



Spring Valley Town Advisory Board

April 13, 2021

MINUTES

Board Members:	Yvette Williams, Chair - EXCUSED Rodney Bell - PRESENT Brian A. Morris - PRESENT	Catherine Godges, Vice Chair - PRESENT John Getter - 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

Catherine Godges called the meeting to order at 6:30 pm
Jillee Opiniano-Rowland, Current Planner

II. Public Comment

- **Mike Shannon read 7 letters into the record regarding items 2, 3 and 4.**

III. Approval of **March 30, 2021** Minutes

Motion by: **John Getter**

Action: **Approved** as published.

Vote: **4/0 Unanimous**

I. Approval of Agenda for **April 13, 2021** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Catherine Godges**

Action: **Approved as amended**

Vote: **4/0 Unanimous**

IV. Informational Items

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

- **Mike Shannon announced the architectural plans for the Event Center at Desert Breeze are nearly 95% complete and a 6:00pm public meeting has been scheduled for April 26, 2021 at Desert Breeze Community Center to solicit comments regarding compliance with Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act.**

VI. Planning & Zoning

1. **WS-21-0086-JP DESERT PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow alternative landscaping; **2)** parking lot landscaping; and **3)** reduce parking.
DESIGN REVIEW for a redesigned building with restaurant suites on 1.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Spring Mountain Road, 500 feet west of Lindell Road within Spring Valley. JJ/lm/jd (For possible action) **04/20/21 PC**

Motion by: **John Getter**
Action: **DENY based on staff recommendations**
Vote: **4/0 Unanimous**

2. **VS-21-0054-N2MH LLC & EAGLE 40 LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Coley Avenue and Palmyra Avenue, and between Monte Cristo Way and Tenaya Way and a portion of a right-of-way being a portion of Coley Avenue, Tenaya Way, Palmyra Avenue, and Monte Cristo Way within Spring Valley (description on file). JJ/nr/jd (For possible action) **04/21/21 BCC**

Motion by: **John Getter**
Action: **Approve per staff recommendations**
Vote: **4/0 Unanimous**

Mike Shannon read 7 letters into the record during Public Comment in opposition of the application.

3. **WS-21-0068-N2MH LLC & EAGLE 40 LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce lot area; **2)** increase wall height; and **3)** waive off-site improvements (sidewalk and streetlights).
DESIGN REVIEWS for the following: **1)** proposed single family residential development; **2)** finished grade; and **3)** allow a hammerhead cul-de-sac design on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Coley Avenue and Tenaya Way within Spring Valley. JJ/sd/jd (For possible action) **04/21/21 BCC**

Motion by: **John Getter**
Action: **DENY per staff recommendations**
Vote: **4/0 Unanimous**

Mike Shannon read 7 letters into the record during Public Comment in opposition of the application.

4. **TM-21-500021-N2MH LLC & EAGLE 40 LLC:**
TENTATIVE MAP consisting of 20 residential lots on 10.0 acres in a R-E (Rural Estates Residential) zone. Generally located on the southwest corner of Coley Avenue and Tenaya Way within Spring Valley. JJ/sd/jd (For possible action) **04/21/21 BCC**

Motion by: **John Getter**
Action: **DENY based on denial of item 3**
Vote: **4/0 Unanimous**

Mike Shannon read 7 letters into the record during Public Comment in opposition of the application.

5. **ET-21-400037 (VS-19-0025)-SUNSET & DURANGO PARTNERS, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Durango Drive and Riley Street, and between Sunset Road and Teco Avenue within Spring Valley (description on file). JJ/nr/jo (For possible action) **05/04/21 PC**

Motion by: **Rodney Bell**
Action: **Approve as presented**
Vote: **4/0 Unanimous**

6. **ET-21-400046 (WS-18-0972)-SDP DEVELOPMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce throat depth along Durango Drive.
DESIGN REVIEWS for the following: **1)** retail center; and **2)** alternative parking lot landscaping on 3.9 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive and the north side of Sunset Road within Spring Valley. JJ/sd/jd (For possible action) **05/04/21 PC**

Motion by: **John Getter**
Action: **Approve per staff conditions**
Vote: **4/0 Unanimous**

7. **NZC-21-0038-UL215, LLC ETAL & UW215, LLC:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 18.7 acres from C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height (previously not notified); **2)** screening loading docks; **3)** increase sign height; **4)** increase animated sign area; **5)** alternative perimeter landscape and screening; **6)** non-standard improvements within right-of-way; **7)** waive the sidewalk requirement along Rafael Rivera Way; **8)** allow an attached sidewalk along portions of Sunset Road; and **9)** modified driveway design standards.
DESIGN REVIEWS for the following: **1)** a proposed distribution center with ancillary retail sales; **2)** a comprehensive sign plan; and **3)** finished grade in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the east and north sides of Rafael Rivera Way within Spring Valley (description on file). JJ/rk/jd (For possible action) **05/04/21 PC**

Motion by: **Brian Morris**
Action:
Approve:
Zone Change
Waivers of Development Standards #1, #2, #3, #5a, #5b, #6a, #7, #8, #9
Design Reviews #1 and #3.
DENY:
Waiver of Development Standards #4
Design Review #2.
Waiver of Development Standard #6b was withdrawn
Vote: **4/0 Unanimous**

8. **VS-21-0114-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**
VACATE AND ABANDON easement of interest to Clark County located between Naples Drive (alignment) and Peace Way, and between Fort Apache Road and CC 215 within Spring Valley (description on file). JJ/nr/jd (For possible action) **05/04/21 PC**

Motion by: **Rodney Bell**
Action: **Approve as presented**
Vote: **4/0 Unanimous**

9. **TM-21-500030-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**
TENTATIVE MAP consisting of 1 lot commercial subdivision on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Fort Apache Road, 300 feet south of Peace Way within Spring Valley. JJ/nr/jd (For possible action) **05/04/21 PC**

Motion by: **Rodney Bell**
Action: **Approve as presented**
Vote: **4/0 Unanimous**

10. **WS-21-0094-SOUSOU FAMILY TRUST & SOUSOU, GEORGE & ALISE CO TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce lot size.
DESIGN REVIEW for a single family subdivision on 0.7 acres in an R-D (Suburban Estates Residential) Zone in the CMA Design Overlay District. Generally located on the west side of Mount Diablo Drive (alignment), 330 feet south of Diablo Drive within Spring Valley. MN/jt/jd (For possible action) **05/04/21 PC**

Motion by: **Brian Morris**
Action: **DENY**
Vote: **4/0 Unanimous**

11. **ET-21-400045 (ZC-18-0348)-GERBER FAMILY TRUST ETAL & GERBER JASON MICHAEL TRS:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** reduced setbacks; and **2)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** a proposed warehouse/office complex with outside storage yards; and **2)** proposed lighting (previously not notified) on 5.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Badura Avenue (alignment), 980 feet east of Buffalo Drive within Spring Valley. MN/sd/jo (For possible action) **05/05/21 BCC**

Motion by: **Catherine Godges**
Action: **HOLD to the Spring Valley Town Advisory Board Meeting on April 27, 2021 as the applicant was not present**
Vote: **4/0 Unanimous**

12. **ZC-21-0106-RYDER TRUCK RENTAL INC:**
ZONE CHANGE to reclassify 4.7 acres from M-D (Designed Manufacturing) Zone to R-3 (Multiple Family Residential) Zone.
USE PERMIT for an attached (townhouse) planned unit development (PUD).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; **2)** increase building height; **3)** eliminate sidewalk adjacent to private street; **4)** reduce width of private streets; **5)** modify private street sections; **6)** reduce back of curb radius; and **7)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** an attached single family residential planned unit development; and **2)** finished grade. Generally located on the north side of Post Road, 1,325 feet west of Buffalo Drive within Spring Valley (description on file). MN/lm/jd (For possible action) **05/05/21 BCC**

Motion by: **Rodney Bell**
Action: **Approve as presented and applicant to provide provisions for easy installation of solar panels and vehicle charging stations**
Vote: **3/1 Catherine Godges – NAY**

13. **TM-21-500027-RYDER TRUCK RENTAL INC:**
TENTATIVE MAP consisting of 79 lots and 4 common lots on 4.7 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Post Road, 1,325 feet west of Buffalo Drive within Spring Valley. MN/lm/jd (For possible action) **05/05/21 BCC**

Motion by: **Rodney Bell**

Action: **Approve as presented and applicant to provide provisions for easy installation of solar panels and Vehicle charging stations**

Vote: **3/1 Catherine Godges - NAY**

14. **WS-21-0113-CRP CALIDA CIMARRON OWNER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1) allow a freestanding sign; and 2) allow a wall sign.**
DESIGN REVIEW for signage in conjunction with a multiple family residential development on 17.0 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the east side of Cimarron Road within Spring Valley. MN/jor/jo (For possible action) **05/05/21 BCC**

Motion by: **Brian Morris**

Action: **Approve per staff conditions**

Vote: **4/0 Unanimous**

VII General Business

- **None**

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/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 (3) 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 Chairperson or the Board/Council by majority vote.

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to mds@clarkcountynv.gov, before 04:30 pm, March 30, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- **None**

IX. Next Meeting Date

The next regular meeting will be **April 27, 2021** at 6:30pm

X Adjournment

Motion by: **Catherine Godges**

Action: **Adjourn**

Vote: **4-0 / Unanimous**

The meeting was adjourned at 9:33 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/>