



# Spring Valley Town Advisory Board

October 10, 2023

## MINUTES

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Board Members:	John Getter, Chair <b>PRESENT</b> Dale Devitt <b>PRESENT</b> Randal Okamura <b>PRESENT</b>	Brian A. Morris <b>EXCUSED</b> Juana Leia Jordan <b>PRESENT</b>
Secretary:	Carmen Hayes, 702 371-7991, <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> PRESENT	
County Liaison:	Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> PRESENT	

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I. Call to Order, Pledge of Allegiance and Roll Call

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 26, 2023** Minutes (For possible action)

Motion by: **Randy Okamura**

Action: **APPROVE** as published

Vote: 4-0/Unanimous

IV. Approval of Agenda for **October 10, 2023** and Hold, Combine or Delete Any Items (For possible action)

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

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)

**Hall O Breeze**  
**Desert Breeze Community Center**  
**October 21, 2023 1pm – 3pm Ages 3 to 5**  
**October 21, 2023 5pm – 8pm Ages 3 and up**  
**Pre-Registration on-line required**

**Trunk or Treat**  
**Helen Meyer Community Center**  
**October 25, 2023 6pm – 8pm**  
**4525 New Forest Drive**  
**Bounce House, games, candy and prizes**

**Love Your Park Event**  
**Charlie Frias Park**  
**November 4, 2023 11am – 1 pm**  
**4801 S Decatur Boulevard**  
**Food, games and entertainment**

VI. Planning & Zoning

1. **ET-23-400137 (UC-17-0762)-GRACE PRESBYTERIAN CHURCH:**  
**USE PERMIT FOURTH EXTENSION OF TIME** to increase the height of an ornamental spire.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase block wall height; **2)** eliminate cross access; **3)** reduce parking; and **4)** parking lot landscaping.  
**DESIGN REVIEW** for a proposed place of worship on 4.2 acres in a C-2 (General Commercial) Zone within the CMA Design Overlay District.  
**WAIVERS OF CONDITIONS** of a zone change (ZC-1744-03) for the following: **1)** landscaping widths and detached sidewalk as depicted per plans along Oquendo Road and Durango Drive with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area, as shown on plans; **2)** 10 foot wide landscape area along the west property line with an intense buffer per Figure 30.64-12; **3)** redesigning the site to eliminate and relocate two way drive and parking directly west of in-line retail Building E to make the parking more useable and reduce any noise impacts that may affect future residential development to the west; **4)** recording perpetual cross access, ingress/egress, and parking easements with the property to the north; **5)** repositioning the proposed Building G to the south of Building F (mirror image) so that the proposed roll-up doors will not face the north property line and the roll-up doors facing the west property line will be screened by Building E; **6)** all proposed roll-up overhead doors to be painted a light, warm color consistent with the color palette used on all buildings; **7)** all building elevations visible from a public right-of-way to have a landscape area or raised sidewalk along the base of the buildings to separate buildings and parking areas (no pavement intended for parking adjacent to buildings) with exception permitted for drive-thru lanes; **8)** providing consistent architecture with enhanced architectural elements that unify the site, such as the roof elements, stucco pop-outs, and cornice details, as depicted per plans, and consistent landscaping throughout with enhanced paving at vehicular entrances and pedestrian crossings; **9)** rear elevation on Building E (facade facing future residential development to the west) to have stucco pop-outs and other creative enhancements to further articulate that elevation and ensure consistency with primary elevation; **10)** design review as a public hearing on all future buildings to ensure compliance and consistency with these conditions; and **11)** Buildings A and C may require additional land use applications and any architectural

elements, including roof element for gasoline canopy to be consistent with all buildings on-site. Generally located on the northwest corner of Durango Drive and Oquendo Road within Spring Valley. JJ/nai/syp (For possible action) **11/08/23 BCC**

Motion by: **John Getter**

Action: **APPROVE** extension to December 31, 2024

Vote: 4-0/Unanimous

2. **UC-23-0616-SHAO LILY SAU-CHU:**

**USE PERMIT** for a veterinary clinic on a portion of 7.6 acres in a C-P (Office & Professional) Zone. Generally located on the southeast corner of Sahara Avenue and Tenaya Way within Spring Valley. JJ/bb/syp (For possible action) **11/08/23 BCC**

Motion by: **Randy Okamura**

Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

3. **ZC-23-0635-5590 FLAMINGO, LLC:**

**ZONE CHANGE** to reclassify 1.0 acre from a C-P (Office and Professional) to a C-1 (Local Business) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** for reduced street landscaping.

**DESIGN REVIEWS** for the following: **1)** alternative parking lot landscaping; **2)** lighting; and **3)** a commercial (retail/office) building in conjunction with an existing commercial complex on 4.0 acres in a C-P (Office and Professional) Zone, a C-1 (Local Business) Zone, and a C-2 (General Commercial) Zone. Generally located on the north side of Flaming Road, 430 feet west of Lindell Road within Spring Valley (description on file). JJ/md/syp (For possible action) **11/08/23 BCC**

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

Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

VII. General Business

1. Review previous fiscal year budget requests and take public input regarding requests for the next fiscal year budget (for discussion only).

**Increase funding for Public Works to clean streets after storms**

**Improve Jones Boulevard from Russell Road to Tropicana Avenue**

**Improve Decatur Boulevard from Russell Road to Tropicana Avenue**

**Complete Peace Way Bridge with prominent pedestrian walkway west of Fort Apache over the I-215 Beltway**

**Improve infrastructure for wifi cell service throughout Spring Valley**

**Upgrade concession stand breaker box to increase amperage at Desert Breeze baseball park**

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 31, 2023**

X. Adjournment

Motion by: **John Getter**

Action: **ADJOURN** meeting at 6:39p.m.

Vote: (4-0) /Unanimous