



Spring Valley Town Advisory Board

September 13, 2022

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, chayes70@yahoo.com EXCUSED	
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 6:00pm.

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 30, 2022** Minutes (For possible action)

Motion by: **John Getter**

Action: **Approve after noting item UC-22-0439 should include an additional condition of approval that overflow parking be provided if reach capacity**

Vote: **5-0/ Unanimous**

IV. Approval of Agenda for **September 13, 2022** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Yvette Williams**

Action: **Approve as presented**

Vote: **5-0/ Unanimous**

V. Informational Items

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

Mike Shannon announced Commissioner Naft along with UNLV Alumni Association and Get Outdoors Nevada are hosting a clean-up at Charlie Frias Park, Tropicana and Decatur, on Saturday, October 8, 2022 from 9:00am to 11:00am. Check-in begins at 8:00am.

VI. Planning & Zoning

1. **UC-22-0472-DURANGO TECO PARTNERS, LLC:**

USE PERMIT for a pawn shop in conjunction with an existing retail center on 1.3 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay. Generally located on the east side of Durango Drive, 400 feet north of Sunset Road within Spring Valley. MN/sr/syp (For possible action) **10/04/22 PC**

Motion by: **John Getter**

Action: **Approve per staff conditions**

Vote: **5-0/ Unanimous**

2. **UC-22-0480-PSI SUNSET, LLC:**

USE PERMIT to reduce the separation for on-premises consumption of alcohol (tavern) to a residential use.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with a restaurant within an existing retail center on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sunset Road and the east side of Grand Canyon Drive within Spring Valley. JJ/jad/syp (For possible action) **10/04/22 PC**

Motion by: **Brian Morris**

Action: **Approve**

Vote: **3-2/ Nay – Godges and Williams**

3. **VS-22-0452-UNLV RESEARCH FOUNDATION:**

VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road (alignment), and between Jim Rogers Way and Tomsik Street (alignment) within Spring Valley (description on file). MN/jud/syp (For possible action) **10/04/22 PC**

Motion by: **John Getter**

Action: **Approve**

Vote: **5-0/ Unanimous**

4. **WS-22-0474-BEAZER HOMES HOLDINGS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEW for finished grade in conjunction with a previously approved attached single family (townhouse) residential planned unit development on 5.0 acres in an R-3 (Multiple Family Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road and the east side of Bonita Vista Street within Spring Valley. JJ/md/syp (For possible action) **10/04/22 BCC**

Motion by: **John Getter**

Action: **Hold until September 27, 2022 meeting**

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.

- **Hieu Le, Masters student at UNLV and recent candidate for the Board of Regents, introduced himself to the Town Board members and thanked them for their service to the community.**
- **Derek Engel informed the Town Board members of the International Day of Peace and his intention to host an event at Desert Breeze to promote peace. Mr. Engel indicated he was aware of the protocol to host community events at Desert Breeze Park.**
- **Helen Boyle expressed concern about short term rentals and a recent accident at Desert Inn and Lindell that damaged the boundary wall to her community. Helen requested assistance getting a copy of the incident report, related to the accident, from Spring Valley Area Command.**

IX. Next Meeting Date **September 27, 2022**

X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn** meeting at **6:50pm**

Vote: **5-0/ Unanimous**