



# Spring Valley Town Advisory Board

October 25, 2022

## MINUTES

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Board Members:	Yvette Williams, Chair - <b>EXCUSED</b> Rodney Bell - <b>EXCUSED</b> Brian A. Morris - PRESENT	Catherine Godges, Vice Chair - PRESENT John Getter - PRESENT
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> <b>EXCUSED</b> Chris Chong-Wong 702-455-5563 <a href="mailto:wongc@clarkcountynv.gov">wongc@clarkcountynv.gov</a> PRESENT	

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

**Catherine Godges called the meeting to order**

**Jasmine Harris, Current Planning**

### 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 **October 11, 2022** Minutes (For possible action)

Motion by: Catherine Godges

Action: **REVIEW** minutes next meeting date of **November 8, 2022**.

Vote: 3-0/Unanimous

### IV. Approval of Agenda for **October 25, 2022** and Hold, Combine or Delete Any Items (For possible action)

Motion by: Catherine Godges

Action: **APPROVE** as published.

Vote: 3-0/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.**

VI. Planning & Zoning

1. **UC-22-0511-PHOENIX PLAZA HOLDINGS, LLC:**

**USE PERMIT** to reduce the separation from an on-premises consumption of alcohol (supper club) use to a residential use on a portion of 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road and the east side of Torrey Pines Drive within Spring Valley. JJ/bb/syp (For possible action) **11/01/22 PC**

Motion by: Brian Morris

Action: **APPROVE** subject to staff conditions.

Vote: 3-0/Unanimous

2. **WS-22-0474-BEAZER HOMES HOLDINGS, LLC:**

**HOLDOVER 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) **11/02/22 BCC**

Motion by: John Getter

Action: **APPROVE** with staff conditions.

Vote: 3-0/Unanimous

3. **UC-22-0522-4199 SOUTH FORT APACHE ROAD, LLC:**

**USE PERMITS** for the following: **1)** reduce separation from residential use; and **2)** reduce setbacks on 1.0 acre in conjunction with a convenience store in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road and the south side of Flamingo Road within Spring Valley. JJ/bb/syp (For possible action) **11/15/22 PC**

Motion by: Brian Morris

Action: **APPROVE** subject to staff conditions.

Vote: 3-0/Unanimous

4. **UC-22-0551-KH GOLDEN INVESTMENTS, LLC:**

**USE PERMIT** for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing commercial center on a portion of 1.2 acres in a C-1 (Local Business) Zone. Generally located on the south side of Spring Mountain Road, 450 feet east of Duneville Street within Spring Valley. JJ/gc/syp (For possible action) **11/15/22 PC**

Motion by: John Getter

Action: **APPROVE** per staff conditions.

Vote: 3-0/Unanimous

5. **UC-22-0561-VITTORIO HOLDING, LLC:**

**USE PERMIT** for a service bar in conjunction with a restaurant within a retail center on a portion of 3.6 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally

located on the north side of Russell Road and the west side of Jones Boulevard within Spring Valley. MN/jud/syp (For possible action) **11/15/22 PC**

Motion by: Brian Morris  
Action: **APPROVE** per staff conditions.  
Vote: 3-0/Unanimous

6. **VS-22-0553-YGNELZI GIANNI L & KNOWLES AUDRA C.:**  
**VACATE AND ABANDON** a portion of a right-of-way being Miller Lane located between Tara Avenue and Edna Avenue (alignment) within Spring Valley (description on file). JJ/jud/xx (For possible action) **11/15/22 PC**

**Application withdrawn at request of the applicant.**

7. **WS-22-0545-S & S FUELS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified commercial driveway geometrics.  
**DESIGN REVIEW** for additions and site improvements to an existing convenience store within a commercial center on 0.8 acres in a C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road and the east side of Jones Boulevard within Spring Valley. JJ/rk/syp (For possible action) **11/15/22 PC**

Motion by: John Getter  
Action: **APPROVE** with staff conditions.  
Vote: 3-0/Unanimous

8. **WS-22-0552-MARTINEZ FAMILY TRUST & MARTINEZ JOSE S & FRANCISCA P CO-TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduced lot size in conjunction with a residential subdivision on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-65) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Lindell Road and Post Road within Spring Valley. MN/sd/syp (For possible action) **11/15/22 PC**

Motion by: Brian Morris  
Action: **APPROVE** subject to staff conditions.  
Vote: 2-1/NAY - Getter

9. **VS-22-0558-DFA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Diablo Drive and Dewey Drive, and between Redwood Street and Santa Margarita Street within Spring Valley (description on file). MN/md/syp (For possible action) **11/16/22 BCC**

Motion by: John Getter  
Action: **APPROVE** with staff conditions.  
Vote: 3-0/Unanimous

10. **UC-22-0557-DFA, LLC:**  
**USE PERMITS** for the following: **1)** school; and **2)** daycare.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** reduce height/setback ratio; **3)** alternative landscaping; **4)** reduce landscaping; **5)** architectural compatibility; **6)** eliminate the pedestrian walkway from the adjacent public sidewalk to the principal building; **7)** reduce parking; **8)** allow access to a local street where not permitted; **9)** allow modified driveway design standards; and **10)** allow modified street standards.  
**DESIGN REVIEWS** for the following: **1)** school; and **2)** daycare on 4.1 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the north side of Dewey Drive and the west side of Redwood Street within Spring Valley. MN/md/syp (For possible action) **11/16/22 BCC**

Motion by: John Getter

Action: **APPROVE** with staff “if approved” conditions.

**ADD:** Modify Public Works traffic study and compliance at every phase to completion.

Vote: 3-0/Unanimous

11. **VS-22-0562-215 PROPERTY, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rafael Rivera Way and Sunset Road, and between Warbonnet Way and Cimarron Road within Spring Valley (description on file). MN/bb/syp (For possible action)

Motion by: Brian Morris

Action: **APPROVE** subject to staff conditions

Vote: 3-0/Unanimous

12. **TM-22-500191-215 PROPERTY, LLC:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 19.4 acres in an M-D (Designed Manufacturing) and C-2 (General Commercial) Zone. Generally located on the south side of Sunset Road and the west side of Warbonnet Way within Spring Valley. MN/bb/syp (For possible action) **11/16/22 BCC**

Motion by: Brian Morris

Action: **APPROVE** subject to staff conditions.

Vote: 3-0/Unanimous

13. **ZC-22-0542-DURANGO STOREFLEX, LLC:**  
**ZONE CHANGE** to reclassify 2.3 acres from a C-2 (General Commercial) Zone to an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce driveway throat depth.  
**DESIGN REVIEWS** for the following: **1)** office/warehouse buildings; and **2)** mini-warehouse facility. Generally located on the west side of Butler Street, 300 feet north of Warm Springs Road within Spring Valley (description on file). MN/gc/syp (For possible action) **11/16/22 BCC**

Motion by: Brian Morris

Action: **APPROVE** subject to staff conditions.

Vote: 3-0/Unanimous

VII General Business

1. Presentation by Public Works on 5-year Capital Plan and other road projects in Spring Valley

**Presentation by Kaizad Yazdani with Public Works on the Clark County 5-Year Capital Plan. Mr. Yazdani answered questions and passed out a Spring Valley Project List associated with the 5-Year Capital program.**

1. Take public input regarding budget requests for the next fiscal year (For possible action)

The Board was informed Administrative Services reportedly has order audiovisual equipment for the Town Board in response to years of requests via the Town Advisory Board budget process. The Board prioritized the following list for the next budget cycle.

- 1) **Increase funding for the Public Response Office to hire additional officers to assist with enforcement of regulations associated with the Short-Term Rentals.**
- 2) **Repave Desert Inn from Jones to Durango.**
- 3) **Rehab and repave streets in Section 11 to include potholes and regular maintenance.**

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.

- **An individual in attendance requested that nametags be used by Board members to help the audience know who is speaking.**
- **An individual in attendance requested a presentation by the Constables Office regarding their guidelines, protocol and operating procedures. The Board indicated efforts would be made to request a presentation by the Constables Office as soon as possible.**

IX. Next Meeting Date: **November 8, 2022**

X Adjournment

Motion by: Catherine Godges  
Action: **ADJOURN** meeting at 8:36 p.m.  
Vote: 3-0/Unanimous