



Spring Valley Town Advisory Board

November 28, 2023

MINUTES

Board Members:	John Getter, Chair PRESENT Dale Devitt PRESENT Randal Okamura EXCUSED	Brian A. Morris PRESENT Juana Leia Jordan PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Judith M. Rodriguez, 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 **November 14, 2023** Minutes (For possible action)

Motion by: **John Getter**

Action: **APPROVE** as published

Vote: 4-0/Unanimous

IV. Approval of Agenda for **November 28, 2023** 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)

Vegas Valley Rim Trail, Virtual Info Session & Survey.

When completed, this 100-mile loop trail will encircle our community, linking parts of Clark County with the cities of Henderson, Las Vegas and North Las Vegas. Join a virtual information session December 7 @11 am. Links to virtual meeting and survey provided on flyer.

VI. Planning & Zoning

1. **ET-23-400152 (UC-18-0955)-SPIRITUAL ASSEMBLY OF THE BAHA'IS OF SPRING VALLEY:**

USE PERMIT SECOND EXTENSION OF TIME for 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/rp/syp (For possible action) **12/19/23 PC**

Motion by: **Dr. Juana Jordan**

Action: **APPROVE** per staff conditions

Vote: 4-0/Unanimous

2. **UC-23-0722-8480 DESERT INN, LLC:**

USE PERMIT to reduce the separation from a tavern to a residential use in conjunction with an existing shopping center on a portion of 10.9 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Desert Inn Road, approximately 1100 feet east of Durango Drive within Spring Valley. RM/nai/syp (For possible action) **12/19/23 PC**

Motion by: **John Getter**

Action: **HOLD** with no certain date

Vote: 4-0/Unanimous

3. **UC-23-0736-CHOUL, LLC:**

USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); and **2)** reduce the separation from a proposed supper club to a residential use.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with a proposed supper club within an existing commercial center on a portion of 2.4 acres in a C-1 (Local Business) and C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard and the south side of Cherokee Avenue within Spring Valley. JJ/tpd/syp (For possible action) **12/19/23 PC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions

Vote: 4-0/Unanimous

4. **UC-23-0742-FT APACHE SUNSET 18, LLC:**
USE PERMIT for a minor training facility in conjunction with a dental office within an existing office complex on 4.5 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley. JJ/dd/syp (For possible action) **12/19/23 PC**

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

5. **WS-23-0723-BRISTOW JAMES:**
WAIVER OF DEVELOPMENT STANDARDS to reduce a rear setback in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located 450 feet south of Mesa Vista Avenue and 150 feet east of Mann Street within Spring Valley. MN/bb/syp (For possible action) **12/19/23 PC**

Motion by: **Brian Morris**
Action: **APPROVE** as presented
ADD Condition: Written approval from HOA
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.

- **None**

IX. Next Meeting Date: **December 12, 2023.**

X Adjournment

Motion by: John Getter
Action: **ADJOURN** meeting at 6:30p.m.
Vote: 4-0/Unanimous