



# Spring Valley Town Advisory Board

December 13, 2022

## MINUTES

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Board Members:	Yvette Williams, Chair - <b>PRESENT</b> Rodney Bell - <b>PRESENT</b> Brian A. Morris - <b>PRESENT</b>	Catherine Godges, Vice Chair - <b>PRESENT</b> John Getter - <b>PRESENT</b>
Secretary:	Carmen Hayes, 702 371-7991, <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> <b>PRESENT</b>	

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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 **November 29, 2022** Minutes (For possible action)

Motion by: Yvette Williams  
Action: **APPROVE** as published  
Vote: 5-0/Unanimous

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

Motion by: Yvette Williams  
Action: **APPROVE** as published  
Vote: 5-0/Unanimous

V. Informational Items

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

- **Yvette Williams announced TAB members can make formal comments on the TransformClarkCounty.com site until December 31, 2022.**

VI. Planning & Zoning

1. **ET-22-400114 (VS-20-0075)-LTF REAL ESTATE COMPANY INC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** a portion of right-of-way being a knuckle at the intersection of Butler Street and Pitching Avenue within Spring Valley (description on file). MN/hw/syp (For possible action) **12/21/22 BCC**

Motion by: Rodney Bell  
Action: **APPROVE** per staff conditions  
Vote: 5-0/Unanimous

2. **ET-22-400122 (ZC-19-0892)-LTF REAL ESTATE COMPANY INC:**  
**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: **1)** increase building height; **2)** increase height of exterior fixtures (luminaries) mounted on a building; **3)** reduce landscaping; and **4)** alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** alternative parking lot landscaping; and **2)** health club with accessory commercial uses on 15.2 acres in a C-2 (General Commercial) zone. Generally located on the east side of Durango Drive and the north side of Rafael Rivera Way within Spring Valley (description on file). MN/dd/syp (For possible action) **01/04/23 BCC**

Motion by: Rodney Bell  
Action: **APPROVE** per staff conditions  
Vote: 5-0/Unanimous

3. **ET-22-400125 (UC-17-0762)-GRACE PRESBYTERIAN CHURCH:**  
**USE PERMIT THIRD 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 REVIEWS** for the following: **1)** a proposed place of worship; and **2)** a proposed outdoor water feature 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)** ten 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/dd/syp (For possible action) **01/04/23 BCC**

Motion by: John Getter

Action: **APPROVE** with staff “if approved” conditions and noting the applicant withdrew the water feature

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

4. **ZC-22-0628-MEERKAT HOLDINGS, LLC:**  
**ZONE CHANGE** to reclassify 2.2 acres from an R-E (Rural Estates Residential) (AE-60) Zone to a C-1 (Local Business) (AE-60) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified street standards.  
**DESIGN REVIEW** for 2 restaurants with drive-thru in the CMA Design Overlay District. Generally located on the north side of Quail Avenue and the east side of Jones Boulevard within Spring Valley (description on file). MN/md/syp (For possible action) **01/04/23 BCC**

Motion by: John Getter

Action: **APPROVE** Zone Change

**DENY:** Waiver of Development Standards

**DENY:** Design Review

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

5. **VS-22-0629-MEERKAT HOLDINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Red Rock Street, and between Russell Road and Quail Avenue within Spring Valley (description on file). MN/md/syp (For possible action) **01/04/23 BCC**

Motion by: Yvette Williams

Action: **APPROVE** per staff conditions

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

6. **TM-22-500207-MEERKAT HOLDINGS, LLC:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 2.2 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Quail Avenue and the east side of Jones Boulevard within Spring Valley. MN/md/syp (For possible action) **01/04/23 BCC**

Motion by: John Getter

Action: **DENY**

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: **December 27, 2022**

X Adjournment

Motion by: Yvette Williams

Action: **ADJOURN** meeting at 7:36 p.m.

Vote: (5-0) /Unanimous