



Spring Valley Town Advisory Board

July 13, 2021

MINUTES

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, 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 6:48 pm
Jared Tasko, Current Planner

II. Public Comment

- None

III. Approval of **June 29, 2021** Minutes

Motion by: **Brian Morris**
Action: **APPROVE** as published.
Vote: **PASSED 5/0 Unanimous**

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

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

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
 - None

VI. Planning & Zoning

1. **WS-21-0015-DNK DEVELOPMENT, LLC & MEGA INVESTMENTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced lot sizes; **2)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights); and **3)** modified gate geometrics.
DESIGN REVIEWS for the following: **1)** finished grade; and **2)** a single family residential subdivision on 1.8 acres in an R-E (Rural Estates Residential) (AE-65) Zone. Generally located on the west side of Lindell Road and the south side of Teco Avenue within Spring Valley. MN/bb/jd (For possible action) **07/07/21 BCC**

Motion by: **John Getter**

Action: **DENY**

Vote: **5/0 Unanimous**

2. **NZC-21-0290-LHSFS WARM SPRINGS HOLDINGS, LLC:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce landscaping; **3)** alternative driveway geometrics; and **4)** reduce driveway departure distance.
DESIGN REVIEWS for the following: **1)** office/warehouse complex; and **2)** finished grade in the CMA Design Overlay District. Generally located on the northwest corner of Warm Springs Road and Belcastro Street within Spring Valley (description on file). MN/jt/jd (For possible action) **08/03/21 PC**

Motion by: **Brian Morris**

Action: **APPROVE per staff conditions.**

Vote: **5/0 Unanimous**

3. **VS-21-0289-LHSFS WARM SPRINGS HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Belcastro Street and Tenaya Way within Spring Valley (description on file). MN/jt/jd (For possible action) **08/03/21 PC**

Motion by: **Brian Morris**

Action: **APPROVE per staff conditions.**

Vote: **5/0 Unanimous**

4. **TM-21-500091-LHSFS WARM SPRINGS HOLDINGS, LLC:**
TENTATIVE MAP consisting of 1 commercial lot and common lots on 5.0 acres in M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Warm Springs Road and Belcastro Street within Spring Valley. MN/jt/jd (For possible action) **08/03/21 PC**

Motion by: **Rodney Bell**

Action: **APPROVE as presented.**

Vote: **5/0 Unanimous**

5. **NZC-21-0295-OMNI FAMILY LP:**
ZONE CHANGE to reclassify 5.0 acres from a C-2 (General Commercial) Zone to an R-3 (Multiple Family Residential) Zone.
USE PERMIT for an attached (townhouse) planned unit development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce private street width; **3)** allow modified A-curb and ribbon curb with an inverted crown; **4)** reduce street intersection off-set; and **5)** allow modified private residential driveway design.
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 Russell Road and the east side of Bonita Vista Street within Spring Valley (description on file). JJ/rk/jd (For possible action) **08/03/21 PC**

Motion by: **Rodney Bell**
Action: **APPROVE per staff conditions.**
Vote: **5/0 Unanimous**

6. **VS-21-0296-OMNI FAMILY LP:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and the Red Rock Drainage Channel, and between Bonita Vista Street and Durango Drive and portion of a right-of-way being Russell Road located between Bonita Vista Street and Durango Drive, and a remnant portion of right-of-way being Dewey Drive between Bonita Vista Street and Durango Drive within Spring Valley (description on file). JJ/rk/jd (For possible action) **08/03/21 PC**

Motion by: **Brian Morris**
Action: **APPROVE subject to staff conditions.**
Vote: **5/0 Unanimous**

7. **TM-21-500093-OMNI FAMILY LP:**
TENTATIVE MAP consisting of 78 single family residential lots and common lots on 5.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Russell Road and the east side of Bonita Vista Street within Spring Valley. JJ/rk/jd (For possible action) **08/03/21 PC**

Motion by: **Brian Morris**
Action: **APPROVE subject to staff conditions.**
Vote: **5/0 Unanimous**

8. **UC-21-0300-LEUNG CHUNG WAN & LUK YIM NGOR:**
USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within a retail and office complex on a portion of 0.5 acres in a C-1 (Local Business) Zone. Generally located on the north side of Spring Mountain Road, 150 feet east of Duneville Street within Spring Valley. JJ/lm/jo (For possible action) **08/03/21 PC**

Motion by: **Yvette Williams**
Action: **HOLD until the Spring Valley Town Advisory Board meeting on July 27, 2021 as the applicant was not present.**
Vote: **5/0 Unanimous**

9. **VS-21-0288-CHURCH ROMAN CATHOLIC LAS VEGAS:**
VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Torrey Pines Drive and Redwood Street (alignment) within Spring Valley (description on file). MN/lm/jd (For possible action) **08/03/21 PC**

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

10. **VS-21-0305-REMINGTON UTE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street and between Ponderosa Way (alignment) and Oquendo Road within Spring Valley (description on file). MN/sd/jo (For possible action) **08/03/21 PC**

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

11. **TM-21-500097-REMINGTON UTE, LLC:**
TENTATIVE MAP 1 commercial lot on 2.1 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard, 330 feet south of Oquendo Road within Spring Valley. MN/sd/jo (For possible action) **08/03/21 PC**

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

12. **WS-21-0282-AGASSI, ANDRE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce side yard setback; and **2)** reduce lot area in conjunction with an existing residence within a minor subdivision on 0.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Andre Drive and the west side of Agassi Court within Spring Valley. JJ/bb/jo (For possible action) **08/03/21 PC**

Motion by: **John Getter**
Action: **DENY per staff recommendations.**
Vote: **5/0 Unanimous**

13. **WS-21-0308-OJAI OIL COMPANY:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate landscaping.
DESIGN REVIEW for a proposed building addition to a mini-warehouse development on 2.6 acres in a C-1 (Local Business) Zone. Generally located on the east side of Rainbow Boulevard, 913 feet north of Hacienda Avenue with Spring Valley. MN/jor/jo (For possible action) **08/03/21 PC**

Motion by: **Brian Morris**
Action: **APPROVE subject to 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.

• None

IX. Next Meeting Date

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

X Adjournment

Motion by: **Yvette Williams**

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/>