



Spring Valley Town Advisory Board

September 28, 2021

MINUTES

Board Members:	Yvette Williams, Chair - PRESENT Rodney Bell – EXCUSED 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 6:35 pm
Al Laird, Current Planning

II. Public Comment

None

III. Approval of **September 14, 2021** Minutes

Motion by: **Brian Morris**

Action: **APPROVE** including the background information associated with the Spring Valley Trails Development Plan

Vote: **4/0 Unanimous**

IV. Approval of Agenda for **September 28, 2021** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Yvette Williams**

Action: **APPROVE** as amended

Vote: **4/0 Unanimous**

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

None

VI. Planning & Zoning

1. **WS-21-0419-DIGITAL DESERT BP, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow roof signs; **2)** increase the number of monument signs; **3)** increase the number of project identification signs; **4)** reduce the separation between project identification signs and monument signs; and **5)** hanging signs.
DESIGN REVIEW for a comprehensive sign plan in conjunction with a previously approved mixed use development on 42.4 acres within a C-2 (Commercial General) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive and the south side of Patrick Lane within Spring Valley. MN/md/jo (For possible action) **09/22/21 BCC**

Motion by: **Brian Morris**

Action:

APPROVE Waiver of Development Standards #2 through #4

DENY Waiver of Development Standards #1 and #5

DENY Design Review

Vote: **4/0 Unanimous**

2. **ET-21-400144 (UC-0308-16)-COMHAR HOLDINGS JONES LLC:**
USE PERMIT THIRD EXTENSION OF TIME to reduce the setback for a vehicle (automobile) wash facility from a residential use.
WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping.
DESIGN REVIEW for a proposed vehicle (automobile) wash facility on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard, 200 feet south of Flamingo Road within Spring Valley. MN/lm/jo (For possible action) **10/19/21 PC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions

Vote: **4/0 Unanimous**

3. **WS-21-0450-COMHAR HOLDINGS JONES LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping requirements; and **2)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** modifications to an approved vehicle (automobile) wash facility; and **2)** finished grade on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard, 200 feet south of Flamingo Road within Spring Valley. MN /al/jo (For possible action) **10/19/21 PC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions

Vote: **4/0 Unanimous**

4. **NZC-21-0468-HACIENDA ASSOCIATES LP:**
ZONE CHANGE to reclassify 4.8 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 (PUD).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the area of a PUD; **2)** reduce setbacks; **3)** increase wall height; **4)** reduce width of private streets; **5)** reduce street intersection off-set; and **6)** reduce back of curb radius.
DESIGN REVIEWS for the following: **1)** an attached single family residential planned unit development; and **2)** finished grade in the CMA Design Overlay District. Generally located on the

north side of Russell Road, 345 feet west of Jerry Tarkanian Way within Spring Valley (description on file). JJ/md/jo (For possible action) **10/19/21 PC**

The applicant requested a HOLD to the Spring Valley Town Advisory Board meeting on October 12, 2021

5. **VS-21-0469-HACIENDA ASSOCIATES LP:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Diablo Drive, and between Jerry Tarkanian Way and Fort Apache Road; and a portion of a right-of-way being Russell Road located between Jerry Tarkanian Way and Fort Apache Road within Spring Valley (description on file). JJ/md/jo (For possible action) **10/19/21 PC**

The applicant requested a HOLD to the Spring Valley Town Advisory Board meeting on October 12, 2021

6. **TM-21-500139-HACIENDA ASSOCIATES LP:**
TENTATIVE MAP consisting of 84 residential lots and common lots on 4.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Russell Road, 345 feet west of Jerry Tarkanian Way within Spring Valley. JJ/md/jo (For possible action) **10/19/21 PC**

The applicant requested a HOLD to the Spring Valley Town Advisory Board meeting on October 12, 2021

7. **WS-21-0445-DM APARTMENTS LP & DURANGO WARM SPRINGS III, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a previously approved multiple family residential development on 6.4 acres in an R-5 (Apartment Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Warm Springs Road and the west side of Cimarron Road within Spring Valley. MN/jt/jo (For possible action) **10/19/21 PC**

Motion by: **Brian Morris**
Action: **APPROVE** subject to staff conditions
Vote: **4/0 Unanimous**

8. **VS-21-0449- NP DURANGO, LLC:**
VACATE AND ABANDON portion of a right-of-way being Roy Horn Way located between Durango Drive and El Capitan Way (alignment) in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community within Spring Valley (description on file). JJ/rk/jd (For possible action) **10/20/21 BCC**

The applicant requested a HOLD, no date certain, to work with staff

9. **WC-21-400136 (ZC-20-0321)-PROJECT MINT REHAB, LLC:**
WAIVER OF CONDITIONS of a zone change requiring right-of-way dedication to include 30 feet for Karms Park Court with a portion of a cul-de-sac on 2.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the west side of Karms Park Court, 610 feet north of Sunset Road within Spring Valley. MN/jgh/jo (For possible action) **10/20/21 BCC**

Motion by: **John Getter**
Action: **APPROVE** with staff conditions
Vote: **4/0 Unanimous**

10. **WS-21-0453-GKT ACQUISITIONS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** increase sign height; **3)** increase sign area; and **4)** modified driveway design standards. **DESIGN REVIEWS** for the following: **1)** a proposed office building; **2)** comprehensive sign plan; and **3)** finished grade on 2.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the north side of Rafael Rivera Way and the east side of Cimarron Road within Spring Valley. MN/rk/jo (For possible action) **10/20/21 BCC**

Motion by: **John Getter**

Action:

APPROVE Waiver of Development Standards #1 and Design Reviews #1 and #3

DENY Waiver of Development Standards #2, #3 and #4

DENY Design Review #2

Vote: **4/0 Unanimous**

11. **WS-21-0471-GRAMERCY (MIXED-USE) OWNER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow an inverted street cross section; **2)** increase the number of dwelling units accessing a private drive; **3)** reduce curb radius; **4)** reduce driveway distance; **5)** reduce throat depth; **6)** increase animated sign area; **7)** allow video messaging; and **8)** reduce setbacks. **DESIGN REVIEWS** for the following: **1)** single family attached (townhouse) development; **2)** retail/restaurant; and **3)** signage on 21.0 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the south side of Russell Road and the east side of Rocky Hill Street within Spring Valley. JJ/jvm/jd (For possible action) **10/20/21 BCC**

The applicant requested a HOLD to the Spring Valley Town Advisory Board meeting on October 12, 2021

12. **TM-21-500146-GRAMERCY (MIXED-USE) OWNER, LLC:**
TENTATIVE MAP consisting of 71 residential lots and common lots on 5.1 acres in a UV (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the north side of Oquendo Road and the east side of Rocky Hill Street within Spring Valley. JJ/jvm/jd (For possible action) **10/20/21 BCC**

The applicant requested a HOLD to the Spring Valley Town Advisory Board meeting on October 12, 2021

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.

None

IX. Next Meeting Date

The next regular meeting will be **October 12, 2021** at 6:30pm

X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **4/0 - Unanimous**

The meeting was adjourned at 7:51 p.m.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.
<https://notice.nv.gov/>