



# Spring Valley Town Advisory Board

May 25, 2021

## MINUTES

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Board Members:	Yvette Williams, Chair - PRESENT Rodney Bell - PRESENT Brian A. Morris - PRESENT	Catherine Godges, Vice Chair - PRESENT John Getter - PRESENT
Secretary:	Carmen Hayes, 702 371-7991, <a href="mailto:chayes@yahoo.com">chayes@yahoo.com</a> PRESENT	
County Liaison:	Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> PRESENT	

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

**Yvette Williams called the meeting to order at 6:35 pm**  
**Greg Cerven, Current Planner**

II. Public Comment

- None

III. Approval of **May 11, 2021** Minutes

Motion by: **John Getter**  
Action: **APPROVE** as published.  
Vote: **5/0 Unanimous**

IV. Approval of Agenda for **May 25, 2021** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Yvette Williams**  
Action: **Approved as amended**  
Vote: **5/0 Unanimous**

**Item #9 to be heard after #5.**

V. Informational Items

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

- None

VI. Planning & Zoning

1. **UC-21-0195-MORENO DESIDERIO M JR:**

**USE PERMIT** to allow an accessory garage to exceed one half the footprint of the principal dwelling on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Duneville Street, 152 feet north of Edna Avenue within Spring Valley. JJ/sd/jo (For possible action) **06/15/21 PC**

Motion by: **Brian Morris**

Action: **DENY** per staff.

Vote: **5/0 Unanimous**

2. **WS-21-0194-TAPANES LAZARO J HERNANDEZ & HERNANDEZ SONIA CHAVEZ:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback for an accessory structure in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Bronco Street, 125 feet south of Coley Avenue within Spring Valley. JJ/sd/jo (For possible action) **06/15/21 PC**

Motion by: **Yvette Williams**

Action: **HOLD to Spring Valley TAB Meeting on June 8, 2021 as applicant was not present.**

Vote: **5/0 Unanimous**

3. **WS-21-0214-SJJN TRUST & SIEGEL STEPHEN G TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** for increased height of a solid block wall in the front yard in conjunction with a single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Spanish Heights Drive, 200 feet north of Hacienda Avenue within Spring Valley. JJ/bb/jo (For possible action) **06/15/21 PC**

Motion by: **John Getter**

Action: **APPROVE with staff conditions.**

Vote: **5/0 Unanimous**

4. **AR-21-400064 (UC-1908-05)-SPRING MOUNTAIN PLAZA, LLC:**

**USE PERMIT EIGHTH APPLICATION FOR REVIEW** for a massage establishment in conjunction with an existing retail center on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Red Rock Street and Spring Mountain Road within Spring Valley. JJ/bb/jo (For possible action) **06/16/21 BCC**

Motion by: **John Getter**

Action: **APPROVE with staff recommendations.**

Vote: **3/2 NAY – Godges and Williams.**

5. **ET-21-400071 (NZC-18-0475)-RW INVESTMENTS, LLC:**

**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 2.6 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Design Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

**USE PERMIT** for an office as a principal use.

**DESIGN REVIEW** for a proposed office/warehouse development. Generally located on the east side of Buffalo Drive and the north side of Teco Avenue within Spring Valley (description on file). MN/jgh/jo (For possible action) **06/16/21 BCC**

Motion by: **Yvette Williams**  
Action: **APPROVE per staff conditions until September 19, 2023.**  
Vote: **5/0 Unanimous**

6. **ZC-21-0212-GKT 5, LLC & GRAGSON CACTUS HIGHLANDS, LLC:**  
**ZONE CHANGE** to reclassify 5.0 acres from an R-1 (Single Family Residential) Zone to an R-2 (Medium Density Residential) Zone.  
**USE PERMIT** for an attached (townhouse) planned unit development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; **2)** reduce the minimum street width for private street; **3)** allow A-curb and ribbon curb; **4)** reduce back of curb radius; **5)** increase building height; **6)** reduce driveway distance; and **7)** reduce street intersection.  
**DESIGN REVIEWS** for the following: **1)** single family attached residential townhome planned unit development; and **2)** finished grade. Generally located on the northwest corner of Russell Road and Torrey Pines Drive within Spring Valley (description on file). MN/sd/jd (For possible action) **06/16/21 BCC**

Motion by: **Yvette Williams**  
Action: **APPROVE per staff conditions and lots 31 – 35 two story only.**  
Vote: **5/0 Unanimous**

7. **VS-21-0211-GKT 5, LLC & GRAGSON CACTUS HIGHLANDS, LLC:**  
**VACATE AND ABANDON** a portion of flood control right-of-way located between Torrey Pines Drive and Redwood Street and easements of interest to Clark County between Russell Road and Diablo Drive and between Torrey Pines Drive and Redwood Street within Spring Valley (description on file). MN/sd/jd (For possible action) **06/16/21 BCC**

Motion by: **Yvette Williams**  
Action: **APPROVE per staff conditions.**  
Vote: **5/0 Unanimous**

8. **TM-21-500053-GKT 5, LLC & GRAGSON CACTUS HIGHLANDS, LLC:**  
**TENTATIVE MAP** consisting of 50 lots and 7 common lots for a planned unit development (PUD) on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Russell Road and Torrey Pines Drive within Spring Valley. MN/sd/jd (For possible action) **06/16/21 BCC**

Motion by: **Rodney Bell**  
Action: **APPROVE as presented.**  
Vote: **5/0 Unanimous**

9. **VS-21-0183-SPANISH RIDGE INDUSTRIAL OWNER, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Spanish Ridge Avenue and Hacienda Avenue, and between Riley Street and the 215 Beltway within Spring Valley (description on file). JJ/jgh/jd (For possible action) **06/16/21 BCC**

Motion by: **John Getter**  
Action: **APPROVE per staff conditions.**  
Vote: **5/0 Unanimous**

VII General Business

1. 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](mailto:mds@clarkcountynv.gov), before 04:30 pm, May 25, 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 **June 8, 2021** at 6:30pm

- X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **5/0 - Unanimous**

**The meeting was adjourned at 8:18 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/>