



Spring Valley Town Advisory Board

November 29, 2022

MINUTES

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, 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

Yvette Williams called the meeting to order at 6:02pm

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.

- **Yvette Williams, Chair, announced that she will not be returning to the Spring Valley Town Advisory Board in 2023. Yvette indicated other members of the public should have an opportunity to serve, wished the board best of luck and indicated she will stop by from time to time.**

III. Approval of **November 8, 2022** Minutes (For possible action) Reconsider **October 25, 2022** Minutes (For possible action)

Motion by: Brian Morris

Action: **APPROVE** November 8, 2022 Minutes as amended.

Vote 3-0 Yvette Williams abstained

Motion by: Brian Morris

Action: **APPROVE** October 25, 2022 Minutes after clarifying priority order of Budget request.

Vote: 4-0/Unanimous

IV. Approval of Agenda for **November 29, 2022** and Hold, Combine or Delete Any Items (For possible action)

Motion by: Yvette Williams

Action: **APPROVE** after noting the General Business item, Little Ethiopia Cultural District, would be held, no date certain, at request of the applicant.

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. **PA-22-700004-SAHARA PALM PLAZA, LLC:**

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 2.6 acres. Generally located on the south side of Sahara Avenue, 400 feet west of Buffalo Drive within Spring Valley. JJ/gtb (For possible action) **12/20/22 PC**

Motion by: John Getter

Action: **DENY**

Vote: 3-1/NAY - Morris

2. **ZC-22-0609-SAHARA PALM PLAZA, LLC:**

ZONE CHANGE to reclassify 2.6 acres from a C-1 (Local Business) Zone to a C-2 (General Commercial) Zone for an existing shopping center.

WAIVER OF DEVELOPMENT STANDARDS allow non-standard improvements in the right-of-way. Generally located on the south side of Sahara Avenue, 400 feet west of Buffalo Drive within Spring Valley (description on file). JJ/gtb/ja (For possible action) **12/20/22 PC**

Motion by: John Getter

Action: **DENY**

Vote: 3-1/NAY - Morris

3. **UC-22-0587-EDMOND BUSINESS PARK, LLC:**

USE PERMIT to allow a major training facility within an existing office/warehouse complex on 2.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone in the CMA Design Overlay District. Generally located on the west side of Edmond Street (alignment), 400 feet south of Patrick Lane within Spring Valley. MN/hw/syp (For possible action) **12/20/22 PC**

Motion by: Brian Morris

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

Vote: 4-0/Unanimous

4. **ET-22-400114 (VS-20-0075)-LTF REAL ESTATE COMPANY INC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME a portion of right-of-way being a knuckle at the intersection of Butler Street and Pitching Avenue within Spring Valley (description on file). MN/hw/syp (For possible action) **12/21/22 BCC**

Motion by: Yvette Williams

Action: **HOLD** to Spring Valley Town Advisory Board Meeting on December 13, 2022 as the applicant was not present.

Vote: 4-0/Unanimous

5. **WS-22-0586-POST LAS VEGAS OWNER LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased area for project identification signs; and **2)** increased height for project identification signs.
DESIGN REVIEW for project identification signs in conjunction with a multiple family residential development on 16.2 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road between Fort Apache Road and Quarterhorse Lane within Spring Valley. JJ/jud/syp (For possible action) **12/21/22 BCC**

Motion by: Yvette Williams

Action: **APPROVE** per staff conditions.

Vote: 4-0/Unanimous

6. **ZC-22-0594-FORT APACHE INVESTMENT LLC:**
ZONE CHANGE to reclassify 0.8 acres from an R-E (Rural Estates Residential) Zone to a C-P (Office and Professional) Zone located in the (MUD-3) and (CMA) Design Overlay Districts. Generally located on the east side of Fort Apache Road and the south side of Sobb Avenue (alignment) within Spring Valley (description on file). JJ/mc/syp (For possible action) **12/21/22 BCC**

Motion by: John Getter

Action: **APPROVE** per staff conditions.

Vote: 4-0/Unanimous

VII General Business

- 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 about the Title 30 re-write and requested the Spring Valley Town Advisory Board have input before it moves forward.**
- **Yvette Williams, Chair, indicated she wanted the record to reflect that Commissioner Jones had been informed she would not continue as a member of the Spring Valley Town Advisory Board in 2023. Chair Williams indicated she informed the Commissioner months ago of her decision which, according to Yvette, was not made in haste.**

IX. Next Meeting Date: **December 13, 2022**

X Adjournment

Motion by: Yvette Williams

Action: **ADJOURN** meeting at 6.59 p.m.

Vote: (4-0) /Unanimous