



Spring Valley Town Advisory Board

July 11, 2023

MINUTES

Board Members:	John Getter, Chair PRESENT Dale Devitt PRESENT Randal Okamura PRESENT	Brian A. Morris, Vice Chair EXCUSED 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 M. 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 **June 27, 2028** Minutes (For possible action)

Motion by: **Randy Okamura**

Action: **APPROVE** as published

Vote: 4-0/Unanimous

IV. Approval of Agenda for **July 11, 2023** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **John Getter**

Action: **APPROVE** as presented

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. **VS-23-0257-RUSSELL DECATUR CORNER, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Edmond Street, and between Oquendo Road and Russell Road and a portion of a right-of-way being Russell Road between Decatur Boulevard and Edmond Street within Spring Valley (description on file). MN/sd/syp (For possible action) **07/18/23 PC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions.

Vote: 4-0/Unanimous

2. **WS-23-0255-RUSSELL DECATUR CORNER, LLC:**

AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** driveway width; and **2)** non-standard improvements.

DESIGN REVIEWS for the following: **1)** convenience store with gasoline pumps (previously not notified); **2)** signage; and **3)** restaurant with drive-thru (previously not notified) on 2.0 acres in a C-2 (General Commercial) (AE-60) Zone within the CMA Design Overlay District. Generally located on the southwest corner of Decatur Boulevard and Russell Road within Spring Valley. MN/sd/syp (For possible action) **07/18/23 PC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions.

ADD: condition that the freestanding sign shall be limited to 20 ft in height.

Vote: 4-0/Unanimous

3. **UC-23-0182-WOW BUILD CO. ONE, LC:**

HOLDOVER USE PERMITS for the following: **1)** reduce setbacks from a residential use; and **2)** allow a service bay door facing a street without screening.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow non-standard improvements (landscaping) in the right-of-way; and **2)** reduce landscaping.

DESIGN REVIEW for a vehicle (automobile) wash facility on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Desert Inn Road and the east side of Durango Drive within Spring Valley. RM/bb/syp (For possible action) **07/19/23 BCC**

Motion by: **Randy Okamura**

Action: **APPROVE** as presented, noting Use Permit #2 and Waiver #2 were withdrawn.

Vote: 4-0/Unanimous

4. **UC-23-0328-5115 SOUTH DECATUR, LLC:**

USE PERMITS for the following: **1)** on-premises consumption of alcohol (service bar); and **2)** hookah lounge.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with a restaurant within a retail center on 0.6 acres in a C-1 (Local Business) Zone. Generally located on the west side of Decatur Boulevard and the south side of Reno Avenue within Spring Valley. MN/lm/syp (For possible action) **08/01/23 PC**

Motion by: **Randy Okamura**

Action: **APPROVE** with staff comments.

Vote: 3-1/**NAY** - Getter

5. **ET-23-400087 (UC-18-0235)-WASHCO R&D, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** reduce the setback to a residential use; and **2)** allow a service bay door to face a street.
WAIVER OF DEVELOPMENT STANDARDS for modified street standards.
DESIGN REVIEW for a vehicle wash facility on a portion of 2.5 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive, 427 feet north of Russell Road within Spring Valley. JJ/dd/syp (For possible action) **08/02/23 BCC**

Motion by: **Dr. Juana Leia Jordan**
Action: **APPROVE** with staff recommendations.
Vote: 4-0/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.

Helen Mortenson expressed appreciation for the repaving project currently underway along El Camino Road between Viking and Twain. During her presentation, Helen was very complimentary of Thomas Kelly with Public Works who responded to the initial request from Helen for El Camino to be repaved. Helen indicated Thomas was not only responsive to her request for assistance but also very professional in discussing the neighborhood concern.

IX. Next Meeting Date July 25, 2023

X. Adjournment

Motion by: John Getter
Action: **ADJOURN** meeting at 7:23 p.m.
Vote: (4-0) /Unanimous