



Spring Valley Town Advisory Board

October 26, 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 6:35 pm
Greg Cerven, Current Planning

II. Public Comment

Two individuals spoke in opposition of ZC-21-0490 which was HELD to the November 9, 2021 meeting at request of the applicant.

III. Approval of **October 12, 2021** Minutes

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

IV. Approval of Agenda for **October 26, 2021** and Hold, Combine or Delete Any Items (For possible action)

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

V. Informational Items

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

- **Trunk or Treat at Spring Valley Area Commend October 27, 2021**
- **Hall-O-Breeze event at Desert Breeze 6:00 pm 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**

Motion by: **John Getter**

Action: **APPROVE** as presented with “if approved” staff conditions.

Vote: **4/1 NAY - Morris**

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**

Motion by: **John Getter**

Action: **APPROVE** as presented with “if approved” staff conditions.

Vote: **5/0 Unanimous**

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**

Motion by: **John Getter**

Action: **APPROVE** as presented with “if approved” staff conditions.

Vote: **4/1 NAY - Morris**

4. **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**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions.

Vote: **5/0 Unanimous**

5. **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**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions.

ADD Conditions:

- All single-story homes
- A maximum of 2 lots are permitted to have RV garages
- Provide 36” box trees with a mixture of evergreens and deciduous trees spaced 25-feet apart on center with a minimum of 4 shrubs provided per tree
- No pine trees
- Applicant to provide 5-foot sewer stub connection in Eldora Avenue
- Along east property line, Applicant to record CC&Rs prohibiting additional build up in the 3:1 slope area
- Per plans on file

Vote: **3/2 NAY – Williams and Getter**

6. **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**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions.

ADD Conditions:

- All single-story homes
- A maximum of 2 lots are permitted to have RV garages
- Provide 36” box trees with a mixture of evergreens and deciduous trees spaced 25-feet apart on center with a minimum of 4 shrubs provided per tree
- No pine trees
- Applicant to provide 5-foot sewer stub connection in Eldora Avenue
- Along east property line, Applicant to record CC&Rs prohibiting additional build up in the 3:1 slope area
- Per plans on file

Vote: **3/2 NAY – Williams and Getter**

7. **WS-21-0526-PARDEE HOMES NEVADA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** reduce street intersection off-set; **3)** allow a wall in the front yard; and **4)** establish alternative yards.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade on 9.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Patrick Lane and the east side of Hualapai Way within Spring Valley. JJ/ja/jo (For possible action) **11/03/21 BCC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions.

Vote: **5/0 Unanimous**

8. **TM-21-500151-PARDEE HOMES NEVADA:**
TENTATIVE MAP consisting of 65 residential lots and common lots on 9.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Patrick Lane and the east side of Hualapai Way within Spring Valley. JJ/ja/jo (For possible action) **11/03/21 BCC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions.

Vote: **5/0 Unanimous**

9. **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 November 9, 2021.

10. **SC-21-0547-MATTER UNCOMMONS, LLC:**
STREET NAME CHANGE to establish Helen Toland Street as the official name for a private drive aisle at the entrance to a mixed-use project on 24.0 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action) **11/16/21 PC**

Motion by: **Yvette Williams**

Action: **APPROVE** with “if approved” staff conditions.

Vote: **5/0 Unanimous**

11. **SC-21-0548-MATTER UNCOMMONS, LLC:**
STREET NAME CHANGE to establish Michael Cherry Avenue as the official name for a private drive aisle within a mixed-use development on 24.0 acres in a C-2 (Commercial General) Zone. Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action) **11/16/21 PC**

Motion by: **Yvette Williams**

Action: **APPROVE** with “if approved” staff conditions.

Vote: **5/0 Unanimous**

12. **SC-21-0549-MATTER UNCOMMONS, LLC:**
STREET NAME CHANGE to establish Rozita Lee Avenue as the official name for a private drive aisle at the entrance to a mixed-use project on 24.0 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action) **11/16/21 PC**
- Motion by: **Yvette Williams**
Action: **APPROVE** with “if approved” staff conditions.
Vote: **5/0 Unanimous**
13. **SC-21-0550-MATTER UNCOMMONS, LLC:**
STREET NAME CHANGE to establish Ruby Duncan Street as the official name for a private drive aisle at the entrance to a mixed-use project on 24.0 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action) **11/16/21 PC**
- Motion by: **Yvette Williams**
Action: **APPROVE** with “if approved” staff conditions.
Vote: **5/0 Unanimous**
14. **SC-21-0551-MATTER DURANGO, LLC:**
STREET NAME CHANGE to establish Tom Rodriguez Street as the official name for a private drive aisle at the entrance to a mixed-use project on 24.0 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action) **11/16/21 PC**
- Motion by: **Yvette Williams**
Action: **APPROVE** with “if approved” staff conditions.
Vote: **5/0 Unanimous**
15. **UC-21-0531-FORT APACHE PROFESSIONAL PARK, LLC:**
USE PERMITS for the following: 1) health club; and 2) personal services in conjunction with an approved office complex on 5.0 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley. JJ/rk/jo (For possible action) **11/16/21 PC**
- Motion by: **John Getter**
Action: **APPROVE** with staff conditions.
Vote: **5/0 Unanimous**
16. **UC-21-0537-CARMEL II, LLC:**
USE PERMIT for personal services (skin care) within an existing office building on a portion of 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the east side of Jones Boulevard, approximately 550 feet north of Viking Road within Spring Valley. JJ/bb/jo (For possible action) **11/16/21 PC**
- Motion by: **Yvette Williams**
Action: **HOLD** to November 9, 2021 meeting as applicant was not present.
Vote: **5/0 Unanimous**

17. **UC-21-0539-APACHE 3, LLC:**
USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); **2)** reduced separation; and **3)** a hookah lounge.
DESIGN REVIEW for a proposed outside dining and drinking area in conjunction with a proposed supper club in an existing shopping center on a portion of 4.0 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the south side of Reno Avenue and the west side of Fort Apache Road within Spring Valley. JJ/nr/jo (For possible action) **11/16/21 PC**
- Motion by: **Brian Morris**
Action: **APPROVE** subject to staff conditions.
Vote: **5/0 Unanimous**
18. **VS-21-0535-PROJECT MINT REHAB, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Post Road and Sunset Road, and between Torrey Pines Drive (alignment) and Karms Park Court within Spring Valley (description on file). MN/jgh/jd (For possible action) **11/16/21 PC**
- Motion by: **Brian Morris**
Action: **APPROVE** subject to staff conditions.
Vote: **5/0 Unanimous**
19. **UC-21-0570-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
USE PERMIT for modified residential development standards in conjunction with a single family subdivision.
WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade on 5.2 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side of Wigwam Avenue, 1,000 feet west of Fort Apache Road within Spring Valley. JJ/bb/jo (For possible action) **11/17/21 BCC**
- Motion by: **John Getter**
Action: **APPROVE** with staff conditions.
ADD Condition:
 - Staggered driveways throughout.
Vote: **5/0 Unanimous**
20. **TM-21-500159-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
TENTATIVE MAP consisting of 40 residential lots and common lots on 5.2 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side of Wigwam Avenue, 1,200 feet west of Fort Apache Road within Spring Valley. JJ/bb/jo (For possible action) **11/17/21 BCC**
- Motion by: **John Getter**
Action: **APPROVE** with staff conditions.
ADD Condition:
 - Staggered driveways throughout.
Vote: **5/0 Unanimous**

21. **WS-21-0536-JO FAM PROPERTY, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for signage.
DESIGN REVIEWS for the following: **1)** restaurant; **2)** signage; and **3)** lighting on a portion of 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Maule Avenue and the east side of Fort Apache Road within Spring Valley. JJ/ja/jo (For possible action) **11/17/21 BCC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions.

Vote: **5/0 Unanimous**

22. **WS-21-0544-JAMD, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** office building; and **2)** finished grade on a 3.8 acre portion of 13.6 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the south side of Arby Avenue and the east side of Cimarron Road within Spring Valley. MN/ja/jo (For possible action) **11/17/21 BCC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions.

Vote: **5/0 Unanimous**

23. **WS-21-0545-RAINBOW 26, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** establish an alternative parking requirement; **2)** allow a modified driveway design; and **3)** reduce driveway approach and departure distances from the intersection.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** a proposed shopping center; and **3)** finished grade on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley. MN/rk/jo (For possible action) **11/17/21 BCC**

The applicant requested a **HOLD** to the Spring Valley Town Advisory Board meeting on November 9, 2021.

24. **ZC-21-0555-RONALD MCDONALD HOUSE CHARITIES GREATER LV:**
ZONE CHANGE to reclassify 1.0 acre from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for a quasi-public facility. Generally located on the north side of O'Bannon Drive and the west side of Edmond Street within the Spring Valley Land Use Plan area (description on file). JJ/jt/jd (For possible action) **11/17/21 BCC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions and/or recommendations.

Vote: **3/2 NAY – Williams and Bell**

VII General Business

1. Spring Valley Town Board to discuss start time of the Town Board meetings. (For discussion.)

Discussed potentially starting meetings at 6:00pm beginning in 2022. Requested an item on the next meeting agenda, including new start time.

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.

- **Rodney Bell introduced Eugene Dillon, President of the Black Student Union at Liberty High School.**

IX. Next Meeting Date

The next regular meeting will be **November 9, 2021** at 6:30pm

X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **5/0 Unanimous**

The meeting was adjourned at 10:28 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/>