



Spring Valley Town Advisory Board

May 10, 2022

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, chayes70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov EXCUSED	

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

II. Public Comment

III. The meeting was called to order at 6:05 p.m.

IV. Lorena Phegley, Current Planning

- None

V. Approval of **April 26, 2022** Minutes

Draft minutes not available – will be presented at May 31, 2022 TAB meeting

VI. Approval of Agenda for **May 10, 2022** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **John Getter**

Action: **APPROVE** as published.

Vote: **PASSED 4/0 Unanimous**

VII. Informational Items

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

- None

RECEIVED
JUN 05 2022
COUNTY CLERK

VI. Planning & Zoning

1. **TM-22-500065-TWO FIFTEEN WEST, LLC:**

TENTATIVE MAP for a commercial subdivision 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/syp (For possible action) **05/17/22 PC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions

Vote: **4/0 Unanimous**

2. **ET-22-400047 (VS-19-0245)-CHARTER FACILITY SUPPORT FOUNDATION LLC:**

VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Patrick Lane and Sobb Avenue, and between Jim Rogers Way and Tomsik Street (alignment) within Spring Valley (description on file) MN/jud/syp (For possible action) **06/07/22 PC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions

Vote: **4/0 Unanimous**

3. **NZC-22-0200-HUALAPAI 215 APTS LLC:**

ZONE CHANGE to reclassify 2.6 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.

USE PERMIT for a senior housing project.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce setback; **3)** modified wall requirements; and **4)** modified driveway design standards.

DESIGN REVIEWS for the following: **1)** senior housing project with associated structures and uses; and **2)** alternative parking lot landscaping. Generally located on the north side of Milagro Court, 260 feet east of Hualapai Way within Spring Valley (description on file). JJ/rk/jo (For possible action) **06/07/22 PC**

Motion by: **John Getter**

Action: **APPROVE** as presented per staff if approved conditions

Vote: **2/2 NAY – Williams, Godges**

MOTION FAILED – MOTION WILL ADVANCE WITH NO RECOMMENDATION

4. **VS-22-0201-HUALAPAI 215 APTS LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Milagro Court and CC 215, and between Hualapai Way and Eula Street (alignment) within Spring Valley (description on file). JJ/rk/jo (For possible action) **06/07/22 PC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions

Vote: **4/0 Unanimous**

5. **NZC-22-0208-ELDORADO LANE LLC:**
ZONE CHANGE to reclassify 1.0 acre from a C-1 (Local Business) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified CMA Design Overlay District Standards; 2) permit access to a local street where not permitted; 3) modified driveway design standards; and 4) modified street standards.
DESIGN REVIEW for an office/warehouse building with accessory outside storage in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive and the north side of Eldorado Lane within Spring Valley (description on file). MN/md/jo (For possible action) **06/07/22 PC**

Motion by: **Yvette Williams**
Action: **DENY**
Vote: **3/1 NAY - Morris**

6. **NZC-22-0231-ROY FAMILY LLC:**
ZONE CHANGE to reclassify 3.4 acres from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) Reduce approach distance; 2) reduce departure distance; 3) reduce throat depth; 4) waive cross access; 5) reduce landscaping width; 6) allow landscaping in the right-of-way; 7) reduce setbacks; 8) reduce parking lot landscaping.
DESIGN REVIEW for a convenience store with gasoline sales, a vehicle wash, and an office building. Generally located on the south side of Sunset Road and the west side of Buffalo Drive within Spring Valley (description on file). MN/jvm/jo (For possible action) **06/07/22 PC**

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

7. **VS-22-0232-ROY FAMILY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Warbonnet Way and between Sunset Road and Rafael Rivera Way; and a portion of right-of-way being Sunset Road located between Buffalo Drive and Warbonnet Way; and a portion of right-of-way being Buffalo Drive located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/jt/jo (For possible action) **06/07/22 PC**

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

8. **UC-22-0221-9295 BROOKS LLC:**
USE PERMIT for an 80 foot high communication tower.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and 2) reduced parking lot landscaping.
DESIGN REVIEW for an 80 foot high communication tower in conjunction with an existing skating facility on 4.2 acres in the C-1 (Local Business) Zone and C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the south side of Flamingo Road, approximately 800 feet east of Fort Apache Road within Spring Valley. JJ/nr/syp (For possible action) **06/07/22 PC**

Applicant agreed to a **HOLD** to Spring Valley TAB meeting on May 31, 2022 to get clarification on parking.

9. **UC-22-0230-DISCOVERY GATEWAY PARK LLC:**
USE PERMIT to allow a vehicle maintenance (window tinting) establishment within an existing office/warehouse complex on a 0.2 acre portion of a 4.5 acre office/warehouse complex in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road, 690 feet east of CC 215 within Spring Valley. JJ/jgh/syp (For possible action) **06/07/22 PC**

Motion by: **Yvette Williams**
Action: **APPROVE** per staff conditions
Vote: **4/0 Unanimous**

10. **VS-22-0197-SIMMONS COLTYN & MINDY:**
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Mohawk Street, and between Oquendo Road and Quail Avenue (alignment) within Spring Valley (description on file). MN/lm/jo (For possible action) **06/07/22 PC**

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

11. **VS-22-0206-UNLV RESEARCH FOUNDATION:**
VACATE AND ABANDON easements of interest to Clark County located between Post Road and Briova Drive (alignment) and between Durango Drive and Jim Rogers Way within Spring Valley (description on file). MN/jgh/jo (For possible action) **06/07/22 PC**

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

12. **WS-22-0211-5330 DURANGO LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) wall height; and 3) cross access.
DESIGN REVIEW for site modifications for an existing office complex on 8.5 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Durango Drive and the south side of Hacienda Avenue within Spring Valley. MN/nr/jo (For possible action) **06/07/22 PC**

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

13. **UC-22-0213-DESERT PALM PLAZA, LLC:**
USE PERMIT to allow vehicle repair.
DESIGN REVIEW for a vehicle maintenance and vehicle repair establishment on a 0.3 acre portion of 36.0 acres of an existing shopping and office center in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the south side of Warm Springs Road, 1,120 feet east of Durango Drive within Spring Valley. MN/jor/jo (For possible action) **06/08/22 BCC**

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

14. **WC-22-400060 (ZC-0274-03)-DESERT PALM PLAZA, LLC:**
WAIVER OF CONDITIONS of a zone change requiring all future buildings shall incorporate a common design theme and incorporate like architectural features and materials in conjunction with a proposed vehicle maintenance and vehicle repair establishment on a 0.3 acre portion of 36.0 acres of an existing shopping and office center in a C-2 (General Commercial) and a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the south side of Warm Springs Road, 1,120 feet east of Durango Drive within Spring Valley. MN/jor/jo (For possible action) **06/08/22 BCC**

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

15. **ZC-22-0234-PN II, INC.:**
ZONE CHANGE to reclassify 9.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
USE PERMITS for the following: 1) a detached residential planned unit development; and 2) reduce the building setback from project perimeters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street intersection off-set; and 2) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) a detached single family residential planned unit development; and 2) hammerhead street design in the CMA Design Overlay District. Generally located on the north side of Russell Road, 635 feet east of Buffalo Drive within Spring Valley (description on file). MN/md/jo (For possible action) **06/08/22 BCC**

Applicant has requested a **HOLD** to Spring Valley TAB meeting on May 31, 2022.

16. **VS-22-0235-PN II, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Pioneer Way (alignment), and between Diablo Drive and Russell Road; and portion of right-of-way being Russell Road located between Buffalo Drive and Tenaya Way within Spring Valley (description on file). MN/md/jo (For possible action) **06/08/22 BCC**

Applicant has requested a **HOLD** to Spring Valley TAB meeting on May 31, 2022.

17. **TM-22-500081-PN II, INC.:**
TENTATIVE MAP consisting of 81 single family residential lots and common lots on 9.3 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road, 635 feet east of Buffalo Drive within Spring Valley. MN/md/jo (For possible action) **06/08/22 BCC**

Applicant has requested a **HOLD** to Spring Valley TAB meeting on May 31, 2022.

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: May 31, 2022

X Adjournment 9:05pm

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.