



Spring Valley Town Advisory Board

April 27, 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:	Brandon Munson, Present Mike Shannon 702-455-8338 mds@clarkcountynv.gov _EXCUSED	

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

Yvette Williams called the meeting to order at 6:30 pm
Jared Tasko, Current Planner

II. Public Comment

- None

III. Approval of **April 13, 2021** Minutes

Motion by: **Catherine Godges**
Action: **Approve as published**
Vote: **5/0 Unanimous**

IV. Approval of Agenda for **April 27, 2021** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Catherine Godges**
Action: **Approve as amended**
Vote: **5/0 Unanimous**

V. Informational Items

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

The Regional Transportation Commission (RTC) is seeking input to improve streets for people walking and rolling. You are invited to join one or more of the upcoming virtual walk audits scheduled throughout May, which are part of the RTC Regional Walkability Plan. Participants document pedestrian barriers and issues as well as identify potential solutions and improvements.

These events are being held virtually and are very interactive ways to provide thoughts and concerns in various areas of the valley to improve the pedestrian environment.

There are six sessions around the valley:

Clark County - Thursday, May 6, 6-7pm
Boulder City - Monday, May 10, 6-7pm
Henderson - Tuesday, May 11, 6-7pm
North Las Vegas - Thursday, May 13, 5:30-6:30pm
Las Vegas - Monday, May 17, 5:30-6:30pm
Mesquite - Tuesday, May 18, 5:30-6:30pm

Please register here: <https://www.surveymonkey.com/r/NVWalkability>

VI. Planning & Zoning

1. **TM-21-500033-SIF BRASS SW PREMIER INDUSTRIAL CENTER, LLC:**

TENTATIVE MAP for a 1 lot commercial subdivision on 9.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Oquendo Road and the east side of Edmond Street within Spring Valley. MN/bb/jd (For possible action) **05/04/21 PC**

Motion by: **Rodney Bell**

Action: **Approve as presented**

Vote: **5/0 Unanimous**

2. **ET-21-400045 (ZC-18-0348)-GERBER FAMILY TRUST ETAL & GERBER JASON MICHAEL TRS:**

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** reduced setbacks; and **2)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** a proposed warehouse/office complex with outside storage yards; and **2)** proposed lighting (previously not notified) on 5.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Badura Avenue (alignment), 980 feet east of Buffalo Drive within Spring Valley. MN/sd/jo (For possible action) **05/05/21 BCC**

Motion by: **Brian Morris**

Action: **Approve per staff conditions**

Vote: **5/0 Unanimous**

3. **UC-21-0141-UTE INDIAN TRIBE:**

USE PERMIT for vehicle maintenance service bay doors facing the street.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced landscaping; and **2)** alternative driveway geometrics.

DESIGN REVIEW for an in-line commercial development on 2.1 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard, 330 feet south of Oquendo Road within Spring Valley. MN/nr/jd (For possible action) **05/18/21 PC**

Motion by: **John Getter**

Action: **Approve per staff conditions**

Vote: **3/2 NAY – GODGES AND WILLIAMS**

4. **UC-21-0151-APACHE 3, LLC:**
USE PERMITS for the following: **1)** reduced separation; and **2)** eliminate the pedestrian access area.
DESIGN REVIEW for a proposed outside dining and drinking area in conjunction with an existing restaurant within an existing shopping center on a portion of 4.0 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the south side of Reno Avenue and the west side of Fort Apache Road within Spring Valley. JJ/jor/jo (For possible action) **05/18/21 PC**

Motion by: **John Getter**

Action: **Approve per staff conditions**

ADDED Condition: No outdoor speakers and no outdoor live entertainment

Vote: **5/0 Unanimous**

5. **VS-21-0148-EDMOND RUSSELL TRIANGLE, LLC:**
VACATE AND ABANDON easement of interest to Clark County located between Edmond Street and Decatur Boulevard and between Russell Road and Oquendo Road within Spring Valley (description on file). MN/sd/jd (For possible action) **05/18/21 PC**

Motion by: **Rodney Bell**

Action: **Approve as presented**

Vote: **5/0 Unanimous**

6. **WS-21-0153-JOHNSON, RICKEY L. LIVING TRUST, ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** allow alternative screening in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Monte Cristo Way and Coley Avenue within Spring Valley. JJ/jor/jd (For possible action) **05/18/21 PC**

Motion by: **Yvette Williams**

Action: **Approve per staff conditions**

Vote: **5/0 Unanimous**

7. **UC-21-0145-UNLV RESEARCH FOUNDATION:**
USE PERMIT for offices as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** building orientation; **2)** eliminate cross access; and **3)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** office building; **2)** alternative parking lot landscaping; and **3)** finished grade on 9.8 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the south side of Post Road, 350 feet west of Jim Rogers Way within Spring Valley. MN/md/jd (For possible action) **05/19/21 BCC**

Motion by: **Brian Morris**

Action: **Approve subject to staff conditions**

Vote: **5/0 Unanimous**

8. **AG-21-900157:** Receive a report on the Clark County Stadium District Plan. (For possible action) 06/01/21 PC

Jared Tasko provided a report and answered questions related to the Stadium District Plan.

VII General Business

1. Discuss the current phase of the Transform Clark County Master Plan & Development Code rewrite process, focusing on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities. This is your opportunity to provide feedback to the County on the process and to ensure the updated Master Plan reflects what's important to your community. (For Discussion only)

Yvette Williams presented comments and concerns related to the Transform Clark County Master Plan and asked Board members to be prepared to make comments and suggestions at the May 11, 2021 Town Advisory Board meeting. Yvette encouraged Board members to submit more detailed comments, via e-mail, to County staff and Town Board secretary.

- 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, before 04:30 pm, April 27, 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.

- **None**

IX. Next Meeting Date

The next regular meeting will be **May 11, 2021** at 6:30pm

X Adjournment

Motion by: **Catherine Godges**

Action: **Adjourn**

Vote: **4-0 / Unanimous**

The meeting was adjourned at 9:33 p.m.

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

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/>