



Spring Valley Town Advisory Board

July 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:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Yvette Williams called the meeting to order at 6:35 pm
Jillee Opiniano-Rowland, Current Planner

II. Public Comment

- **None**

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

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

Approval of **July 13, 2021** *Special Meeting* Minutes

Motion by: **Brian Morris**
Action: **Approve** as published
Vote: **5/0 Unanimous**

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

Motion by: **Yvette Williams**
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)

**Back to School Event with Spring Valley Area Command (Metro) and
Commissioner Justin Jones at Cashman Park on July 29, 2021 at 4:30pm.**

**Groundbreaking for Southwest Ridge Park at 8:00am on August 2, 2021 next to
Forbuss Elementary School at 8601 South Grand Canton Drive.**

**ADA meeting regarding Tee Pee & Patrick Park at 6:00pm at Desert Breeze on
August 11, 2021.**

VI. Planning & Zoning

1. **UC-21-0300-LEUNG CHUNG WAN & LUK YIM NGOR:**

USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within a retail and office complex on a portion of 0.5 acres in a C-1 (Local Business) Zone. Generally located on the north side of Spring Mountain Road, 150 feet east of Duneville Street within Spring Valley. JJ/lm/jo (For possible action) **08/03/21 PC**

Motion by: **John Getter**

Action: **DENY as applicant was not present for consecutive meetings.**

Vote: **5/0 Unanimous**

2. **NZC-21-0325-PAIR-A-DICE, LLC:**

ZONE CHANGE to reclassify 1.9 acres from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone for a multiple family residential development.

WAIVER OF DEVELOPMENT STANDARDS to reduce the height/setback ratio to single family residential.

DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade. Generally located 190 feet north of Tropicana Avenue, 270 feet east of Jones Boulevard within Spring Valley (description on file). MN/jvm/jd (For possible action) **08/17/21 PC**

Motion by: **Rodney Bell**

Action: **APPROVE per staff conditions.**

Vote: **4/1 Getter - NAY**

3. **UC-21-0314-KOMERICAN HOLDINGS, LLC:**

USE PERMIT to reduce separation for a supper club from a residential use in conjunction with a commercial building on 1.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Spring Mountain Road, 500 feet west of Lindell Road within Spring Valley. JJ/jt/jo (For possible action) **08/17/21 PC**

Motion by: **Brian Morris**

Action: **APPROVE per staff conditions**

ADD: 1-year review as a Public Hearing.

Vote: **3/2 Williams and Godges - NAY**

4. **UC-21-0347-DISCOVERY GATEWAY PARK, LLC:**

USE PERMIT to allow a sporting goods - firearm retail sales establishment within an existing office warehouse complex on a 0.2 acre portion of a 4.5 acre office/warehouse complex in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road, 690 feet east of the CC 215 within Spring Valley. JJ/jor/jo (For possible action) **08/17/21 PC**

Motion by: **John Getter**
Action: **APPROVE with staff conditions.**
Vote: **4/1 Williams - NAY**

5. **WC-21-400100 (NZC-20-0057)-FORT APACHE PROFESSIONAL PARK, LLC:**
WAIVER OF CONDITIONS of a zone change for an 8 foot high wall adjacent to residential to the east in conjunction with a previously approved office complex on 4.5 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley (description on file). JJ/jt/jo (For possible action) **08/18/21 BCC**

Motion by: **John Getter**
Action: **APPROVE as presented to include removal of the wall.**
Vote: **3/2 Morris and Williams - NAY**

6. **WS-21-0335-SAHARA PALM PLAZA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase animated sign area.
DESIGN REVIEW for an animated sign located on an existing freestanding sign in conjunction with an existing commercial complex on a 1.0 acre portion within a 3.0 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/jgh/jo (For possible action) **08/18/21 BCC**

Motion by: **John Getter**
Action: **DENY Waiver and Design Review.**
Vote: **4/1 Morris - NAY**

VII General Business

1. Review previous fiscal year budget request(s) and take public input regarding suggestions for the next budget request(s). (For possible action)

Mike Shannon updated the Board on the status of budget requests from last year and Board members discussed potential funding requests for this year.

- 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

The next regular meeting will be **August 10, 2021** at 6:30pm

X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **5/0 Unanimous**

The meeting was adjourned at 7:57 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/>