



# Spring Valley Town Advisory Board

July 26, 2022

## MINUTES

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:chayes70@yahoo.com">chayes70@yahoo.com</a> PRESENT	
County Liaison:	Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> EXCUSED Tiffany Hesser 702-455-7388 <a href="mailto:TLH@clarkcountynv.com">TLH@clarkcountynv.com</a> PRESENT	

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

Current Planner, None

II. Public Comment

- None.

III. Approval of **July 12, 2022** Minutes (For possible action)

Motion by Yvette Williams  
Action: **APPROVE** as published.  
Motion **PASSED** (5-0) /Unanimous

IV. Approval of Agenda for **July 26, 2022** and Hold, Combine or Delete Any Items (For possible action)

Motion by Yvette Williams  
Action: **APPROVE** as published.  
Motion **PASSED** (5-0) /Unanimous

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
  - None

**RECEIVED**  
**AUG 15 2022**  
**COUNTY CLERK**

VI. Planning & Zoning

1. **WS-22-0343-DURANGO ROBINDALE, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce driveway width; and 2) reduce driveway throat depth.  
**DESIGN REVIEW** for a restaurant (Starbucks) with drive-thru service on 0.7 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 420 feet north of Robindale Road within Spring Valley. MN/al/syp (For possible action) **08/03/22 BCC**

Motion by John Getter  
Action: **DENY**  
Motion **PASSED** (3-2) /NAY – Williams and Godges

2. **UC-22-0376-9719 FLAMINGO ROAD, LLC:**  
**USE PERMIT** to allow a recreational facility.  
**DESIGN REVIEW** for a proposed recreational facility in conjunction with an existing shopping center on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Flamingo Road and Grand Canyon Drive within Spring Valley. JJ/jor/jo (For possible action) **08/16/22 PC**

Motion by Catherine Godges  
Action: **APPROVE** with staff conditions  
Motion **PASSED** (5-0) /Unanimous

3. **VC-22-0366-WARM SPRINGS & LEE LLC:**  
**VARIANCE** to allow a pawn shop in conjunction with an existing commercial development located on 2.1 acres in a C-2 (General Commercial) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side of Warm Springs Road, 1,030 feet west of Durango Drive within Spring Valley. JJ/md/tk (For possible action) **08/16/22 PC**

Motion by Rodney Bell  
Action: **APPROVE** with staff conditions  
Motion **PASSED** (5-0) /Unanimous

4. **ET-22-400089 (VS-19-0873)-TRI POINTE HOMES NEVADA, INC.:**  
**FIRST EXTENSION OF TIME TO VACATE AND ABANDON** easements of interest to Clark County located between Patrick Lane and Sunset Road, and between Hualapai Way and Windfresh Drive (alignment) and portion of a right-of-way being Hualapai Way located between Patrick Lane and Sunset Road within Spring Valley (description on file). JJ/sd/tk (For possible action) **08/17/22 BCC**

Motion by John Getter  
Action: **APPROVE** with staff conditions  
Motion **PASSED** (5-0) /Unanimous

5. **ZC-22-0368-ZANCHI, GIACOMO J. & YOLANDA TR & ZANCHI, GIACOMO J. & YOLANDA TRS:**  
**ZONE CHANGE** to reclassify 1.1 acres from a C-2 (General Commercial) Zone to a C-1 (Local Business) Zone.  
**USE PERMITS** for the following: **1)** mini-warehouse facility; and **2)** off-highway vehicle, recreational vehicle, and watercraft storage facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative landscaping; **2)** access a local street; and **3)** modified commercial driveway standards.  
**DESIGN REVIEW** for a mini-warehouse with off-highway vehicle, recreational vehicle, and watercraft storage facility on 2.6 acres in a C-1 (Local Business) Zone. Generally located on the west side of Buffalo Drive and the south side of Rochelle Avenue within Spring Valley (description on file). MN/lm/jo (For possible action) **08/17/22 BCC**

Motion by John Getter

Action: **APPROVE** with staff if approved conditions

Motion **PASSED** (5-0) /Unanimous

6. **ZC-22-0375-ZOO LANDERS, LLC:**  
**ZONE CHANGE** to reclassify 1.9 acres from an R-E (Rural Estates Residential) (AE-60) Zone to a C-P (Office and Professional) (AE-60) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** alternative landscaping; **3)** non-standard improvements (landscaping) within a right-of-way; and **4)** alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** an office complex; and **2)** alternative parking lot landscaping. Generally located on the northwest corner of Jones Boulevard and Ponderosa Way within Spring Valley (description on file). MN/al/ja (For possible action) **08/17/22 BCC**

Motion by Yvette Williams

Action: **APPROVE** Zone Change

**APPROVE:** Waivers of Development Standards #1, #2, and #3

**DENY:** Waivers of Development Standards #4

**APPROVE** Design Review

**ADD CONDITION:** No attached sidewalks

With staff if approved conditions

Motion **PASSED** (5-0) /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 August 9, 2022

X Adjournment

Motion by Yvette Williams

Action: **ADJOURN** meeting at 7:23 p.m.

Motion **PASSED** (5-0) /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/>