



## Spring Valley Town Advisory Board

February 22, 2022

### MINUTES

---

Board Members:	Yvette Williams, Chair - <b>EXCUSED</b> Rodney Bell - <b>PRESENT</b> Brian A. Morris - <b>PRESENT</b>	Catherine Godges, Vice Chair - <b>PRESENT</b> John Getter - <b>PRESENT</b>
Secretary:	Carmen Hayes, 702 371-7991, <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> <b>PRESENT</b>	

---

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

**Catherine Godges called the meeting to order at 6:03 pm**  
Steven DeMerrit, Current Planner

II. Public Comment

- **None**

III. Approval of **February 8, 2022** Minutes

Motion by: **Brian Morris**  
Action: **Approve**  
Vote: **4/0 Unanimous**

IV. Approval of Agenda for **February 22, 2022** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **John Getter**  
Action: **Approve** as presented.  
Vote: **4/0 Unanimous**

V. Informational Items

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

**Mike Shannon announced public comments regarding Short Term Rentals can be made at the dedicated email inbox [STRComment@ClarkCountyNV.gov](mailto:STRComment@ClarkCountyNV.gov)  
Comments will be accepted until July and Mike can be reached at 702 455-8338 for additional information.**

RECEIVED

MAR 08 2022

COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS  
JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair  
MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TUCK SEGERBLOM  
YOLANDA T. KING, County Manager

For notification of events, ordinances and other County related items please sign up for notifications at

[https://www.clarkcountynv.gov/government/departments/public\\_communications/newsletters/subscribe\\_unsubscribe.php](https://www.clarkcountynv.gov/government/departments/public_communications/newsletters/subscribe_unsubscribe.php)

Mike Shannon announced the Nevada Homeless Census scheduled for February 24, 2022 is seeking volunteers to assist with counting homeless in unsheltered places in the greater Las Vegas area.

VI. Planning & Zoning

1. **UC-22-0022-PIONEER SQUARE LLC:**

**USE PERMIT** for the following: **1)** on-premises consumption of alcohol (service bar); and **2)** hookah lounge in conjunction with an existing shopping center on a portion of 1.8 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Decatur Boulevard and Pioneer Avenue within Spring Valley. JJ/jgh/jo (For possible action) **03/15/22 PC**

Motion by: **John Getter**

Action: **Approve** with staff conditions.

Vote: **4/0 Unanimous**

2. **UC-22-0027-LLV SPRING MOUNTAIN, LLC:**

**USE PERMIT** for on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant on a portion of 7.0 acres in a C-1 (Local Business) Zone. Generally located on the north side of Spring Mountain Road and the west side of Duneville Street within Spring Valley. JJ/jor/jo (For possible action) **03/15/22 PC**

Motion by: **Brian Morris**

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

Vote: **4/0 Unanimous**

3. **ZC-22-0003-COUNTY OF CLARK (AVIATION):**

**ZONE CHANGE** to reclassify 14.7 acres from a P-F (Public Facilities) Zone to an R-2 (Medium Density Residential) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** for intersection off-sets.

**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** finished grade. Generally located on the south side of Russell Road and the north side of Oquendo Road, 950 feet east of Durango Drive within Spring Valley (description on file). MN/nr/jo (For possible action) **03/16/22 BCC**

Motion by: **John Getter**

Action: **DENY**

Vote: **4/0 Unanimous**

4. **VS-22-0004-COUNTY OF CLARK (AVIATION):**

**VACATE AND ABANDON** easements of interest to Clark County located between Russell Road and Oquendo Road and a portion of a right-of-way being Russell Road located between Durango Drive and Tomsik Street (alignment) within Spring Valley (description on file). MN/nr/jo (For possible action) **03/16/22 BCC**

Motion by: **John Getter**

Action: **DENY**



Vote: 4/0 Unanimous

5. **TM-22-500002-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** consisting of 117 lots and common lots on 14.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Russell Road and the north side of Oquendo Road, 950 feet east of Durango Drive within Spring Valley. MN/nr/jo (For possible action) 03/16/22 BCC

Motion by: **John Getter**

Action: **DENY**

Vote: 3/1 NAY - Bell

6. **ZC-22-0025-COUNTY OF CLARK (AVIATION):**

**ZONE CHANGE** to reclassify 13.9 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce street intersection off-set.

**DESIGN REVIEW** for a single family residential development. Generally located on the southeast corner of Quail Avenue and Cimarron Road within Spring Valley (description on file). MN/al/jo (For possible action) 03/16/22 BCC

Motion by: **Brian Morris**

Action: **DENY**

Vote: 4/0 Unanimous

7. **VS-22-0026-COUNTY OF CLARK (AVIATION):**

**VACATE AND ABANDON** easements of interest to Clark County located between Quail Avenue and Oquendo Road, and between Cimarron Road and Warbonnet Way within Spring Valley (description on file). MN/al/jo (For possible action) 03/16/22 BCC

Motion by: **Brian Morris**

Action: **DENY**

Vote: 4/0 Unanimous

8. **TM-22-500015-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** consisting of 111 residential lots and common lots on 13.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Quail Avenue and Cimarron Road within Spring Valley. MN/al/jo (For possible action) 03/16/22 BCC

Motion by: **Brian Morris**

Action: **DENY**

Vote: 3/1 NAY - Bell

9. **ZC-22-0046-COUNTY OF CLARK (AVIATION):**

**ZONE CHANGE** to reclassify 8.7 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce intersection off-set on Peace Way; 2) reduce intersection off-set on Naples Drive; 3) reduce intersection off-set on Campbell Road; 4) reduce the right-of-way width of Naples Drive; and 5) reduce landscape width along a collector street.

**DESIGN REVIEWS** for the following: 1) single family residential; 2) hammerhead turnarounds; and 3) finished grade. Generally located on the south side of Peace Way, 636 feet west of Lone Mesa Drive within Spring Valley (description on file). JJ/jvm/jo (For possible action) 03/16/22 BCC

Motion by: **Catherine Godges**  
Action: **DENY**  
Vote: **4/0 Unanimous**

10. **VS-22-0047-COUNTY OF CLARK (AVIATION):**  
**VACATE AND ABANDON** easements of interest to Clark County located between Peace Way and Scallop Reef Avenue and between Lone Mesa Drive and CC 215 and a portion of right-of-way being Naples Drive between Lone Mesa Drive and CC 215 within Spring Valley (description on file). JJ/jvm/jo (For possible action) **03/16/22 BCC**

Motion by: **Catherine Godges**  
Action: **DENY**  
Vote: **4/0 Unanimous**

11. **TM-22-500021-COUNTY OF CLARK (AVIATION):**  
**TENTATIVE MAP** consisting of 69 lots and common lots on 8.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Peace Way, 636 feet west of Lone Mesa Drive within Spring Valley. JJ/jvm/jo (For possible action) **03/16/22 BCC**

Motion by: **Catherine Godges**  
Action: **DENY**  
Vote: **3/1 NAY - Bell**

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 requested a future presentation by the Water District to explain impacts of their January 31, 2022 letter regarding the District's Service Rules related to water discharged to a septic tank. Mr. Getter also requested a presentation by the Fire Department regarding the safety of electric vehicles and charging stations.**

IX. Next Meeting Date

The next regular meeting will be **March 8, 2022** at 6:00pm

X Adjournment

Motion by: **Catherine Godges**  
Action: **Adjourn**  
Vote: **4/0 Unanimous**

**The meeting was adjourned at 7:14 p.m.**

BOARD OF COUNTY COMMISSIONERS  
JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair  
MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
YOLANDA T. KING, County Manager

**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/>

BOARD OF COUNTY COMMISSIONERS  
JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair  
MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
YOLANDA T. KING, County Manager