



# Spring Valley Town Advisory Board

August 30, 2022

## MINUTES

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Board Members:	Yvette Williams, Chair - <b>EXCUSED</b> Rodney Bell - PRESENT 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> PRESENT	

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

II. Public Comment

- **None**

III. Approval of **August 9, 2022** Minutes (For possible action)

Motion by: John Getter

Action: **APPROVE** as published.

Vote: 4-0/Unanimous

IV. Approval of Agenda for **August 30, 2022** and Hold, Combine or Delete Any Items (For possible action)

Motion by: John Getter

Action: **APPROVE** as published.

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. **VS-22-0440-CITY LIGHT CHURCH, INC.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Teco Avenue and Sunset Road, and between Westwind Road (alignment) and Jones Boulevard within Spring Valley (description on file). MN/gc/syp (For possible action) **09/06/22 PC**

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

2. **UC-22-0439-CITY LIGHT CHURCH, INC.:**  
**USE PERMIT** for a place of worship.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce throat depth.  
**DESIGN REVIEWS** for the following: **1)** place of worship; and **2)** alternative parking lot landscaping on 4.8 acres in a C-P (Office and Professional) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road, 900 feet west of Lindell Road within Spring Valley. MN/gc/syp (For possible action) **09/06/22 PC**

Motion by: Brian Morris  
Action: **APPROVE** subject to staff conditions  
**ADD:** Las Vegas Metropolitan Police Department Traffic Control assist at all worship services and overflow parking be provided when the designated parking lot reaches capacity.  
Vote: 4-0/Unanimous

3. **ET-22-400095 (UC-20-0203)-JOSHUA GROUP, LLC:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** daycare facility; and **2)** major training facility.  
**DESIGN REVIEWS** for the following: **1)** daycare facility; and **2)** major training facility on 2.1 acres in a C-P (Office and Professional) Zone. Generally located on the south side of Russell Road, 300 feet east of Grand Canyon Drive within Spring Valley. JJ/dd/syp (For possible action) **09/20/22 PC**

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

4. **NZC-22-0397-JONES TECO HOLDINGS, LLC:**  
**ZONE CHANGE** to reclassify 2.2 acres in an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** eliminate landscaping adjacent to a less intensive use; **3)** eliminate the sidewalk between the building and parking area; **4)** reduce driveway throat depth; and **5)** reduce driveway departure distance.  
**DESIGN REVIEWS** for the following: **1)** office/warehouse complex; **2)** alternative parking lot landscaping; and **3)** finished grade in the CMA Design Overlay District. Generally located on the northeast corner of Jones Boulevard and Teco Avenue within Spring Valley (description on file). MN/gc/syp (For possible action) **09/20/22 PC**

Motion by: Brian Morris  
Action: **DENY**

Vote: 4-0/Unanimous

5. **VS-22-0428-JONES TECO HOLDINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Post Road and Teco Avenue, and between Jones Boulevard and Duneville Street (alignment); and a portion of right-of-way being Jones Boulevard located between Post Road and Teco Avenue within Spring Valley (description on file). MN/gc/syp (For possible action) **09/20/22 PC**

Motion by: Brian Morris  
Action: **APPROVE** per staff conditions  
Vote: 4-0/Unanimous

6. **UC-22-0429-RAVA ORANGE GROVE, LLC:**  
**USE PERMITS** for the following: **1)** on-premises consumption of alcohol (supper club); and **2)** reduce the separation between a supper club and residential use in conjunction with an existing restaurant within an existing shopping center on 6.1 acres in a C-1 (Local Business) Zone. Generally located on the north side of Warm Springs Road, 550 feet west of Durango Drive within Spring Valley. JJ/md/syp (For possible action) **09/20/22 PC**

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

7. **UC-22-0438-MINZER, GARY ALAN LIVING TRUST & MINZER, GARY ALAN TRS:**  
**USE PERMITS** for the following: **1)** secondhand sales; and **2)** pawn shop.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the separation from a pawn shop to a residential use on 2.2 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard and the south side of Flamingo Road within Spring Valley. MN/sd/syp (For possible action) **09/20/22 PC**

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

8. **UC-22-0433-SUNSET AND DURANGO PARTNERS PHASE 2, LLC:**  
**USE PERMITS** for the following: **1)** a recreational facility; **2)** live entertainment; **3)** reduce separation from on-premises consumption of alcohol establishments to a residential use; and **4)** reduce separation from outside dining to a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce separation from outdoor live entertainment to a residential use; and **2)** increase building height.  
**DESIGN REVIEWS** for the following: **1)** recreational facility (pickle ball) with restaurants, retail, offices, and parking garage; and **2)** modifications to Phase 1 of this development on 9.7 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road, 280 feet west of Durango Drive within Spring Valley. JJ/rk/syp (For possible action) **09/21/22 BCC**

Motion by: John Getter

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

**ADD** Current Planning Conditions:

- Live entertainment not to start before 10:00 am or extend past 10:00 pm.
- All outdoor live entertainment to be restricted to the proposed stage area.
- Construction of stage to include sound mitigation materials.
- Increase landscaping along northern boundary wall to help shield adjacent residential from sound.
- 2-year review as a public hearing for live entertainment and sound attenuation.

Vote: 3-1/**NAY** - Godges

9. **ZC-22-0435-HD SUNSET DECATUR, LLC:**

**ZONE CHANGE** to reclassify 4.6 acres from an R-E (Rural Estates Residential) (AE-60 and AE-65) Zone to an M-D (Designed Manufacturing) (AE-60 and AE-65) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street landscaping; **2)** allow modified CMA Design Overlay District Standards; and **3)** allow modified driveway design standards.

**DESIGN REVIEWS** for the following: **1)** warehouse buildings; **2)** alternative parking lot landscaping; and **3)** finished grade in the CMA Design Overlay District. Generally located on the north side of Sunset Road, 1,200 feet to the east of Lindell Road within Spring Valley (description on file). MN/md/syp (For possible action) **09/21/22 BCC**

Motion by: John Getter

Action: **APPROVE** Zone Change

**APPROVE:** Waivers of Developments Standards #1 and #3

**DENY:** Waiver of Development Standards #2

**APPROVE:** Design Reviews #2 and #3.

**DENY:** Design Review #1

Vote: 4-0/Unanimous

10. **VS-22-0436-HD SUNSET DECATUR, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Lindell Road and Hauck Street and between Teco Avenue (alignment) and Sunset Road and a portion of a right-of-way being Sunset Road located between Lindell Road and Hauck Street within Spring Valley (description on file). MN/jad/syp (For possible action) **09/21/22 BCC**

Motion by: John Getter

Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

11. **ZC-22-0448-DSH HOLDING, LLC:**  
**ZONE CHANGE** to reclassify 2.5 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** warehouse buildings; **2)** alternative parking lot landscaping; and **3)** finished grade in the CMA Design Overlay District. Generally located on the north side of Sunset Road, 305 feet east of Tenaya Way within Spring Valley (description on file).  
MN/md/syp (For possible action) **09/21/22 BCC**

Motion by: Rodney Bell  
Action: **APPROVE** per staff conditions  
Vote: 4-0/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.

- John Getter inquired when the 2022 budget briefing will occur.
- John Getter inquired if the Spring Valley Town Advisory Board should factor in their future planning process and formal recommendations the commitment of the Nevada Legislature to comply with California air standards related to electric vehicle infrastructure and renewable energy.
- Catherine Godges commented that she attended a water conservation presentation at the Springs Preserve and is optimistic about the conservation efforts in Clark County, especially with recycling water.

- IX. Next Meeting Date **September 13, 2022.**

X Adjournment

Motion by: Catherine Godges  
Action: **ADJORN** meeting at **8:30 p.m.**  
Vote: (4-0) /Unanimous

**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/>