



# Spring Valley Town Advisory Board

July 12, 2022

## MINUTES

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Board Members:	Yvette Williams, Chair - PRESENT Rodney Bell - PRESENT Brian A. Morris – EXCUSED	Catherine Godges, Vice Chair - EXCUSED John Getter - PRESENT
Secretary:	Carmen Hayes, 702 371-7991, <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> PRESENT	
County Liaison:	Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> PRESENT	

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

Current Planning: None

### II. Public Comment

- None.

### III. Approval of **June 28, 2022** Minutes. (For possible action)

Motion by Yvette Williams

Action: **APPROVE** as published.

Motion **PASSED** (5-0) /Unanimous

### IV. Approval of Agenda for **July 12, 2022** and Hold, Combine or Delete Any Items (For possible action)

Motion by Yvette Williams

Action: **APPROVE** as published.

Motion **PASSED** (5-0) /Unanimous

### V. Informational Items

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

- None.

VI. Planning & Zoning

1. **WS-22-0191-SW CORPORATE CAMPUS OWNER LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.  
**DESIGN REVIEW** for a parking lot on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Warbonnet Way, approximately 518 feet north of Sunset Road within Spring Valley. MN/nr/ja (For possible action) **08/02/22 PC**

Motion by John Getter  
Action: **APPROVE** if approve staff conditions  
Motion **PASSED** (3-0) /Unanimous

2. **ET-22-400083 (UC-0906-15)-BUFFALO LAS VEGAS LAND, LLC:**  
**USE PERMIT FOURTH EXTENSION OF TIME** to modify the pedestrian realm.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** permit non-standard improvements within the right-of-way; and **2)** permit an over length cul-de-sac.  
**DESIGN REVIEW** for modifications to an approved mixed-use development on 9.9 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive, 600 feet south of Sunset Road within Spring Valley. MN/jor/syp (For possible action) **08/03/22 BCC**

Motion by Yvette Williams  
Action: **APPROVE** if approve for extension to May of 2023.  
Motion **PASSED** (2-1) /**NAY** - Getter

3. **WS-22-0343-DURANGO ROBINDALE, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce driveway width; and **2)** reduce driveway throat depth.  
**DESIGN REVIEW** for a restaurant (Starbucks) with drive-thru service on 0.7 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 420 feet north of Robindale Road within Spring Valley. MN/al/syp (For possible action) **08/03/22 BCC**

**NOTE: This item (UC-22-0287) was approved at 06/21/22 PC meeting and is being heard for informational purposes only.**

The applicant has requested a **HOLD** to the Spring Valley TAB meeting on July 26, 2022.

4. **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) **08/03/22 BCC**

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.

- None.

IX. Next Meeting Date July 26, 2022

X Adjournment 6:36