



BP/RD 2/1/2021 (3/14/2021)

Spring Valley Town Advisory Board

February 9, 2021

MINUTES

Board Members:	Rodney Bell - PRESENT Catherine Godges - PRESENT Yvette Williams - PRESENT	John Getter - PRESENT Brian A. Morris - PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes@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 6:30 pm

II. Public Comment

- None

III. Approval of **November 10** , 2020 Minutes

Motion by: **Yvette Williams**

Action: **APPROVE** as published.

Vote: **PASSED 3/2 GETTER/MORRIS – Abstain**

IV. Approval of Agenda for **February 9, 2021**.

Motion by: **Yvette Williams**

Action: **Approved as amended**

Vote: **5/0 Unanimous**

Agenda Change: Move General Business to be heard before Informational Items.

V. General Business

1. Appoint the Chairperson and Vice-Chairperson for a two-year (2-year) term. (For possible action)

Action: **Approve Catherine Godges as Vice Chairperson**

Motion by: **Yvette Williams**

Vote: **5/0 Unanimous**

Action: **Approve Yvette Williams as Chairperson**

Motion by: **Rodney Bell**

Vote: **3/2 Getter and Morris - NAY**

COUNTY CLERK
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2. Approve the 2021 Spring Valley Town Advisory Board yearly meeting calendar. (For possible action)

Motion by: **Yvette Williams**

Action: **Approve**

Vote: **4/1 – Williams - NAY**

VI. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
 - Presentation on the Transform Clark County Initiative by Mairo Bermudez and Sami Real.

VI Planning & Zoning

1. **WS-21-0010-MONTESSOURI, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to increase fence height in conjunction with a single family residence on 1.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Montessori Street, 200 feet north of Eldora Avenue within Spring Valley. JJ/lm/jd (For possible action) **03/02/21 PC**

Motion by: **Rodney Bell**

Action: **APPROVE** per staff conditions.

Vote: **5/0 Unanimous**

2. **ET-21-400001 (UC-0762-17) -GRACE PRESBYTERIAN CHURCH:**

USE PERMIT SECOND EXTENSION OF TIME to increase the height of an ornamental spire.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase block wall height; **2)** eliminate cross access; **3)** reduce parking; and **4)** parking lot landscaping.

DESIGN REVIEWS for the following: **1)** a proposed place of worship; and **2)** a proposed outdoor water feature on 4.2 acres in a C-2 (General Commercial) Zone within the CMA Design Overlay District.

WAIVERS OF CONDITIONS of a zone change (ZC-1744-03) for the following: **1)** landscaping widths and detached sidewalk as depicted per plans along Oquendo Road and Durango Drive with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area, as shown on plans; **2)** ten foot wide landscape area along the west property line with an intense buffer per Figure 30.64-12; **3)** redesigning the site to eliminate and relocate two way drive and parking directly west of in-line retail Building "E" to make the parking more useable and reduce any noise impacts that may affect future residential development to the west; **4)** recording perpetual cross access, ingress/egress, and parking easements with the property to the north; **5)** repositioning the proposed Building "G" to the south of Building "F" (mirror image) so that the proposed roll-up doors will not face the north property line and the roll-up doors facing the west property line will be screened by Building "E"; **6)** all proposed roll-up overhead doors to be painted a light, warm color consistent with the color palette used on all buildings; **7)** all building elevations visible from a public right-of-way to have a landscape area or raised sidewalk along the base of the buildings to separate buildings and parking areas (no pavement intended for parking adjacent to buildings) with exception permitted for drive-thru lanes; **8)** providing consistent architecture with enhanced architectural elements that unify the site, such as the roof elements, stucco pop-outs, and cornice details, as depicted per plans, and consistent landscaping throughout with enhanced paving at vehicular entrances and pedestrian crossings; **9)** rear elevation on Building "E" (facade facing future residential development to the west) to have stucco pop-outs and other creative enhancements to further articulate that elevation and ensure consistency with primary elevation; **10)** design review as a public hearing on all future buildings to ensure compliance and consistency with these conditions; and **11)** Buildings "A" and "C" may require additional land use applications and any architectural elements, including roof element for gasoline canopy to be consistent with all buildings on-site. Generally located on the northwest corner of Durango Drive and Oquendo Road within Spring Valley. JJ/jgh/jd (For possible action) **03/03/21 BCC**

Motion by: **Yvette Williams**
Action: **DENY**
Vote: **4/1 John Getter - NAY**

3. **UC-21-0006-POLIS BROTHERS LLC:**
USE PERMIT for a cannabis establishment (retail cannabis store) within an existing shopping center on a portion of a 1.8 acre site in a C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road and the east side of Red Rock Street within Spring Valley. JJ/nr/jd (For possible action) **03/03/21 BCC**

Motion by: **John Getter**
Action: **APPROVE** per staff recommendations.
Vote: **5/0 Unanimous**

- 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, before 04:30 pm, February 9, 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.

- Yvette Williams requested an agenda item to discuss meeting ground rules.

- IX. Next Meeting Date

The next regular meeting will be **February 23, 2021** at 6:30pm

- X Adjournment

Motion by Yvette Williams
Action: Adjourn
Vote: 5-0 / Unanimous

The meeting was adjourned at 7:33 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/>