



## Spring Valley Town Advisory Board

November 30, 2021

### MINUTES

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Board Members:	Yvette Williams, Chair - PRESENT Rodney Bell - PRESENT Brian A. Morris - PRESENT	Catherine Godges, Vice Chair - PRESENT John Getter - PRESENT
Secretary:	Carmen Hayes, 702 371-7991, <a href="mailto:chaves@yahoo.com">chaves@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 6:38 pm**  
**Steve McDermott , Current Planner**

II. Public Comment

**An attendee that indicated he lives in the neighborhood where item 1 is proposed, stated a facility for individuals recovering from surgery does not belong in a neighborhood. Concern was expressed with parking and impact on the quality of life for families living in the residential community.**

III. Approval of November 9, 2021 Minutes

Motion by: **Brian Morris**  
Action: **Approve** as published  
Vote: **5/0 Unanimous**

IV. Approval of Agenda for **November 30, 2021** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Yvette Williams**  
Action: **Approve** as amended  
Vote: **5/0 Unanimous**

V. Informational Items

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

**Mike Shannon announced fiscal year 2022/2023 Outside Agency Grants (OAG) county general funds are now available through a grant application process. Eligible applicants must provide services and assistance that substantially benefits Clark**

RECEIVED

DEC 14 2021

COUNTY CLERK

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

County residents (NRS 244.1505). Projects that provide a substantial benefit are programs or services needed by disadvantaged citizens to increase their self-sufficiency and personal independence, programs or events that foster community pride or cohesiveness, and/or facilities and projects that strengthen the community's infrastructure. Grant applications will only be accepted from non-profit organizations and local government entities, not from individuals or for-profit firms. Only those agencies who meet the application submittal requirements will be eligible to be considered for FY 2022/2023 OAG funds. The deadline for completing the ENTIRE OAG APPLICATION is Thursday, December 9, 2021 at 4:00 PM, PST.

Mike Shannon also announced the Spring Valley Town Advisory Board meeting will be canceled December 28, 2021.

VI. Planning & Zoning

1. **UC-21-0561-DAVIS LETHIA:**  
**USE PERMIT** for a hospital.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) hospital not adjacent to a collector/arterial street; 2) parking; 3) landscaping; 4) trash enclosure; and 5) alternative driveway geometrics.  
**DESIGN REVIEW** for a hospital on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Banbridge Drive, 470 feet west of Torrey Pines Drive within Spring Valley. MN/nr/ja (For possible action) 12/07/21 PC

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

2. **SC-21-0619-GK ACQUISITIONS LLC ET AL & MICONE MICHAEL A TRUST:**  
**STREET NAME CHANGE** to change the name of Narrative Way to Agilysys Way. Generally located on the south side of Roy Horn Way and the north side of Badura Avenue within Spring Valley. MN/dm/jo (For possible action) 12/21/21 PC

Motion by: **Yvette Williams**  
Action: **Approve** per staff conditions  
Vote: **5/0 Unanimous**

3. **VS-21-0644-SUNSET INTERCHANGE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Wagon Trail Avenue, and between Quarterhorse Lane and Dapple Gray Road, or portion of a right-of-way being Sunset Road located between Quarterhorse Lane and Dapple Gray Road, and a portion of Wagon Trail Avenue between Quarterhorse Lane and Dapple Gray Road within Spring Valley (description on file). JJ/jvm/xx (For possible action) 12/21/21 PC

Motion by: **John Getter**  
Action: **Approve** per staff conditions  
Vote: **5/0 Unanimous**

4. **VS-21-0647-SRISURO CHOTCHAI & SUTHANYA & ROJANASATHIT SOMKIETR & CHINDA:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Buffalo Drive and Miller Lane, and between Badura Avenue and Maule Avenue within Spring Valley (description on file). MN/lm/jo (For possible action) **12/21/21 PC**
- Motion by: **Rodney Bell**  
Action: **Approve** with staff conditions  
Vote: **5/0 Unanimous**
5. **TM-21-500180-SRISURO CHOTCHAI & SUTHANYA & ROJANASATHIT SOMKIETR & CHINDA:**  
**TENTATIVE MAP** consisting of a one lot commercial subdivision on 4.8 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the west side of Buffalo Drive and the north side of Badura Avenue within Spring Valley. MN/lm/jo (For possible action) **12/21/21 PC**
- Motion by: **Rodney Bell**  
Action: **Approve** with staff conditions  
Vote: **5/0 Unanimous**
6. **AR-21-400164 (UC-0561-13)-STEPHENS LIVING TRUST & STEPHENS PAUL D. TRS:**  
**USE PERMIT THIRD APPLICATION FOR REVIEW** for exotic animals (servals) in conjunction with a single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the south side of Laredo Street, 210 feet west of Rosanna Street within Spring Valley. JJ/nr/jo (For possible action) **12/22/21 BCC**
- Motion by: **Yvette Williams**  
Action: **Approve**  
**ADD: Maintain use of GPS, allow 4 permanent servals in home, allow 1 additional rescue in the home (not to exceed 6 months), double enclosures for all servals, breeders permit required if breeding and a 3-year review with ownership, at the time of review, part of consideration.**  
Vote: **3/2 NAY – Getter and Morris**
7. **ET-21-400166 (ZC-18-0659)-BOYD CORPORATE CAMPUS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: **1)** increase the height of outdoor lighting affixed to buildings; **2)** permit roofline without articulation on the facade; **3)** increase retaining wall height; **4)** increase building heights; and **5)** allow modified commercial driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** proposed office buildings with lighting; **2)** alternative parking lot landscaping; and **3)** finished grade for an office complex on 10.3 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay. Generally located on the east side of Buffalo Drive and the north side of Sunset Road within Spring Valley (description on file). MN/jor/jo (For possible action) **12/22/21 BCC**
- Motion by: **Brian Morris**  
Action: **Approve** with staff conditions  
Vote: **5/0 Unanimous**

8. **VS-21-0637-KLUNDT, FRANK J. REVOCABLE TRUST & KLUNDT, FRANK J. TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Laredo Street and Eldora Avenue and between Montessouri Street within Spring Valley. (description on file). JJ/nr/jo (For possible action) **12/22/21 BCC**

Motion by: **John Getter**  
Action: **Approve** with staff conditions  
Vote: **5/0 Unanimous**

9. **WS-21-0638-KLUNDT, FRANK J. REVOCABLE TRUST & KLUNDT, FRANK J. TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced lot size.  
**DESIGN REVIEWS** for the following: **1)** finished grade; **2)** hammerhead street design; and **3)** single family residential development on 5.0 acres in an R-E (Rural Residential Estates) (RNP-I) Zone. Generally located on the south side of Laredo Street and the west side of Montessouri Street within Spring Valley. JJ/nr/jo (For possible action) **12/22/21 BCC**

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

10. **TM-21-500178-KLUNDT, FRANK J. REVOCABLE TRUST & KLUNDT, FRANK J. TRS:**  
**TENTATIVE MAP** consisting of 9 single family residential lots on 5.0 acres in an R-E (Rural Residential Estates) (RNP-I) Zone. Generally located on the south side of Laredo Street and the west side of Montessouri Street within Spring Valley. JJ/nr/jo (For possible action) **12/22/21 BCC**

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

11. **WS-21-0620-POST LAS VEGAS OWNERS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for landscaping in conjunction with a previously approved multiple family residential development on 17.5 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/jor/jo (For possible action) **12/22/21 BCC**

Motion by: **Yvette Williams**  
Action: **Approve** per staff conditions  
Vote: **5/0 Unanimous**

VII General Business

1. Review Spring Valley TAB 2022 Meeting Times (for discussion only).

**The Board discussed changing the 2022 meeting times to 6:00pm and gave direction for an action item to approve at the December 14, 2021 meeting.**

- 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

The next regular meeting will be **December 14, 2021** at 6:30pm

X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **5/0 Unanimous**

**The meeting was adjourned at 8:34 p.m.**

**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/>