



Spring Valley Town Advisory Board

September 27, 2022

MINUTES

Board Members:	Yvette Williams, Chair - PRESENT Rodney Bell - PRESENT Brian A. Morris - EXCUSED	Catherine Godges, Vice Chair - PRESENT John Getter - 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

- **Yvette Williams called the meeting to order at 6:04pm.**

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 **September 13, 2022** Minutes (For possible action)

Motion by: John Getter

Action: **APPROVE** as published.

Vote: 4-0/Unanimous

IV. Approval of Agenda for **September 27, 2022** and Hold, Combine or Delete Any Items (For possible action)

Motion by: Yvette Williams

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)

- Applications are available until November 15, 2022 for appointments by the Clark County Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year (2-year) term beginning January 2023.
- Commissioner Jones and Clark County Parks & Rec invite you to Southwest Ridge Park Grand Opening on Friday September 30 from 3:30 PM to 5:30 PM. Located at Grand Canyon and Wigwam Ave.
- Commissioner Naft along with the 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. **NZC-22-0476-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: ZONE CHANGE** to reclassify 15.3 acres from an R-4 (Multiple Family Residential - High Density) Zone to an R-3 (Multiple Family Residential) Zone. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; **2)** reduce setback; and **3)** reduce street intersection off-set. **DESIGN REVIEWS** for the following; **1)** single family residential development; and **2)** finished grade. Generally located on the east side of Quarterhorse Lane and the north side of Martin Avenue within Spring Valley (description on file). JJ/jad/syp (For possible action) **10/04/22 PC**

Motion by: John Getter
 Action: **APPROVE** Zone Change
DENY Waivers of Development Standards
DENY Design Reviews
 Per staff recommendations
 Vote: 4-0/Unanimous

2. **VS-22-0477-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Martin Avenue, and between Quarterhorse Lane and CC 215 within Spring Valley (description on file). JJ/jad/syp (For possible action) **10/04/22 PC**

Motion by: John Getter
 Action: **APPROVE**
 Vote: 4-0/Unanimous

3. **TM-22-500166-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: TENTATIVE MAP** consisting of 149 lots and common lots on 15.3 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Quarterhorse Lane and the north side of Martin Avenue within Spring Valley (description on file). JJ/jad/syp (For possible action) **10/04/22 PC**

Motion by: John Getter
 Action: **DENY** per staff recommendations
 Vote: 4-0/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: **Request the Board of County Commissioners return the item back to Spring Valley Town Advisory Board as the applicant has not been present for two consecutive meetings.**

Vote: 4-0/Unanimous

5. **AR-22-400103 (UC-21-0266)-CREDI GRAMERCY, LLC ETAL & REINHARDT, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** a motion picture production studio with public viewing area; **2)** private recreational facility; and **3)** banquet facility on a portion of 4.5 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Arby Avenue and Belcastro Street within Spring Valley. MN/jud/syp (For possible action) **10/18/22 PC**

Motion by: John Getter

Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

6. **NZC-22-0496-ALL AMERICAN CAPITAL CORPORATION:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit access to a local street where not permitted; **2)** allow modified CMA Design Overlay District Standards; and **3)** modified driveway design standards.
DESIGN REVIEWS for the following: **1)** office/warehouse; and **2)** finished grade in the CMA Design Overlay District. Generally located on the east side of Santa Margarita Street and the north side of Post Road within Spring Valley (description on file). MN/md/syp (For possible action) **10/18/22 PC**

Motion by: John Getter

Action: **DENY** per staff recommendations

Vote: 4-0/Unanimous

7. **VS-22-0497-ALL AMERICAN CAPITAL CORPORATION:**
VACATE AND ABANDON easements of interest to Clark County located between Santa Margarita Street and Redwood Street, and between Post Road and Sobb Avenue (alignment) within Spring Valley (description on file). MN/md/syp (For possible action) **10/18/22 PC**

Motion by: John Getter

Action: **APPROVE** per staff recommendations

Vote: 4-0/Unanimous

8. **WS-22-0493-CAG LV, LLC & SEARS ROEBUCK & CO LEASE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce loading spaces.
DESIGN REVIEW for an existing retail building on 12.2 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Grand Canyon Drive and the south side of Rochelle Avenue (alignment) within Spring Valley. JJ/jgh/syp (For possible action) **10/18/22 PC**

Motion by: Yvette Williams
Action: **APPROVE** per staff conditions
Vote: 4-0/Unanimous

9. **DR-22-0486-CRP CALIDA CIMARRON OWNER LLC:**
DESIGN REVIEW for lighting in conjunction with a multiple family residential development on 17.1 acres in an R-4 (Multiple Family Residential – High Density) Zone in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the east side of Cimarron Road within Spring Valley. MN/lm/syp (For possible action) **10/19/22 BCC**

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

10. **DR-22-0495-MYERS WAREHOUSE, LLC:**
DESIGN REVIEW for finished grade in conjunction with a previously approved distribution center on 5.0 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the south side of Arby Avenue and the east side of Myers Street within Spring Valley. MN/md/syp (For possible action) **10/19/22 BCC**

Motion by: Rodney Bell
Action: **APPROVE** per staff conditions
Vote: 4-0/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 **October 11, 2022.**

X Adjournment

Meeting adjourned at 7:42pm