



# Spring Valley Town Advisory Board

March 9, 2021

## 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, <a href="mailto:chayes@yahoo.com">chayes@yahoo.com</a> EXCUSED	
County Liaison:	Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> PRESENT	

---

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

**Yvette Williams called the meeting to order at 6:33 pm**  
**Jillee Rowland, Current Planner**

II. Public Comment

- None

III. Approval of **February 23, 2021** Minutes

Motion by: **John Getter**  
Action: **Approved** as published.  
Vote: **4/0 Unanimous**

IV. Approval of Agenda for **March 9, 2021** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Yvette Williams**  
Action: **Approved 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 a Virtual Job Fair scheduled for March 25, 2021 from 10:00am to 2:00pm with free registration at [www.NVCAREERCENTER.ORG/JOBFAIR2021](http://www.NVCAREERCENTER.ORG/JOBFAIR2021)

VI. Planning & Zoning

1. **AR-21-400020 (UC-20-0231)-CHOUL, LLC:**

**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: **1)** hookah lounge; **2)** supper club; and **3)** reduce the separation from a residential use 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/jgh/jd (For possible action) **04/06/21 PC**

Motion by: **Yvette Williams**

Action: **Approved with Friday and Saturday operating hours from 4:00pm to 2:00am and a midnight closing time the remainder of the week, lighting bright enough to address security condition in the parking lot and a 1-year review.**

Vote: **4/1 with John Getter voting in opposition.**

2. **ET-21-400015 (VS-0907-15)-BUFFALO LAS VEGAS LAND, LLC:**

**VACATE AND ABANDON THIRD EXTENSION OF TIME** easements of interest to Clark County located between Buffalo Drive and Arroyo Springs Street and between Sunset Road and Rafael Rivera Way, and a portion of right-of-way being Tioga Way located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/jgh/jd (For possible action) **04/06/21 PC**

Motion by: **John Getter**

Action: **Approved with staff conditions**

Vote: **4/0 Unanimous**

3. **NZC-21-0048-LAS VEGAS PAVING CORP.:**

**ZONE CHANGE** to reclassify 20.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

**DESIGN REVIEWS** for the following: **1)** single family residential subdivision; **2)** hammerhead turnarounds; and **3)** finished grade. Generally located on the south side of Rochelle Avenue and the north side of Peace Way, 630 feet west of Cimarron Road within Spring Valley (description on file). MN/jt/jd (For possible action) **04/06/21 PC**

Motion by: **John Getter**

Action: **Approved with staff conditions, full dust disclosure for home buyers, prewire for solar upgrades and fiber capable included, input from Clark County School District regarding density impact and a letter from Republic Services approving location for garbage pick-up.**

Vote: **4/0 Unanimous**

4. **VS-21-0049-LAS VEGAS PAVING CORP.:**

**VACATE AND ABANDON** easements of interest to Clark County located between Rochelle Avenue and Peace Way, and between Cimarron Road and Durango Drive within Spring Valley (description on file). MN/jt/jd (For possible action) **04/06/21 PC**

Motion by: **John Getter**

Action: **Approved with staff conditions**

Vote: **4/0 Unanimous**

5. **TM-21-500012-LAS VEGAS PAVING CORP:**  
**TENTATIVE MAP** consisting of 157 residential lots and common lots on 20.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Rochelle Avenue and the north side of Peace Way, 630 feet west of Cimarron Road within Spring Valley. MN/jt/jd (For possible action) **04/06/21 PC**

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

6. **UC-21-0043-Y & S H, INC.:**  
**USE PERMIT** to reduce the separation from a proposed supper club to an existing residential use in conjunction with an existing commercial building on 1.3 acres in a C-2 (Commercial General) Zone. Generally located on the east side of Jones Boulevard, 410 feet south of Flamingo Road within Spring Valley. MN/sd/jd (For possible action) **04/06/21 PC**

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

7. **UC-21-0047-SAHARA DECATUR, LLC:**  
**USE PERMIT** to reduce the separation from an on-premises consumption of alcohol establishment (supper club) to a residential use in conjunction with an existing shopping center on a portion of 9.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue and the west side of Decatur Boulevard within Spring Valley. JJ/nr/jd (For possible action) **04/06/21 PC**

Motion by: **Yvette Williams**  
Action: **Approved with staff conditions and a 1-year review**  
Vote: **4/0 Unanimous**

8. **WC-21-400022 (ZC-0245-16)-UNLV RESEARCH FOUNDATION:**  
**WAIVER OF CONDITIONS** of a zone change requiring right-of-way dedication to include 30 feet for Post Road and/or Teco Avenue in conjunction with a previously approved zone change to reclassify 5.1 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone for an office warehouse building in the CMA Design Overlay District. Generally located on the north side of Sunset Road and the east side of Jim Rogers Way within Spring Valley. MN/md/jd (For possible action) **04/07/21 BCC**

Motion by: **Catherine Godges**  
Action: **Approved with staff recommendations**  
Vote: **4/0 Unanimous**

9. **UC-21-0065-UNLV RESEARCH FOUNDATION:**  
**USE PERMIT** for offices as a principal use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** alternative landscaping; **3)** building orientation; and **4)** allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** an office building; and **2)** an existing project identification sign on a portion of 18.9 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road and the east side of Jim Rogers Way within Spring Valley. MN/md/jd (For possible action) **04/07/21 BCC**

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

10. **VS-21-0051-EASTERFIELD #9, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Quarterhorse Lane and between Sobb Avenue (alignment) and Post Road within Spring Valley (description on file). JJ/jor/jd (For possible action) **04/07/21 BCC**

Motion by: **Brian Morris**  
Action: **Approved with staff conditions**  
Vote: **4/0 Unanimous**

11. **DR-21-0050-EASTERFIELD #9, LLC:**  
**DESIGN REVIEW** for finished grade in conjunction with a previously approved multiple family residential development on 17.5 acres in an R-4 (Multiple Family Residential – Hight Density) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road between Fort Apache Road and Quarterhorse Lane with Spring Valley JJ/jor/jd (For possible action) **04/07/21 BCC**

Motion by: **Brian Morris**  
Action: **Approved with staff conditions**  
Vote: **4/0 Unanimous**

VII General Business

- 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.

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to [mds@clarkcountynv.gov](mailto:mds@clarkcountynv.gov), before 04:30 pm, March 9, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- **Yvette Williams requested the Town Board chairs be returned and a microphone be made available for the next meeting.**

IX. Next Meeting Date

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

X Adjournment

Motion by: **Yvette Williams**  
Action: **Adjourn**  
Vote: **5/0 Unanimous**

**The meeting was adjourned at 8:30 p.m.**

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:

BOARD OF COUNTY COMMISSIONERS  
MARILYN KIRKPATRICK, Chair – JAMES B. GIBSON, Vice-Chair  
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
YOLANDA KING, County Manager

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/>