



Spring Valley Town Advisory Board

August 10, 2021

MINUTES

Board Members:	Yvette Williams, Chair - PRESENT Rodney Bell - EXCUSED 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
Steve De Merritt, Current Planner

II. Public Comment

- 1. Three adults and a current player involved with Spring Valley Little League expressed concern with on-going delays associated with turf replacement at the Desert Breeze baseball fields. According to the speakers, Spring Valley Little League lost use of the fields for the entire summer league and at this point anticipates loss of the fields for the fall season which begins in September.**

III. Approval of **July 27, 2021** Minutes

Motion by: **Brian Morris**
Action: **APPROVE** as published
Vote: **4/0 Unanimous**

IV. Approval of Agenda for **August 10, 2021** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Yvette Williams**
Action: **APPROVE** as amended
Vote: **4/0 Unanimous**

V. Informational Items

- **None**

VI. Planning & Zoning

1. **AR-21-400109 (UC-0652-14)-CHURCH ST. JOHN BAPT GREEK ORTHOD:**
USE PERMITS FIFTH APPLICATION FOR REVIEW of the following: **1)** a recreational facility; and **2)** live outdoor entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced separation from live outdoor entertainment to a residential use; and **2)** reduced parking.
DESIGN REVIEW for a recreational facility on 8.5 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue and the east side of El Camino Road within Spring Valley. MN/lm/jo (For possible action) **08/18/21 BCC**

Motion by: **Brian Morris**
Action: **APPROVE per staff conditions**
Vote: **4/0 Unanimous**

2. **AR-21-400110 (UC-0369-15)-DOMBROWSKI, DONALD J. & KITT, EVELYN**
REVOCABLE TRUST:
USE PERMIT FOURTH APPLICATION FOR REVIEW to waive the requirement for a temporary commercial event with no primary business being established.
DESIGN REVIEW for a temporary parking lot in conjunction with a temporary event on 2.5 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Quail Avenue (alignment) and Jones Boulevard within Spring Valley. MN/lm/jo (For possible action) **08/18/21 BCC**

Motion by: **Brian Morris**
Action: **APPROVE per staff conditions**
Vote: **4/0 Unanimous**

3. **DR-21-0350-COUNSELORS:**
DESIGN REVIEWS for the following: **1)** mini-warehouse facility; and **2)** finished grade on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Saddle Avenue, 950 feet west of Fort Apache Road within Spring Valley. JJ/jt/jo (For possible action) **08/18/21 BCC**

Motion by: **Brian Morris**
Action: **APPROVE with staff conditions**
ADD condition for equivalent or greater landscaping with irrigation to be placed on western and northern property lines
Vote: **4/0 Unanimous**

4. **DR-21-0353-MAULE GRAND CANYON, LLC:**
DESIGN REVIEW for revisions to an attached (townhouse) planned unit development on 5.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Grand Canyon Drive and the north side of Maule Avenue within Spring Valley. JJ/rk/jo (For possible action) **08/18/21 BCC**

Motion by: **Catherine Godges**
Action: **APPROVE per staff conditions**
Vote: **4/0 Unanimous**

5. **WC-21-400115 (ZC-0023-03)-BOTTLING GROUP, LLC:**
WAIVER OF CONDITIONS of a zone change requiring exterior lighting fixtures (luminaries) mounted on any building wall to be no higher than 14 feet above finished grade in conjunction with a previously approved zone change to reclassify 76.0 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone for an office/warehouse complex consisting of 7 buildings including a water pretreatment facility and future development. Generally located on the north side of Sunset Road, 325 feet west of Karms Park Court within Spring Valley. MN/md/jo (For possible action) **08/18/21 BCC**

Motion by: **John Getter**
Action: **APPROVE per staff conditions**
ADD condition for shielded lighting
Vote: **4/0 Unanimous**

6. **WS-21-0378-BOTTLING GROUP, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase the height of exterior fixtures (luminaries) mounted on buildings.
DESIGN REVIEWS for the following: **1)** distribution center/beverage plant expansion; and **2)** finished grade in conjunction with an existing distribution center/beverage plant on 35.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road, 325 feet west of Karms Park Court within Spring Valley. MN/md/jo (For possible action) **08/18/21 BCC**

Motion by: **John Getter**
Action: **APPROVE per staff conditions**
ADD condition for shielded lighting
Vote: **4/0 Unanimous**

7. **ET-21-400112 (VS-18-0770) -ASJ COMPANIES, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME a portion of a right-of-way being Fort Apache Road located between Wigwam Avenue and Huntington Cove Parkway within Spring Valley (description on file). JJ/bb/jo (For possible action) **09/07/21 PC**

Motion by: **John Getter**
Action: **APPROVE with staff conditions**
Vote: **4/0 Unanimous**

8. **UC-21-0351-MASJID TAWHEED:**
USE PERMIT to expand a place of worship (parking lot and fence).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase fence height; **2)** landscaping; **3)** pedestrian walkway; and **4)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** fence; and **2)** parking lot in conjunction with an existing place of worship on 2.3 acres in a C-P (Office and Professional) Zone. Generally located on the north side of Viking Road, 300 feet west of Jones Boulevard within Spring Valley. JJ/jt/jo (For possible action) **09/07/21 PC**

Motion by: **Brian Morris**
Action: **HOLD at request of the applicant to Spring Valley Town Advisory Board meeting on August 31, 2021**
Vote: **4/0 Unanimous**

9. **UC-21-0357-4435 BUFFALO OFFICES, LLC:**

USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); and **2)** reduce the separation from a supper club to a residential use in conjunction with a proposed restaurant within an existing retail center on a portion of 0.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Buffalo Drive, 420 feet north of Peace Way within Spring Valley. MN/rk/jo (For possible action) **09/07/21 PC**

Motion by: **John Getter**
Action: **APPROVE per staff conditions**
Vote: **4/0 Unanimous**

10. **UC-21-0373-DIGITAL DESERT BP, LLC:**
USE PERMIT for a major training facility in conjunction with a mixed-use development with commercial and residential components on a portion of 42.4 acres within a C-2 (Commercial General) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive between Patrick Lane and Post Road within Spring Valley. MN/sd/jo (For possible action) **09/07/21 PC**

Motion by: **Catherine Godges**
Action: **APPROVE with staff conditions**
Vote: **4/0 Unanimous**

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)

The Board took public input regarding budget requests for Spring Valley and indicated formal recommendations would be made at next meeting.

- 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.

- **Catherine Godges expressed concern with the intersection at Tioga and Coley which she described as unsafe. According to Catherine the stop sign at the northwest corner of the intersection is not visible and cross traffic does not stop.**

IX. Next Meeting Date

The next regular meeting will be **August 31, 2021** at 6:30pm

X Adjournment

Motion by: **Yvette Williams**
Action: **Adjourn**
Vote: **4/0 Unanimous**

The meeting was adjourned at 8:36 p.m.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair – JAMES B. GIBSON, Vice-Chair
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
YOLANDA KING, County Manager