



# Spring Valley Town Advisory Board

May 11, 2021

## MINUTES

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Board Members:	Yvette Williams, Chair - PRESENT Rodney Bell - EXCUSED Brian A. Morris - PRESENT	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 6:30 pm**  
**Jared Tasko, Current Planner**

II. Public Comment

- **None**

III. Approval of **April 27, 2021** Minutes

Motion by: **Yvette Williams**

Action: **Approve after noting item VII should indicate that Yvette Williams provided comments and asked fellow Board members to be prepared to present comments at the May 11, 2021 meeting.**

Vote: **4/0 Unanimous**

IV. Approval of Agenda for **May 11, 2021** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **John Getter**

Action: **Approve as presented**

Vote: **4/0 Unanimous**

V. Informational Items

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

- **None**

VI. Planning & Zoning

1. **ET-21-400056 (UC-18-0955)-SPIRITUAL ASSEMBLY OF THE BAHAI'S OF SPRING VALLEY:**  
**USE PERMIT FIRST EXTENSION OF TIME** to commence a proposed place of worship.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow modified street standards; and **2)** allow modified driveway design standards.  
**DESIGN REVIEW** for a proposed place of worship on 1.9 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Patrick Lane and Jones Boulevard within Spring Valley. MN/jgh/jo (For possible action) **06/01/21 PC**

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

2. **NZC-21-0166-SRISURO CHOTCHAI & SUTHANYA & ROJANASATHIT SOMKIETR & CHINDA:**  
**ZONE CHANGE** to reclassify 5.0 acres from an R-E (Rural Estates Residential) (AE-60) Zone to a C-2 (General Commercial) (AE-60) Zone.  
**USE PERMITS** for the following: **1)** reduce the separation from a convenience store to a residential use (multiple family); **2)** reduce the setback from a gasoline station (fuel canopy) to a residential use (multiple family); and **3)** reduce the setback from a vehicle wash (automobile) to a residential use (multiple family).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow modified driveway design standards; and **2)** allow alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** restaurant buildings with drive-thru lanes; **2)** retail buildings; **3)** tavern; **4)** convenience store; **5)** vehicle wash; **6)** gasoline station; **7)** vehicle maintenance (smog check); **8)** alternative parking lot landscaping; and **9)** finished grade in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive and the north side of Badura Avenue within Spring Valley (description on file). MN/md/jd (For possible action) **06/01/21 PC**

Motion by: **John Getter**  
Action: **DENY**  
Vote: **3/1 Godges - NAY**

3. **VS-21-0177-DURANGO 5, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Durango Drive and Bonita Vista Street (alignment) and between Patrick Lane and Oquendo Road and a portion of right-of-way being Durango Drive (driveway) located between Oquendo Road and Patrick Lane within Spring Valley (description on file). JJ/jor/jo (For possible action) **06/01/21 PC**

Motion by: **Brian Morris**  
Action: **Approve as presented**  
Vote: **4/0 Unanimous**

4. **UC-21-0176-DURANGO 5, LLC:**  
**USE PERMIT** to allow alcohol sales, liquor – packaged only (a liquor store) not in conjunction with a grocery store in conjunction with a commercial complex on 1.8 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive, 308 feet north of Patrick Lane within Spring Valley. JJ/jor/jo (For possible action) **06/01/21 PC**

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

5. **WS-21-0171-GREYSTONE NEVADA, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative residential driveway geometrics.  
**DESIGN REVIEW** for single family model homes on 2.4 acres in an R-E (Rural Estates Residential)(RNP-I)(AE-60) Zone. Generally located on the south side of Ponderosa Way, 280 feet east of Lindell Road (alignment) within Spring Valley. MN/md/jo (For possible action) **06/01/21 PC**

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

6. **ZC-21-0167-WW & JJ CHOI, LLC:**  
**ZONE CHANGE** to reclassify 0.4 acres from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to a C-2 (General Commercial) Zone.  
**USE PERMITS** for the following: **1)** tire sales and installation; and **2)** reduced separation. Generally located on the west side of Decatur Boulevard, 170 feet north of Reno Avenue within Spring Valley (description on file). MN/nr/jo (For possible action) **06/02/21 BCC**

Motion by: **Brian Morris**  
Action: **Approve subject to staff conditions**  
Vote: **4/0 Unanimous**

## VII General Business

1. Discuss the current phase of the Transform Clark County Master Plan & Development Code rewrite process, focusing on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities. This is your opportunity to provide feedback to the County on the process and to ensure the updated Master Plan reflects what's important to your community. (For Discussion only)

**Spring Valley Board members provided comments on the current phase of the Transform Clark County Master Plan & Development Code rewrite related to RNP areas, difference between urban and suburban areas, standards for buffering, density and overlay districts. Yvette Williams asked Board members to formulate more detailed responses in writing and forward to Carmen Hayes and Jared Tasko.**

- 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.

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to [mds@clarkcountynv.gov](mailto:mds@clarkcountynv.gov), before 04:30 pm, May 11, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- **None**

IX. Next Meeting Date

The next regular meeting will be **May 25, 2021** at 6:30pm

X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **4-0 / Unanimous**

**The meeting was adjourned at 7:57p.m.**

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:

Desert Breeze Community Center, 8275 W. Spring Mountain Rd.

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

<https://notice.nv.gov/>