



# Spring Valley Town Advisory Board

October 12, 2021

## MINUTES

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

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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**  
**Steven De Merritt, Senior Planner**

II. Public Comment

**Two attendees spoke in opposition of ZC-21-0490 which was Held at request of the applicant until October 26, 2021. Both speakers expressed concern with traffic, especially the Durango & Maule intersection, as well as proximity to both a school and hospital. One of the speakers expressed additional concern with diesel exhaust near the residential area.**

III. Approval of **September 28, 2021** Minutes

Motion by: **Brian Morris**  
Action: **APPROVE** as published  
Vote: **4/0 Unanimous**

IV. Approval of Agenda for **October 12, 2021** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Brian Morris**  
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)
  - Neighborhood Meeting 6:00pm at Desert Breeze on October 18, 2021 regarding proposed Car Wash at Palmyra & Rainbow
  - Trunk or Treat at Spring Valley Area Command on October 27, 2021

- Hall-O-Breeze Halloween event at Desert Breeze 6:00pm on October 28, 2021
- Enterprise Area Command Halloween event at the Crossing Church 6:00pm on October 28, 2021

VI. Planning & Zoning

1. **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 26, 2021.

2. **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 26, 2021.

3. **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 26, 2021.

4. **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; **3)** signage; and **4)** finished grade 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**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions  
Vote: **3/1 MORRIS - Nay**

5. **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**

Motion by: **John Getter**  
Action: **APPROVE** with staff conditions  
Vote: **3/1 MORRIS - Nay**

6. **NZC-21-0528-GRAGSON-CACTUS HIGHLAND, LLC:**  
**ZONE CHANGE** to reclassify 4.6 acres from an R-E (Rural Estates Residential) 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 the gross area of a planned unit development; **2)** reduce setbacks; **3)** reduce private street width; **4)** allow modified A-curb and ribbon curb with an inverted crown; **5)** reduce back of curb radii for private streets; **6)** allow modified private residential driveway design; and **7)** reduce street intersection off-set.  
**DESIGN REVIEWS** for the following: **1)** an attached single family residential planned unit development; and **2)** finished grade. Generally located on the south side of Russell Road and the east side of Bonita Vista Street within Spring Valley (description on file). JJ/rk/jd (For possible action) **11/02/21 PC**

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

7. **VS-21-0530- GRAGSON-CACTUS HIGHLAND, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Russell Road and Oquendo Road, and between Durango Drive and Bonita Vista Street (alignment) and a portion of a right-of-way being Russell Road located between Durango Drive and Bonita Vista Street (alignment) within Spring Valley (description on file). JJ/rk/jd (For possible action) **11/02/21 PC**

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

8. **TM-21-500152-GRAGSON-CACTUS HIGHLAND, LLC:**  
**TENTATIVE MAP** consisting of 78 single family residential lots and common lots on 4.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Russell Road and the east side of Bonita Vista Street (alignment) within Spring Valley. JJ/rk/jd (For possible action) **11/02/21 PC**

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

9. **VS-21-0504-UNLV RESEARCH FOUNDATION:**

**VACATE AND ABANDON** a portion of a right-of-way being Sunset Road located between Jim Rogers Way and Cimarron Road within Spring Valley (description on file). MN/jgh/jo (For possible action) **11/02/21 PC**

Motion by: **Rodney Bell**

Action: **APPROVE** as presented.

Vote: **3/0 GETTER - Not present for vote**

10. **VS-21-0514-SPIRITUAL ASSEMBLY OF THE BAHA'IS OF SPRING VALLEY:**  
**VACATE AND ABANDON** a portion of a right-of-way being Jones Boulevard located between Patrick Lane and Post Road and a portion of right-of-way being Patrick Lane located between Jones Boulevard and Red Rock Street within Spring Valley (description on file). MN/jgh/jd (For possible action) **11/02/21 PC**

Motion by: **Rodney Bell**

Action: **APPROVE** as presented.

Vote: **4/0 Unanimous**

11. **WS-21-0505-FAR APARTMENTS OWNERS SPE, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a freestanding sign where not allowed; and **2)** allow wall signs where not allowed.  
**DESIGN REVIEW** for signage in conjunction with an apartment complex on 6.3 acres in an R-5 (Apartment Residential) Zone. Generally located on the north side of Reno Avenue, 180 feet west of Fort Apache Road within Spring Valley. JJ/jvm/jd (For possible action) **11/02/21 PC**

Motion by: **Brian Morris**

Action: **APPROVE** per staff conditions

Vote: **4/0 Unanimous**

12. **UC-21-0515-MIDDLEPOINT, LLC:**  
**USE PERMITS** for the following: **1)** on-premises consumption of alcohol (supper club); **2)** reduced separation for a supper club from a residential use; and **3)** reduced separation for outside dining areas from a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** landscaping; and **2)** alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** shopping center; **2)** alternative parking lot landscaping; and **3)** finished grade on 4.2 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Tompkins Avenue and Fort Apache Road within Spring Valley. JJ/al/jo (For possible action) **11/03/21 BCC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions

Vote: **3/1 WILLIAMS - Nay**

13. **WC-21-400147 (ZC-1208-00)-5335 SFA PROPCO, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring the following: **1)** landscaping consistent with plans with a 20 foot maximum distance between trees along street frontages; **2)** building elevations consistent with plans submitted (concrete, stone, stucco, tiled roofs, etc.); and **3)** landscaping along Fort Apache Road to exceed Title 29 requirements for A-2 landscaping in conjunction with a commercial building on 0.4 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road, 175 feet south of Hacienda Avenue within Spring Valley. JJ/jt/jo (For possible action) **11/03/21 BCC**

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

14. **UC-21-0495-5335 SFA PROPCO, LLC:**  
**USE PERMIT** for a cannabis establishment (cannabis retail store).  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce landscaping.  
**DESIGN REVIEWS** for the following: **1)** commercial building; and **2)** finished grade on 0.4 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road, 175 feet south of Hacienda Avenue within Spring Valley. JJ/jt/jo (For possible action) **11/03/21 BCC**

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

15. **VS-21-0494-ELDORA LAS VEGAS INVESTMENTS, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Eldora Avenue located between Pioneer Way (alignment) and Monte Cristo Way within Spring Valley (description on file). JJ/rk/jo (For possible action) **11/03/21 BCC**

The applicant requested a **HOLD** to the Spring Valley Town Advisory Board meeting on October 26, 2021.

16. **WS-21-0491-ELDORA LAS VEGAS INVESTMENTS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced net lot area; **2)** increased wall height; **3)** increase driveway width; and **4)** reduce street intersection off-set.  
**DESIGN REVIEWS** for the following: **1)** a proposed 10 lot single family residential subdivision; and **2)** finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Eldora Avenue and the east side of Pioneer Way (alignment) within Spring Valley. JJ/rk/jo (For possible action) **11/03/21 BCC**

The applicant requested a **HOLD** to the Spring Valley Town Advisory Board meeting on October 26, 2021.

17. **TM-21-500142-ELDORA LAS VEGAS INVESTMENTS, LLC:**  
**TENTATIVE MAP** consisting of 10 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Eldora Avenue and the east side of Pioneer Way (alignment) within Spring Valley. JJ/rk/jo (For possible action) **11/03/21 BCC**

The applicant requested a **HOLD** to the Spring Valley Town Advisory Board meeting on October 26, 2021.

18. **ZC-21-0490-GK ACQUISITIONS, LLC & BESUDEN, HENRY & CHARLOTTE REV TR:**  
**ZONE CHANGE** to reclassify 26.8 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a modified driveway design.  
**DESIGN REVIEWS** for the following: **1)** distribution center; **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the west side of Cimarron Road and the south side of Badura Avenue within Spring Valley (description on file). MN/rk/jo (For possible action) **11/03/21 BCC**

The applicant requested a **HOLD** to the Spring Valley Town Advisory Board meeting on October 26, 2021.

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.

- **John Getter requested an agenda item to discuss potentially changing start times of future Spring Valley Town Advisory Board meetings.**

IX. Next Meeting Date

The next regular meeting will be **October 26, 2021** at 6:30pm

X Adjournment

Motion by: **Brian Morris**

Action: **Adjourn**

Vote: **4/0 Unanimous**

**The meeting was adjourned at 8:37 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/>