



Spring Valley Town Advisory Board

January 25, 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, 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 6:00 pm
Nicole Russell, Current Planner

II. Public Comment

- **None**

III. Approval of **January 11, 2022** Minutes

Motion by: **Catherine Godges**
Action: **Approve** as published.
Vote: **3/0 with Yvette Williams Abstaining**

IV. Approval of Agenda for **January 25, 2022** 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 meetings and County and community meetings and events.
(for discussion)
 - **Mike Shannon announced the Spring Festival at Desert Breeze Community Center to celebrate the Lunar New Year on Sunday, February 6, 2022 from 11:00 am to 2 pm. The Spring Festival is a free event that will feature performances, arts & crafts, food and workshops.**

- **Yvette Williams announced that while short-term rentals such as Airbnb and VRBO are currently illegal in unincorporated Clark County, the passage of Assembly Bill 363 by the 2021 Nevada Legislature requires the County to enact an ordinance regulating short-term rentals by July 1, 2022. Due to the potential impact of short-term rentals on neighborhood quality of life, Yvette encouraged County residents to complete a brief survey, which takes about 10 to 15 minutes, to provide input on how to minimize the impacts of AB 363 on neighborhoods. The survey is available at www.ClarkCountyNV.gov/survey.**

VI. General Business

1. **David Bowers and Ken Lambert provided a presentation regarding the NDOT I-11 Planning and Environmental Linkages (PEL) Study. The presentation focused on the proposed corridors through the metropolitan Las Vegas area. Contact information, including e-mail, hotline and website were given at conclusion of the presentation.**

VII. Planning & Zoning

1. **ET-21-400184 (VS-19-0817)-LTF REAL ESTATE COMPANY INC: VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Durango Drive and Gagnier Boulevard (alignment), and between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/bb/jo (For possible action) **02/01/22 PC**

Motion by: **John Getter**

Action: **Approve** with staff conditions.

Vote: **4/0 Unanimous**

2. **UC-21-0736-RAINBOW PROFESSIONAL PLAZA, LLC: USE PERMIT** to allow a minor training facility within an existing office building on 1.1 acres in a C-P (Office and Professional) Zone. Generally located on the southeast corner of Rainbow Boulevard and Palmyra Avenue within Spring Valley. JJ/sd/jo (For possible action) **02/15/22 PC**

Motion by: **Brian Morris**

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

Vote: **4/0 Unanimous**

3. **UC-21-0743-MDM PROPERTIES NEVADA, LLC: USE PERMIT** for a hookah lounge in conjunction with a smoke shop within an existing shopping center on a portion of 1.5 acres in a C-1 (Local Business) Zone. Generally located on the west side of Durango Drive, 270 feet north of Spring Mountain Road within Spring Valley. JJ/nr/jo (For possible action) **02/15/22 PC**

Motion by: **John Getter**

Action: **Approve** with staff conditions.

Vote: **4/0 Unanimous**

4. **UC-21-0749-CHOUL, LLC:**
USE PERMIT for a service bar in conjunction with a restaurant within a retail center on a portion of 2.5 acres in a C-1 (Local Business) Zone. Generally located on the east side of Jones Boulevard and the south side of Cherokee Avenue within Spring Valley. JJ/jt/jo (For possible action) **02/15/22 PC**

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

5. **WS-21-0730-PSI SUNSET, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; and **2)** reduced parking lot landscaping.
DESIGN REVIEW of an outside dining area in conjunction with a restaurant on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sunset Road and the east side of Grand Canyon Drive within Spring Valley. JJ/nr/ja (For possible action) **02/15/22 PC**

Motion by: **Catherine Godges**
Action: **Approve** with staff conditions.
Vote: **4/0 Unanimous**

6. **ZC-21-0748-LH VENTURES, LLC:**
ZONE CHANGE to reclassify a 5.0 acre parcel from an R-E (Rural Estates Residential) Zone to an M-D (Design Manufacturing) Zone.
DESIGN REVIEWS for the following: **1)** distribution center; and **2)** finished grade. Generally located on the southeast corner of Arby Avenue and Myers Street within Spring Valley (description on file). MN/sd/jo (For possible action) **02/16/22 BCC**

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

7. **VS-21-0750-LH VENTURES, LLC:**
VACATE AND ABANDON patent easements of interest to Clark County located between Arby Avenue and Warm Springs Road and between Myers Street and Buffalo Drive within Spring Valley (description on file). MN/sd/jo (For possible action) **02/16/22 BCC**

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

8. **TM-21-500213-LH VENTURES, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 5.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the southeast corner of Arby Avenue and Myers Street within Spring Valley. MN/sd/jo (For possible action) **02/16/22 BCC**

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

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 February 8, 2022 at 6:00pm.

X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **4/0 Unanimous**

The meeting was adjourned at 7:17 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/>