



# Spring Valley Town Advisory Board

December 14, 2021

## MINUTES

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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, <a href="mailto:chayes@yahoo.com">chayes@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

**Yvette Williams called the meeting to order at 6:32 pm**  
Lorna Phegley, **Current Planner**

II. Public Comment

- **None**

III. Approval of **November 30, 2021** Minutes

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

IV. Approval of Agenda for **December 14, 2021** and Hold, Combine or Delete Any Items (For possible action)

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

V. Informational Items

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

**Mike Shannon announced the December 28, 2021 Spring Valley Town Advisory Board meeting will be canceled.**

VI. Planning & Zoning

1. **UC-21-0656-AMERICAN MANAGEMENT INVEST, LLC:**

**USE PERMITS** for on-premises consumption of alcohol (beer and wine) in conjunction with a billiards hall on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard 300 feet north of Spring Mountain Road within Spring Valley. JJ/lm/jo (For possible action) **01/04/22 PC**

Motion by: **Yvette Williams**

Action: **Approve** per staff conditions

**ADD:** no outside dining, drinking or entertainment

Vote: **4/0 Unanimous**

2. **DR-21-0659-USA & COUNTY OF CLARK (PK & COMM)LEASE:**

**DESIGN REVIEW** for the expansion of an existing public park (Desert Breeze Park) on a portion of 150.0 acres in a P-F (Public Facilities) Zone. Generally located on the west side of Cimarron Road and the south side of Spring Mountain Road within Spring Valley. JJ/nr/jo (For possible action) **01/05/22 BCC**

Motion by: **Rodney Bell**

Action: **Approve** per staff conditions.

Vote: **4/0 Unanimous**

3. **WS-21-0545-RAINBOW 26, LLC:**

**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** establish an alternative parking requirement; **2)** allow a modified driveway design; and **3)** reduce driveway approach and departure distances from the intersection.

**DESIGN REVIEWS** for the following: **1)** alternative parking lot landscaping; **2)** a proposed shopping center; and **3)** finished grade on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley. MN/rk/jo (For possible action) **01/05/22 BCC**

Motion by: **John Getter**

Action: **Approve** per staff conditions

Vote: **4/0 Unanimous**

VII General Business

1. Approve 2022 Spring Valley TAB Meeting Times (for possible action).

Motion by: **John Getter**

Action: **All 2022 scheduled Town Advisory Board meetings to begin at 6:00pm**

Vote: **4/0 Unanimous**

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

The next regular meeting will be **January 11, 2022 at 6:00pm**

X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **4/0 Unanimous**

**The meeting was adjourned at 7:07 p.m.**

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.  
<https://notice.nv.gov/>