



Spring Valley Town Advisory Board

February 13, 2024

MINUTES

Board Members:	John Getter, Chair PRESENT Dale Devitt PRESENT Randal Okamura PRESENT	Brian A. Morris PRESENT Juana Leia Jordan PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Brady Bernhart, Current Planning

II. Public Comment

This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three 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 Chair or the Board/Council by majority vote.

- **None**

III. Approval of **January 30, 2024** Minutes (For possible action)

Motion by: **Brian Morris**

Action: **APPROVE** as published

Vote: 5-0/Unanimous

IV. Approval of Agenda for **February 13, 2024** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **John Getter**

Action: **APPROVE** as published

Vote: 5-0/Unanimous

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events.
(for discussion)
 - **None**

VI. Planning & Zoning

1. **TM-24-500002-LMC KAKTUSLIFE II PROPERTY OWNER, LLC:**

TENTATIVE MAP for a mixed use project consisting of 1 commercial lot, 2 residential lots, and common elements on 15.5 acres in a CC (Commercial Core) Zone. Generally located on the north side of Maule Avenue, 750 feet east of Cimarron Road within Spring Valley. MN/lm/ng (For possible action) **02/20/24 PC**

Motion by: **Dale Devitt**

Action: **APPROVE** with staff recommendations.

Vote: 5-0/Unanimous

2. **UC-23-0887-9719 FLAMINGO ROAD, LLC:**

USE PERMITS for the following: **1)** live entertainment; **2)** allow banquet with outdoor terrace, and **3)** eliminate pedestrian access around outside dining.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** wall sign; and **3)** architectural compatibility.

DESIGN REVIEW for a restaurant/banquet facility in conjunction with an existing shopping center on a 4.0 acre portion of 41.3 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Flamingo Road and Grand Canyon Drive within Spring Valley. JJ/jud/ng (For possible action) **02/20/24 PC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions and no amplified music outside on patio or balcony.

Vote: 5-0/Unanimous

3. **WC-23-400190 (UC-20-0231)-CHOUL, LLC:**

WAIVER OF CONDITIONS for a use permit limiting hours of operation from 4:00 p.m. to 2:00 a.m. 7 days a week in conjunction with a hookah lounge and supper club 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/jm/ng (For possible action) **02/20/24 PC**

Motion by: **Brian Morris**

Action: **APPROVE** permitting 24-hour operation with staff “if approved” conditions and a six month review.

Vote: 5-0/Unanimous

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: **February 27, 2024**

X Adjournment

Motion by: John Getter

Action: **ADJOURN** meeting at 8:09 p.m.

Vote: 5-0/Unanimous