



Spring Valley Town Advisory Board

April 25, 2023

MINUTES

Board Members:	John Getter, Chair PRESENT Dale Devitt PRESENT Randy Okamura EXCUSED	Brian A. Morris, Vice Chair PRESENT Dr. 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

Judith Rodriguez, 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 **April 11, 2023** Minutes (For possible action)

Motion by: **Brian Morris**

Action: **APPROVE** as published

Vote: 4-0/Unanimous

IV. Approval of Agenda for **April 25, 2023** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **John Getter**

Action: **APPROVE** after noting **General Business** would be heard after **Informational Items**.

Vote: 4-0/Unanimous

V. Informational Items

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

- **Metropolitan Police Department First Tuesday Meeting will be moved from Desert Breeze Community Center to Spring Valley Area Command, 8445 El Dora, on April 25, 2023.**

- **Commissioner Michael Naft will host Coffee and Conversation with special guest Assemblywoman Tracy Brown-May at Lemon Tree Café and Market on April 29, 2023 from 9:00am to 10:00am.**

VII General Business

- 1 LITTLE ETHIOPIA CULTURAL DISTRICT: APPLICATION FOR REVIEW** for the following: **1)** discuss the proposed cultural district geographic boundaries; **2)** how the geographic area is distinguished by concentration of cultural resources that play a vital role in the lives and cultural development of the community; **3)** highlight any signature events or festivals that highlight the community’s unique cultural identity; and **4)** any other pertinent information within Spring Valley. (For possible action)

Motion by: **John Getter**

Action: **Endorse concept and goal but need more work on the technical aspect of the application.**

Vote: 4-0/Unanimous

VI. Planning & Zoning

- 1. DR-23-0154-DIAMOND MOHAWK, LLC:**
DESIGN REVIEW for finished grade in conjunction with an approved office/warehouse facility on 2.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east side of Mohawk Street, 300 feet south of Patrick Lane within Spring Valley. MN/rk/syp (For possible action) **05/17/23 BCC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions

Vote: 4-0/Unanimous

- 2. VS-23-0136-RAINBOW 26 LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Santa Margarita Street, and between Oquendo Road and Quail Avenue, and a portion of a right-of-way being Rainbow Boulevard located between Oquendo Road and Quail Avenue within Spring Valley (description on file). MN/lm/syp (For possible action) **05/17/23 BCC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions

Vote: 4-0/Unanimous

- 3. UC-23-0135-RAINBOW 26 LLC:**
USE PERMITS for the following: **1)** convenience store; **2)** gasoline station; and **3)** vehicle maintenance.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping; **2)** Reduce parking; **3)** reduce driveway approach and departure distances from the intersection; and **4)** allow a modified driveway design.
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/lm/syp (For possible action) **05/17/23 BCC**

Motion by: **John Getter**

Action: **APPROVE**

Use Permits

Waivers of Development Standards #2, #3, and #4

Design Review #3

DENY:

Waivers of Development Standards #1

Design Reviews #1 and #2.

ADD Condition: No left turn from the parcel on to Oquendo Road.

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 May 9, 2023

X Adjournment

Motion by John Getter

Action: **ADJOURN** meeting at 7:24 p.m.

Vote: (4-0) /Unanimous