



# Spring Valley Town Advisory Board

June 8, 2021

## MINUTES

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Board Members:	Yvette Williams, Chair - PRESENT Rodney Bell - PRESENT 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 6:35 pm**  
**Lorna Phegley, Current Planning**

II. Public Comment

- None.

III. Approval of **May 25, 2021** Minutes

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

IV. Approval of Agenda for **June 8, 2021** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Yvette Williams**  
Action: **Approved as amended**  
Vote: **5/0 Unanimous**

V. Informational Items

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

- Present an update of the Southwest Ridge Sculpture project by a committee member that represent Spring Valley TAB (For discussion).

**The Southwest Ridge Sculpture Project Committee had their first meeting in the Fall of 2020. The committee determined the sculpture design should**

include kinetic features and/or sound powered by the frequent winds in the area. The sculpture should be fun, interactive, safe, and educational. The county solicited various artists locally and throughout the country. In March of 2021, eight artists submitted proposals. Each submission included 10 images of previous works by each artist. Committee members evaluated each artist according to a set of criteria. The evaluation period concluded on June 1st. The representative of the Spring Valley Town Advisory Board shared some of the images of various artists with members of the Board and public.

VI. Planning & Zoning

1. **WS-21-0194-TAPANES LAZARO J HERNANDEZ & HERNANDEZ SONIA CHAVEZ: WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback for an accessory structure in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Bronco Street, 125 feet south of Coley Avenue within Spring Valley. JJ/sd/jo (For possible action) **06/15/21 PC**

Motion by: **John Getter**

Action: **APPROVE with staff recommendations.**

Vote: **5/0 Unanimous**

2. **ET-21-400081 (UC-18-0994) -BIEDINGER TIMOTHY: USE PERMIT FIRST EXTENSION OF TIME** to allow an accessory structure to exceed one-half the footprint of the principal structure on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 200 feet south of Palmyra Avenue, 300 feet west of El Camino Road within Spring Valley. JJ/jor/jo (For possible action) **07/06/21 PC**

Motion by: **Yvette Williams**

Action: **APPROVE with staff conditions.**

Vote: **5/0 Unanimous**

3. **VS-21-0221-WANG R & WU T REVOCABLE TRUST ETAL & WANG R TRS: VACATE AND ABANDON** easements of interest to Clark County located between Oquendo Road and Ponderosa Way (alignment), and between Duneville Street and Red Rock Street within Spring Valley (description on file). MN/lm/jd (For possible action) **07/06/21 PC**

Motion by: **John Getter**

Action: **APPROVE with staff recommendations.**

Vote: **5/0 Unanimous**

4. **DR-21-0249-IN-N-OUT-BURGER: DESIGN REVIEWS** for the following: **1)** finished grade; and **2)** an office/warehouse development on 1.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Sunset Road and Montessori Street within Spring Valley. MN/bb/jd (For possible action) **07/07/21 BCC**

Motion by: **John Getter**

Action: **APPROVE with staff recommendations.**

Vote: **5/0 Unanimous**

5. **VS-21-0245-DRY CREEK PLAZA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Post Road and Patrick Lane, and between Jones Boulevard and Duneville Street and a portion of a right-of-way being Jones Boulevard located between Post Road and Patrick Lane within Spring Valley (description on file). MN/bb/jd (For possible action) **07/07/21 BCC**

Motion by: **Brian Morris**  
Action: **APPROVE subject to staff conditions.**  
Vote: **5/0 Unanimous**

6. **UC-21-0226-DRY CREEK PLAZA, LLC:**  
**USE PERMIT** for a congregate care facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced minimum lot size for a congregate care facility; **2)** allow a congregate care facility to have a non-residential appearance; and **3)** landscaping.  
**DESIGN REVIEWS** for the following: **1)** a congregate care facility; and **2)** finished grade on 1.8 acres in a C-P (Office and Professional) (AE-60 & AE-65) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Jones Boulevard and Post Road within Spring Valley. MN/al/jd (For possible action) **07/07/21 BCC**

Motion by: **Brian Morris**  
Action: **APPROVE subject to staff conditions.**  
Vote: **5/0 Unanimous**

7. **WS-21-0015-DNK DEVELOPMENT, LLC & MEGA INVESTMENTS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced lot sizes; **2)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights); and **3)** modified gate geometrics.  
**DESIGN REVIEWS** for the following: **1)** finished grade; and **2)** a single family residential subdivision on 1.8 acres in an R-E (Rural Estates Residential) (AE-65) Zone. Generally located on the west side of Lindell Road and the south side of Teco Avenue within Spring Valley. MN/bb/jd (For possible action) **07/07/21 BCC**

**Applicant requested a HOLD to the Spring Valley Town Advisory Board meeting on July 13, 2021.**

8. **WS-21-0250-SD PARCELS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow roof signs (signage mounted above entry canopies).  
**DESIGN REVIEW** for canopy signage in conjunction with a partially developed office/warehouse complex on 16.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road, 300 feet east of Tenaya Way within Spring Valley. SS/rk/jo (For possible action) **07/07/21 BCC**

Motion by: **John Getter**  
Action: **APPROVE with staff recommendations.**  
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.

**Yvette Williams stated the Town Board would like to coordinate a Legislative Update prior to an upcoming Town Advisory Board meeting.**

**John Getter acknowledged the efforts of the Transform Clark County Development Code Assessment Report to address standards and regulations associated with advances in electrical capabilities.**

**John Getter stated that federal infrastructure monies should be considered as a possible funding source for the audiovisual equipment the Town Board has requested for the last several years as part of annual budget requests.**

- IX. Next Meeting Date

The next regular meeting will be **June 29, 2021** at 6:30pm

- X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **5/0 Unanimous**

**The meeting was adjourned at 8:13 p.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/>