



Spring Valley Town Advisory Board

August 31, 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 6:37 pm
Lorna Phegley, Current Planner

II. Public Comment

None

III. Approval of **August 10, 2021** Minutes

Motion by: **Brian Morris**
Action: **Approve as reviewed at meeting**
Vote: **5/0 Unanimous**

IV. Approval of Agenda for **August 31, 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. Greg Cerven presented the Transform Clark County land use plan map and discussed compatible density or intensity conversions from the existing land use categories to the proposed land use categories. Board members requested clarification on recent nonconforming changes, Commercial Neighborhood and Ranch Estates designations as well as the Russell & Jones Corridor. Greg**

encouraged Board members to e-mail additional comments and Yvette Williams thanked County staff and the consultant on efforts thus far.

2. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

None

VI. Planning & Zoning

1. **UC-21-0351-MASJID TAWHEED:**

AMENDED 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 (no longer needed); 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: **Catherine Godges**

Action: **APPROVE** per staff conditions.

Vote: **5/0 Unanimous**

2. **ET-21-400118 (VS-19-0292)-FLY VEGAS HOLDINGS, LLC:**

VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Roy Horn Way and Badura Avenue, and between Buffalo Drive and Tenaya Way and a portion of right-of-way being an unnamed right-of-way segment located between Roy Horn Way and Badura Avenue and between Tenaya Way and Buffalo Drive within Spring Valley (description on file). MN/nr/jo (For possible action) **09/21/21 PC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions.

Vote: **5/0 Unanimous**

3. **DR-21-0391-DURANGO 5, LLC:**

DESIGN REVIEW for finished grade on 1.8 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive, 308 feet north of Patrick Lane within Spring Valley. JJ/jor/jo (For possible action) **09/22/21 BCC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions.

Vote: **5/0 Unanimous**

4. **UC-21-0319-PACIFICA VINTAGE PARK, LLC:**

USE PERMIT for a proposed daycare (adult) facility.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** daycare facility (adult); and **2)** alternative parking lot landscaping; and **3)** finished grade on 1.3 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the north side of Warm Springs Road and the east side of Gagnier Boulevard within Spring Valley. MN/sd/jd (For possible action) **09/22/21 BCC**

Motion by: **Yvette Williams**
Action: **APPROVE** per staff conditions.
Vote: **5/0 Unanimous**

5. **UC-21-0392-RAINBOW PLAZA, LLC & LAS VEGAS RAINBOW CENTER, LLC:**
USE PERMIT to allow a massage establishment in conjunction with an existing reflexology business (foot spa) on a portion of a 1.5 acre site in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard, 280 feet north of Russell Road within Spring Valley. MN/rk/jd (For possible action) **09/22/21 BCC**

Motion by: **Brian Morris**
Action: **APPROVE** per staff conditions.
Vote: **5/0 Unanimous**

6. **VS-21-0388-NP DURANGO, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between the Roy Horn Way and Maule Avenue, and between Durango Drive and El Capitan Way (alignment) in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community within Spring Valley (description on file). JJ/rk/jd (For possible action) **09/22/21 BCC**

Motion by: **Yvette Williams**
Action: **APPROVE** per staff conditions.
Vote: **5/0 Unanimous**

7. **ET-21-400117 (UC-0726-08)-NP DURANGO, LLC:**
USE PERMITS FIFTH EXTENSION OF TIME to commence the following: **1)** modifications to a previously approved resort hotel/casino; **2)** addition of an office and retail plaza with incidental commercial uses; and **3)** deviations to development standards.
DESIGN REVIEWS for the following: **1)** final plans on a previously approved resort hotel/casino with ancillary uses; and **2)** an office and retail plaza consisting of 8 buildings with associated structures and water features on approximately 71.0 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located between the 215 Beltway and Maule Avenue on the west side of Durango Drive within Spring Valley. JJ/rk/jo (For possible action) **09/22/21 BCC**

Motion by: **Yvette Williams**
Action: **APPROVE** per staff conditions.
Vote: **5/0 Unanimous**

8. **UC-21-0387-NP DURANGO, LLC:**
USE PERMITS for the following: **1)** allow outdoor dining and drinking establishments in conjunction with restaurant uses; and **2)** deviations to development standards.
WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.
DESIGN REVIEWS for the following: **1)** final plans on the site and building design for a previously approved resort hotel/casino with ancillary uses and structures; and **2)** water features on approximately 50.0 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone within the Rhodes Ranch Master Planned Community. Generally located between the 215 Beltway and Maule Avenue on the west side of Durango Drive within Spring Valley. JJ/rk/jo (For possible action) **09/22/21 BCC**

Motion by: **Yvette Williams**
Action: **APPROVE** per staff conditions and additional condition for applicant to work with staff

to explore other ingress and egress options as the design moves forward.

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

9. **WS-21-0419-DIGITAL DESERT BP, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow roof signs; **2)** increase the number of monument signs; **3)** increase the number of project identification signs; **4)** reduce the separation between project identification signs and monument signs; and **5)** hanging signs.
DESIGN REVIEW for a comprehensive sign plan in conjunction with a previously approved mixed use development on 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 and the south side of Patrick Lane within Spring Valley. MN/md/jo (For possible action) **09/22/21 BCC**

The applicant requested a **HOLD** to the Spring Valley Town Advisory Board meeting on September 14, 2021.

VII General Business

1. Review and finalize next year's budget request(s) and take public input regarding the budget request(s). (For possible action)

Board requested the item be placed on the September 14, 2021 agenda for final action with consideration to prioritize requests.

- 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 **September 14, 2021** at 6:30pm

X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **5/0 - Unanimous**

The meeting was adjourned at 9:04 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