



Spring Valley Town Advisory Board

June 14, 2022

MINUTES

Board Members: Yvette Williams, Chair - **PRESENT** Catherine Godges, Vice Chair - **PRESENT**
Rodney Bell - **EXCUSED** John Getter - **PRESENT**
Brian A. Morris - **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

Lorna Phegley & Judith Rodriguez, Current Planning

II. Public Comment

- **None**

III. Approval of **May 31, 2022** Minutes

Motion by: John Getter

Action: **APPROVE** as published.

Vote: 4-0/Unanimous

IV. Approval of Agenda for **June 14, 2022** and Hold, Combine or Delete Any Items (For possible action)

Motion by: Yvette Williams

Action: **APPROVE** as published.

Vote: 4-0/Unanimous

V. Informational Items

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

- **None**

VI. Planning & Zoning

1. **UC-22-0276-SAHARA PALM PLAZA, LLC:**

USE PERMIT for a tattoo shop in conjunction with an existing commercial complex on a 1.3 acre portion of a 3.8 acre complex in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue and the east side of Miller Lane within Spring Valley. JJ/nr/syp (For possible action) **06/21/22 PC**

Motion by: John Getter

Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

2. **UC-22-0287-YI JOE SIHONG SURVIVORS TRUST ETAL & YI JOE SIHONG TRS:**

USE PERMIT for a hookah lounge within an existing commercial center on 3.4 acres in a C-1 (Local Business) Zone. Generally located on the west side of Fort Apache Road and the south side of Patrick Lane within Spring Valley. JJ/nr/syp (For possible action) **06/21/22 PC**

Motion by: John Getter

Action: **HOLD** due to applicant being a no show. Request Planning Commission return item to Town Board

Vote: 4-0/Unanimous

3. **VS-22-0203-TURNBULL, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Red Rock Street (alignment), and between Post Road and Sobb Avenue (alignment) within Spring Valley (description on file). MN/bb/jo (For possible action) **06/21/22 PC**

Motion by: Catherine Godges

Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

4. **DR-22-0277-APACHE HACIENDA LP:**

DESIGN REVIEW for a drive-thru restaurant in conjunction with an existing mixed-use development on a portion of 2.8 acres in a U-V (Urban Village - Mixed-Use) Zone. Generally located on the northwest corner of Fort Apache Road and Hacienda Avenue within Spring Valley. JJ/jt/jo (For possible action) **06/22/22 BCC**

Motion by: Catherine Godges

Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

5. **DR-22-0301-FORT APACHE PROFESSIONAL PARK, LLC:**

DESIGN REVIEWS for the following: **1)** an existing monument sign; **2)** permit wall signs to face an adjacent residential development; **3)** increase the number of wall signs; **4)** increase the maximum area of wall signs; and **5)** a comprehensive sign plan on 4.5 acres in a C-P (Office and Professional) Zone in conjunction with an existing office complex. Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley. JJ/md/jo (For possible action) **06/22/22 BCC**

Motion by: John Getter

Action: **APPROVE** Design Review #1 with “if approved” staff conditions

DENY Design Reviews #2, #3, #4 and #5

Vote: 4-0/Unanimous

6. **ZC-22-0272-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 9.4 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
USE PERMITS for the following: **1)** a detached residential planned unit development; and **2)** reduce the building setback from project perimeters.
WAIVER OF DEVELOPMENT STANDARDS for street dedication.
DESIGN REVIEW for a proposed detached single family residential planned unit development. Generally located on the north side of Russell Road, 300 feet west of Tenaya Way within Spring Valley (description on file). MN/rk/jo (For possible action) **06/22/22 BCC**

Motion by: Brian Morris
Action: **APPROVE** Zone Change
DENY Use Permit #1
Applicant withdrew Use Permit #2
APPROVE Waiver of Development Standards
DENY Design Review
Vote: 4-0/Unanimous

7. **VS-22-0273-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON a portion of right-of-way being Russell Road located between Tenaya Way and Scottyboy Drive within Spring Valley (description on file). MN/rk/syp (For possible action) **06/22/22 BCC**

Motion by: Brian Morris
Action: **APPROVE** subject to staff conditions
Vote: **PASSED** 4-0/Unanimous

8. **TM-22-500092-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 80 single family residential lots and common lots on 9.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Russell Road, 300 feet west of Tenaya Way within Spring Valley. MN/rk/xx (For possible action) **06/22/22 BCC**

Motion by: Brian Morris
Action: **DENY**
Vote: 4-0/Unanimous

9. **ZC-22-0284-DEAN, JERRY & DEANNA FAMILY TRUST-SURVIVOR'S TRUST & DEAN, DEANNA S. TRS:**
ZONE CHANGE to reclassify 1.2 acres from an R-E (Rural Estates Residential) to an R-D (Suburban Estates Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for modified driveway design.
DESIGN REVIEW for finished grade in conjunction with a single family development in the CMA Design Overlay District. Generally located on the southeast corner of Diablo Drive and Mann Street within Spring Valley (description on file). MN/nr/jo (For possible action) **06/22/22 BCC**

Motion by: John Getter
Action: **APPROVE** Zone Change
APPROVE Design Review
DENY Waiver or Development Standards
Vote: 2-2 **NAY** – Williams and Godges (**Item to move forward with no action by the Town Board**)

10. **VS-22-0283-DEAN, JERRY & DEANNA FAMILY TRUST-SURVIVOR'S TRUST & DEAN, DEANNA S. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Mann Street and El Camino Road and between Mesa Vista Avenue and Dewey Drive (alignment) within Spring Valley (description on file). MN/nr/jo (For possible action) **06/22/22 BCC**

Motion by: Brian Morris

Action: **APPROVE**

Vote: 2-2 **NAY** – Getter and Williams (**Item to move forward with no action by the Town Board**)

11. **ZC-22-0294-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO, LLC LEASE:**
ZONE CHANGE to reclassify 41.1 acres from a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone to an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow an attached sidewalk; **2)** allow a modified driveway design; and **3)** waive street dedication.
DESIGN REVIEWS for the following: **1)** proposed distribution center; **2)** alternative parking lot landscaping; and **3)** finished grade in the CMA Design Overlay District. Generally located on the north side of Warm Springs Road and the east side of Buffalo Drive within Spring Valley (description on file). MN/rk/jo (For possible action) **06/22/22 BCC**

Motion by: John Getter

Action: **APPROVE** with staff conditions

Vote: 3-1 **NAY** – Williams

12. **VS-22-0295-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO, LLC LEASE:**
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Badura Avenue, and between Buffalo Drive and Pioneer Way (alignment); and a portion of a right-of-way being Warm Springs Road located between Buffalo Drive and Pioneer Way (alignment); a portion of right-of-way being Badura Avenue located between Buffalo Drive and Pioneer Way (alignment); and a portion of right-of-way being Buffalo Drive located between Warm Springs Road and Badura Avenue within Spring Valley (description on file). MN/rk/jo (For possible action) **06/22/22 BCC**

Motion by: John Getter

Action: **APPROVE** with staff recommendations

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.

- **None**

IX. Next Meeting Date **June 28, 2022**

X Adjournment

Motion by: Yvette Williams

Action: **ADJOURN** meeting at 7:40 p.m.

Vote: 4-0/Unanimous