



Spring Valley Town Advisory Board

September 12, 2023

MINUTES

Board Members:	John Getter, Chair PRESENT Dale Devitt PRESENT Randal Okamura PRESENT	Brian A. Morris PRESENT 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

Steve DeMerritt ,Nairee Agulien 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 **August 29, 2023** Minutes (For possible action)

Motion by: **John Getter**

Action: **APPROVE** as published

Vote: 4-0/Unanimous

IV. Approval of Agenda for **September 12, 2023** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **John Getter**

Action: **APPROVE** as published

Vote: 4-0/Unanimous

V. Informational Items

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

VI. Planning & Zoning

1. **UC-23-0502-TAKACH ROBERT & CAYME:**

USE PERMIT to allow alternative design standards for an accessory structure.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce side street setback; and **2)** allow alternative driveway geometrics on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Tenaya Way, approximately 200 feet south of Darby Avenue within Spring Valley. JJ/tpd/syp (For possible action) **10/03/23 PC**

Motion by: **John Getter**

Action: **HOLD** to Spring Valley TAB on September 26, 2023 per applicant request.

Vote: 5-0/Unanimous

2. **UC-23-0509-WINNER PROPERTIES, LLC:**

USE PERMITS for the following: **1)** eliminate the requirement for the primary means of access to be through the interior of the restaurant; and **2)** eliminate pedestrian access for outside dining and drinking in conjunction with an existing restaurant on a portion of 7.8 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue and the west side of Miller Lane within Spring Valley. JJ/mh/syp (For possible action) **10/03/23 PC**

Motion by: **Dr. Juana Leia Jordan**

Action: **APPROVE** per staff conditions

Vote: 5-0/Unanimous

3. **UC-23-0524-POLIS BROTHERS, LLC:**

USE PERMIT for proposed alcohol sales, liquor-packaged only as a principal use.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking.

DESIGN REVIEW for a parking lot within an existing commercial complex on 1.8 acres in a C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road and the east side of Red Rock Street within Spring Valley. JJ/tpd/syp (For possible action) **10/03/23 PC**

Motion by: **Randy Okamura**

Action: **APPROVE** with staff conditions

Vote: 5-0/Unanimous

4. **UC-23-0529-MOJAVE EDUCATIONAL FOUNDATION INC:**

USE PERMITS for the following: **1)** school; and **2)** daycare.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate landscaping; **2)** reduce throat depths; **3)** waive commercial curb return requirements; and **4)** reduce drive aisle width.

DESIGN REVIEW for a proposed school (elementary) and daycare on 0.6 acres in a CRT (Commercial Residential Transitional) Zone in the Desert Inn Road Transition Corridor Overlay District. Generally located on the north side of Desert Inn Road, 271 feet east of Torrey Pines Drive within Spring Valley. JJ/tr/syp (For possible action) **10/03/23 PC**

Motion by: **Dr. Juana Leia Jordan**

Action: **APPROVE** per staff conditions

Vote: 5-0/Unanimous

5. **VS-23-0536-SUNSET INTERCHANGE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Martin Avenue and Sunset Road, and between Quarterhorse Lane and Dapple Gray Road, and a portion of right-of-way being Quarterhorse Lane between Sunset Road and Martin Avenue; and a portion of right-of-way being Dapple Gray Road between Sunset Road and Martin Avenue within Spring Valley (description on file). JJ/rp/syp (For possible action) **10/03/23 PC**

Motion by: **Randy Okamura**
Action: **APPROVE** with staff comments
Vote: 5-0/Unanimous

6. **WS-23-0526-QIAN YONGHONG & WANG LIWEI:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing building addition in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Fame Avenue, 180 feet west of Acclaim Way within Spring Valley. MN/rp/syp (For possible action) **10/03/23 PC**

Motion by: **Randy Okamura**
Action: **APPROVE** with staff conditions
Vote: 5-0/Unanimous

7. **VS-23-0521-DECATUR POST, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Post Road and Teco Avenue (alignment) and between Decatur Boulevard and Hauck Street (alignment); a portion of right-of-way being Decatur Boulevard located between Post Road and Teco Avenue (alignment); and a portion of right-of-way being Post Road between Decatur Boulevard and Hauck Street (alignment) within Spring Valley (description on file). MN/hw/syp (For possible action) **10/04/23 BCC**

Motion by: **John Getter**
Action: **APPROVE** per staff conditions
Vote: 5-0/Unanimous

8. **WS-23-0520-DECATUR POST, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative street landscaping; **2)** reduce drive-thru landscaping; **3)** access from a local street; **4)** overhead doors; **5)** complex architectural compatibility; **6)** allow non-subdued exterior building tones; **7)** site orientation; and **8)** driveway geometrics.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** a proposed retail complex with restaurants, retail, vehicle maintenance, convenience store, and gasoline station uses on 2.9 acres in a C-2 (General Commercial) (AE-65) Zone in the CMA Design Overlay District. Generally located on the east side of Decatur Boulevard and the south side of Post Road within Spring Valley. MN/hw/syp (For possible action) **10/04/23 BCC**

Motion by: **John Getter**
Action: **APPROVE** as presented
Vote: 5-0/Unanimous

9. **TM-23-500110-DECATUR POST, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 2.9 acres in a C-2 (General Commercial) (AE-65) Zone in the CMA Design Overlay District. Generally located on the east side of Decatur Boulevard and the south side of Post Road within Spring Valley. MN/hw/syp (For possible action)
10/04/23 BCC

Motion by: **John Getter**
Action: **APPROVE** with staff conditions
Vote: 5-0/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.

- None.

IX. Next Meeting Date September 26, 2023

X Adjournment

Motion by John Getter
Action: **ADJOURN** meeting at 6:49 p.m.
Motion **PASSED** (5-0) /Unanimous