



## Spring Valley Town Advisory Board

May 31, 2022

### MINUTES

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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, <a href="mailto:chaves70@yahoo.com">chaves70@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

**Yvette Williams called the meeting to order at 6:05pm.**

**Rob Kaminski, Current Planning**

II. Public Comment

- None

III. Approval of **May 10, 2022** and **April 26, 2022** Minutes

Motion by: Brian Morris

Action: **APPROVE** as published.

Vote: 4-0 /Unanimous

IV. Approval of Agenda for **May 31, 2022** and Hold, Combine or Delete Any Items (For possible action)

Motion by Yvette Williams

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)

- **Mike Shannon announced Transform Clark County is an effort to develop a cohesive vision for Clark County by updating the Master Plan and Title 30. The goal of the Development Code (Title 30) rewrite is to clarify what is expected of any development proposal.**

RECEIVED

JUN 23 2022

COUNTY CLERK

The Development Code Assessment report can be reviewed at  
<https://www.transformclarkcounty.com/documents>

**Yvette Williams requested further information regarding Short-Term Rentals.**

VI. Planning & Zoning

1. **NZC-22-0090-BELTWAY DEWEY, LLC:**

**AMENDED HOLDOVER ZONE CHANGE** to reclassify 10.3 acres from an R-E (Rural Estates Residential) Zone and an R-2 (Medium Density Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone (previously notified as R-5 (Apartment Residential) Zone).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; 2) reduce landscaping; and 3) alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) multiple family residential development; and 2) finished grade in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue, the west side of Jerry Tarkanian Way, and the north side of Diablo Drive within Spring Valley (description on file). JJ/jt/jo (For possible action) 06/07/22 PC

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

2. **UC-22-0221-9295 BROOKS LLC:**

**USE PERMIT** for an 80 foot high communication tower.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced parking; and 2) reduced parking lot landscaping.  
**DESIGN REVIEW** for an 80 foot high communication tower in conjunction with an existing recreational (skating) facility on 4.2 acres in the C-1 (Local Business) Zone and C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the south side of Flamingo Road, approximately 800 feet east of Fort Apache Road within Spring Valley. JJ/nr/syp (For possible action) 06/07/22 PC

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

3. **ZC-22-0234-PN II, INC.:**

**ZONE CHANGE** to reclassify 9.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
**USE PERMITS** for the following: 1) a detached residential planned unit development; and 2) reduce the building setback from project perimeters.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street intersection off-set; and 2) allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: 1) a detached single family residential planned unit development; and 2) hammerhead street design in the CMA Design Overlay District. Generally located on the north side of Russell Road, 635 feet east of Buffalo Drive within Spring Valley (description on file). MN/md/jo (For possible action) 06/08/22 BCC

Motion by: Yvette Williams  
Action: **APPROVE** per the plans dated May 23, 2022 and staff if approved conditions related to lots 9-23 and 35-49.

Remove Waiver # 2.  
Vote: 4-0 /Unanimous

4. **VS-22-0235-PN II, INC.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Buffalo Drive and Pioneer Way (alignment), and between Diablo Drive and Russell Road; and portion of right-of-way being Russell Road located between Buffalo Drive and Tenaya Way within Spring Valley (description on file). MN/md/jo (For possible action) **06/08/22 BCC**

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

5. **TM-22-500081-PN II, INC.:**  
**TENTATIVE MAP** consisting of 81 single family residential lots and common lots on 9.3 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road, 635 feet east of Buffalo Drive within Spring Valley. MN/md/jo (For possible action) **06/08/22 BCC**

Motion by: John Getter  
Action: **APPROVE** as presented per plans dated May 23, 2022.  
Vote: 4-0 /Unanimous

6. **ET-22-400065 (VS-20-0112)-PICERNE QUARTERHORSE, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Quarterhorse Lane and Roy Horn Way, and between Martin Avenue (alignment) and Sunset Road; and a portion of a right-of-way being Sunset Road located between Roy Horn Way and Quarterhorse Lane within Spring Valley (description on file). JJ/nr/syp (For possible action) **06/21/22 PC**

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

7. **ET-22-400068 (UC-20-0212)-RW BUFFALO, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a recreational facility with accessory retail and snack bar use.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.  
**DESIGN REVIEW** for a recreational facility in conjunction with an existing office/warehouse complex on 4.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive, 650 feet north of Warm Springs Road within Spring Valley. MN/nr/syp (For possible action) **06/21/22 PC**

Motion by: Yvette Williams  
Action: **APPROVE** with staff conditions.  
Commence by July 1, 2023.  
Vote: 4-0 /Unanimous

8. **WS-22-0269-LV MAULE, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow non-standard improvements (landscaping) within the right-of-way on 13.9 acres in an R-4 (Multiple Family Residential – High Density) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Maule Avenue and the west side of Buffalo Drive within Spring Valley. MN/jgh/jo (For possible action) 06/21/22 PC

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

9. **WS-22-0270-LMM LIVING TRUST & MUELLER LEE W & MICHELE G TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following; 1) setbacks; and 2) increased wall height in conjunction with an existing single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Conquistador Street, 532 feet south of Reno Avenue within Spring Valley. JJ/nr/syp (For possible action) 06/21/22 PC

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.

- None

- IX. Next Meeting Date: **June 14, 2022**

X. Adjournment

Motion by: Yvette Williams  
Action: **Adjourn** meeting at 7:18 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/>