  
**TENTATIVE MAP** consisting of 38 residential lots and 6 common lots on 5.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Maule Avenue and the east side of El Capitan Way within Spring Valley. JJ/md/jd (For possible action) **03/18/20 BCC**

**MOVE FORWARD WITH NO ACTION**

16. **UC-20-0084-UNLV RESEARCH FOUNDATION:**  
**USE PERMIT** for an expansion of an existing school.  
**DESIGN REVIEWS** for the following: **1)** new classroom buildings; and **2)** school amenities (soccer field, carpool lanes, lighting plan, and playground shade structures) in conjunction with an existing charter school on 11.4 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the south side of Patrick Lane and the east side of Jim Rogers Way within Spring Valley. MN/jor/ja (For possible action) **03/18/20 BCC**

Motion by: **Catherine Godges**  
Action: **Approve** with staff conditions including DELETION of Current Planning bullet #1 and the following conditions agreed upon with the neighbors:

- All Sporting and other outdoor events will be concluded by 9:00pm
- The athletic field lighting will be set to automatically turn off at 9:30pm daily
- The administration of the school will work with staff and families to have the property cleared as close to 9:30pm as possible
- Parking lot lighting and controls to be compliant with Clark County Title 30 requirements
- All lighting is designed to be compliant with Title 30 requirements using best design practices, including mitigating light pollution to neighboring properties using shielding , LED directional lighting and maintaining code required safety levels at the parking lot and drive isles
- APA will not have, or sponsor, a football program of any kind or at any level
- After completion of the project (and after the school has been in session for a total of six months), there will be a review to address any staff/neighbor concerns regarding (i) the on-site traffic related to student drop-off and pick-up carpooling, (ii) security and (iii) lighting

Vote: **3/0 Unanimous**

17. **WC-20-400011 (ZC-19-0477)-6338 WEST DESERT INN, LLC:**  
**WAIVERS OF CONDITIONS** for a zone change requiring the following: **1)** full off-site improvements for El Camino Road; **2)** commercial pan driveway per Uniform Standard Drawings 224; and **3)** reconstruct any unused driveways with full off-site improvements for a previously approved conversion of an existing single family residence into an office CRT (Commercial Residential Transition) Zone in the Desert Inn Transition Corridor. Generally located on the northwest corner of Desert Inn Road and El Camino Road within Spring Valley (description on file). JJ/lm/ja (For possible action) **03/18/20 BCC**

**HOLD** to March 10, 2020 Spring Valley Town Advisory Board due to applicant being a no show.

18. **WS-20-0099-MATTER UNCOMMONS LLC, ET AL:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** landscaping; and **2)** alternative parking lot design.  
**DESIGN REVIEW** for a temporary parking lot in conjunction with an approved High Impact Project and Mixed-Use Project on 32.5 acres in a U-V (Urban Village – Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Durango Drive and the CC 215 within Spring Valley. MN/jt/jd (For possible action) **03/18/20 BCC**

Motion by: **Darby Johnson**

Action: **Approve** with staff conditions

Vote: **3/0 Unanimous**

19. **ZC-20-0077-SOD, LLC:**  
**ZONE CHANGE** to reclassify 5.3 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; **2)** provide alternative street landscaping; and **3)** allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** proposed single family residential development; **2)** hammerhead street design; and **3)** increase finished grade. Generally located on the south side of Maule Avenue and the east side of El Capitan Way within Spring Valley (description on file). JJ/md/jd (For possible action) **03/18/20 BCC**

**MOVE FORWARD WITH NO ACTION**

20. **ZC-20-0094-DWSMC HOLDINGS, LLC:**  
**ZONE CHANGE** to reclassify 14.6 acres from C-2 (General Commercial) Zone to U-V (Urban Village - Mixed Use) Zone.  
**USE PERMITS** for the following: **1)** mixed-use development; **2)** establish density; and **3)** establish height.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase the height of exterior light fixtures (luminaries); and **2)** alternative driveway geometrics.  
**DESIGN REVIEW** for a mixed-use development in the CMA Design Overlay District. Generally located on the south side of Arby Avenue and the west side of Gagnier Boulevard within Spring Valley (description on file). MN/jt/ja (For possible action) **03/18/20 BCC**

Motion by: **Yvette Williams**

Action: **Approve** as indicated by staff with denial of waivers 2b and 2c

Vote: **3/0 Unanimous**

VII General Business

1. Appoint one member as the Spring Valley Town Advisory Board representative to be involved in the update of the county's Comprehensive Master Plan and Title 30 development code (For possible action)

Motion by: **Darby Johnson**  
Action: **Approve** Yvette Williams as representative  
Vote: **3/0 Unanimous**

#### 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.

- An attendee thanked Yvette for reading conditions into the record in regard to item sixteen and expressed frustration that recommendations by the Town Advisory Board are not always included at the Planning Commission and Board of County Commission levels.

#### IX. Next Meeting Date

The next regular meeting will be **March 10, 2020** at 6:30pm

#### X Adjournment

**Motion by Darby Johnson**  
**Action: Adjourn**  
**Vote: 3-0 / Unanimous**

**The meeting was adjourned at 9:23 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/>