



Spring Valley Town Advisory Board

March 10, 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 PRESENT

County Liaison: Mike Shannon, 702 455-8338, mds@clarkcountynv.gov PRESENT

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

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

Lorna Phegley, Current Planner

II. Public Comment

- **A resident of Rhodes Ranch expressed support of item 11 based on negotiations and a 50 year deed restriction.**

III. Approval of **February 11, 2020** Minutes

Motion by: **Angie Heath Younce**

Action: **Approved** as published

Vote: **4/0 Unanimous**

Approval of **February 25, 2020** Minutes

Motion by: **Catherine Godges**

Action: **Approved** as published

Vote: **3/0 with Angie Heath Younce abstaining**

IV. Approval of Agenda for **March 10, 2020**

Motion by: **Yvette Williams**

Action: **Approved**

Vote: **4/0 Unanimous**

V. Informational Items

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

None

VI Planning & Zoning

1. **VS-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 31, 2020 Spring Valley Town Advisory Board due to the applicant not being present.

2. **VS-20-0112-EHSANI AZAR MIDOKHT REVOCABLE LIVING TRUST ETAL & EHSANI AZAR:**
VACATE AND ABANDON easements of interest to Clark County located between Quarterhorse Lane (alignment) and Roy Horn Way, and between Martin Avenue (alignment) and Sunset Road; and a portion of a right-of-way being Sunset Road located between Roy Horn Way and Quarterhorse Lane (alignment) within Spring Valley (description on file). JJ/md/jd (For possible action) **04/07/20 PC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff conditions

Vote: **4/0 Unanimous**

3. **VS-20-0124-RUSSELL MINI STORAGE PARTNERS, LLC:**
VACATE AND ABANDON easement of interest to Clark County located between Russell Road and Oquendo Road, and between Durango Drive and Warbonnet Way within Spring Valley (description on file). MN/md/jd (For possible action) **04/07/20 PC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

4. **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**

Motion by: **Angie Heath Younce**

Action: **DENY**

Vote: **4/0 Unanimous**

5. **NZC-20-0110-POST ROAD GROUP INVESTORS, LLC:**
ZONE CHANGE to reclassify 17.5 acres from R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height; **2)** alternative landscaping; and **3)** alternative driveway geometrics.
DESIGN REVIEW for a multiple family residential development in the CMA Design Overlay District. Generally located on the north side of Post Road between Fort Apache Road and Quarterhorse Lane within Spring Valley (description on file). JJ/al/ja (For possible action) **04/07/20 PC**

Motion by: **Angie Heath Younce**

Action: **Approve** as presented

ADD condition: stripe entry drive lane at the call box to signify resident lane vs guest lane

Vote: **4/0 Unanimous**

6. **UC-20-0125-TAKACH ROBERT & CAYME:**
USE PERMITS for the following: **1)** allow an accessory structure (garage) not architecturally compatible to the principal residence; and **2)** allow alternative design standards for an accessory structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce side street setback; and **2)** allow alternative driveway geometrics on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Tenaya Way approximately 200 feet south of Darby Avenue within Spring Valley. JJ/bb/jd (For possible action) **04/07/20 PC**

Motion by: **Catherine Godges**

Action: **DENY**

Vote: **4/0 Unanimous**

7. **AR-20-400016 (UC-18-0911)-KENOWOYO INVESTMENT I, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW to redesign an existing school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** reduce accessory structure setback; **3)** reduce gate setback; **4)** allow non-decorative screening; **5)** allow unscreened mechanical equipment; **6)** trash enclosure setback; and **7)** off-site improvements (curb, gutter, sidewalk, and partial paving).
DESIGN REVIEW to redesign an existing school on a 2.0 acre portion of a 4.2 acre site in an R-E (Rural Estates Residential) Zone. Generally located on the northwest corner of Oakey Boulevard and Red Rock Street within Spring Valley. JJ/lm/ja (For possible action) **04/08/20 BCC**

Motion by: **Angie Heath Younce**

Action: **DENY**

Vote: **4/0 Unanimous**

8. **ET-20-400018 (UC-0787-17)-LAUB, JOEL A. AND LAUB, KIMBERLY L. FAMILY TRUST:**
USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** increase manager's unit area; and **2)** waive mixed-use development design standards.
DESIGN REVIEWS for the following: **1)** modify an approved office/warehouse complex with manager's units; and **2)** modify a parking lot on 5.6 acres in conjunction with an existing office/warehouse complex with manager's units in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Tenaya Way, 660 feet north of Sunset Road within Spring Valley. MN/lm/jd (For possible action) **04/08/20 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

9. **ET-20-400023 (UC-17-1014)-CHURCH HAMERE N K M W S T M E O T:**
USE PERMIT FIRST EXTENSION OF TIME to expand an existing place of worship.
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEW for a proposed parking lot on 1.0 acre in conjunction with an existing place of worship on 2.4 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Lindell Road and Oquendo Road within Spring Valley. MN/tk/jd (For possible action) **04/08/20 BCC**

HOLD to March 31, 2020 Spring Valley Town Advisory Board due to applicant being a no show.

10. **UC-20-0109-LORILL PROPERTY, LLC:**
USE PERMIT for a massage establishment in conjunction with a retail and office center on 0.4 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Tropicana Avenue within Spring Valley. MN/nr/jd (For possible action) **04/08/20 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

11. **ZC-20-0122-CENTURY RHODES RANCH G C, LLC:**
ZONE CHANGE to reclassify 155 acres from R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone to P-F (Public Facilities) P-C (Planned Community Overlay District) Zone for an existing golf course in conjunction with an existing single family residential development in the Rhodes Ranch Master Planned Community. Generally located on the south side of Warm Springs Road and the west side of Durango Drive within Spring Valley (description on file). JJ/jor/jd (For possible action) **04/08/20 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **4/0 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.

A resident of Spring Valley thanked the Board for guidance on a previous issue.

IX. Next Meeting Date

The next regular meeting will be **March 31, 2020** at 6:30pm

X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **4/0 Unanimous**

The meeting was adjourned at 8:30 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/>