

- III. Approval of Minutes for April 9, 2024. (For possible action)
- IV. Approval of the Agenda for April 30, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Family Fun Celebration at Echo Trail Park 5655 Buffalo Drive, Las Vegas, NV 89113 on Saturday, May 4th from 12-2 pm
- VI. Planning and Zoning
 - 1. **VS-24-0110-KENOWOYO INVESTMENT I, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Doe Avenue and Oakey Boulevard, and between Jones Boulevard and Red Rock Street within Spring Valley (description on file). RM/tpd/ng (For possible action) **05/21/24 PC**
- 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 discussion, action, or vote may be taken on this agenda item. 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.
- IX. Next Meeting Date: May 14, 2024.
- X. Adjournment.

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>



Spring Valley Town Advisory Board

April 9, 2024

MINUTES

Board Members:	John Getter, Chair PRESENT Dale Devitt PRESENT Randal Okamura PRESENT	Brian A. Morris, Vice Chair EXCUSED Juana Leia Jordan PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chaves70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Roxy Pais-Evia, **Current Planning**

II. Public Comment

This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three 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 Chair or the Board/Council by majority vote.

- **None**

III. Approval of **March 26, 2024** Minutes (For possible action)

Motion by: **Dr. Juana Leia Jordan**

Action: **APPROVE** as published

Vote: 4-0/Unanimous

IV. Approval of Agenda for **April 9, 2024** and Hold, Combine or Delete Any Items (For possible action).

Motion by: **John Getter**

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)

Parkinson’s Foundation “Moving Day” run at Sunset Park April 20, 2024. For more information can view web-site at www.movingdaylasvegas.org

VI. Planning & Zoning

- 1. **UC-24-0093-TING, LI TING & TSAI, JOHNSON:**
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) landscaping; 3) reduce setback; and 4) gate setback.
DESIGN REVIEW for a mini-warehouse facility on 1.1 acres in a CG (Commercial General) Zone. Generally located on the north side of Twain Avenue, 110 feet east of Acadia Hill Drive within Spring Valley. JJ/lm/ng (For possible action) **05/07/24 PC**

Motion by: **Randy Okamura**
Action: **DENY** per staff conditions
Vote: 4-0/Unanimous

- 2. **TM-24-500024-TING, LI TING & TSAI, JOHNSON:**
TENTATIVE MAP consisting of 1 commercial lot on 1.1 acres in a CG (Commercial General) Zone. Generally located on the north side of Twain Avenue, 110 feet east of Acadia Hill Drive within Spring Valley. JJ/lm/ng (For possible action) **05/07/24 PC**

Motion by: **Randy Okamura**
Action: **APPROVE** per staff conditions
Vote: 4-0/Unanimous

- 3. **VS-24-0072-AMH NV 14 DEVELOPMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road, and on the east and west sides of Grand Canyon Drive (alignment), and a portion of right-of-way being Grand Canyon Drive located between Ford Avenue and Pebble Road within Spring Valley and Enterprise (description on file). JJ/tpd/ng (For possible action) **05/07/24 PC**

Motion by: **Dr. Juana Leia Jordan**
Action: **APPROVE** per staff conditions
Vote: 4-0/Unanimous

- 4. **WS-24-0081-GOLD CLOUD, INC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for an existing shed in conjunction with an existing single family residence on 0.1 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Tara Avenue, 120 feet east of Mohawk Street within Spring Valley. RM/bb/ng (For possible action) **05/07/24 PC**

Motion by: **Dr. Juana Leia Jordan**
Action: **DENY**
Vote: 4-0/Unanimous

5. **WS-24-0084-HALSTEAD, DUSTIN LEE:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast side of Mountain Spring Road, 225 feet south of Palmyra Avenue within Spring Valley. JJ/tpd/ng (For possible action) **05/07/24 PC**

Motion by: **Randy Okamura**
Action: **APPROVE** with staff “if approved” conditions
Vote: 4-0/Unanimous

6. **ET-24-400027 (UC-18-0235)-BP DURANGO LP:**
USE PERMITS THIRD EXTENSION OF TIME for the following: 1) reduce the setback to a residential use; and 2) allow a service bay door to face a street.
WAIVER OF DEVELOPMENT STANDARDS for modified street standards.
DESIGN REVIEW for a vehicle wash facility on a portion of 2.5 acres in a CG (Commercial General) Zone. Generally located on the west side of Durango Drive, 427 feet north of Russell Road within Spring Valley. JJ/rp/ng (For possible action) **05/08/24 BCC**

Motion by: **John Getter**
Action: **APPROVE** with staff “if approved” conditions
Vote: 4-0/Unanimous

7. **WS-24-0091-RUSSELL DECATUR CROSSING, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for driveway geometrics.
DESIGN REVIEW for modification to an approved shopping center on 12.4 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Russell Road, 270 feet west of Decatur Boulevard within Spring Valley. MN/jud/ng (For possible action) **05/08/24 BCC**

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

8. **VS-24-0076-LVS MOB, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Laredo Street, and between Miller Lane and Buffalo Drive and a portion of a right-of-way being Laredo Street located between Miller Lane and Buffalo Drive within Spring Valley (description on file). JJ/rr/ng (For possible action) **05/08/24 BCC**

Motion by: **Dr. Juana Leia Jordan**
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous

9. **WS-24-0075-LVS MOB, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for an office and retail complex on 1.7 acres in a Commercial General (CG) Zone. Generally located on the west side of Buffalo Drive and the north side of Laredo Street within Spring Valley. JJ/rr/ng (For possible action) **05/08/24 BCC**

Motion by: **Dr. Juana Leia Jordan**
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous

10. **ZC-24-0041-HUNTINGTON, LLC SERIES VI & LET IT GROW, LLC:**
ZONE CHANGE to reclassify 1.5 acres from RS20 (Residential Single-Family 20) Zone to CN (Commercial Neighborhood) Zone. Generally located on the northwest corner of Fort Apache Road and Post Road within Spring Valley (description on file). JJ/sd/ng (For possible action) **05/08/24 BCC**

Motion by: **Randy Okamura**
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous

11. **VS-24-0043-HUNTINGTON, LLC SERIES VI & LET IT GROW, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Dollar Court (alignment) and between Post Road and Sobb Avenue (alignment) within Spring Valley (description on file). JJ/sd/ng (For possible action) **05/08/24 BCC**

Motion by: **Randy Okamura**
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous

12. **WS-24-0042-HUNTINGTON LLC SERIES VI & LET IT GROW LLC:**
WAIVER OF DEVELOPMENT STANDARDS for driveway geometrics.
DESIGN REVIEW for a daycare facility on 1.5 acres in a Commercial Neighborhood (CN) Zone. Generally located on the northwest corner of Fort Apache Road and Post Road within Spring Valley. JJ/sd/ng (For possible action) **05/08/24 BCC**

Motion by: **Randy Okamura**
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous

13. **ZC-24-0085-HUANG SUJUAN:**
ZONE CHANGE to reclassify 1.0 acre from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone and an RS10 (Residential Single-Family 10) Zone. Generally located on the west side of Hauck Street and the north side of Edna Avenue within Spring Valley (description on file). RM/hw/ng (For possible action) **05/08/24 BCC**

Motion by: **John Getter**
Action: **DENY** per staff recommendations
Vote: 4-0/Unanimous

14. **WS-24-0086-HUANG, SUJUAN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) landscaping; 3) buffering and screening standards; 4) residential adjacency standards; 5) sidewalks; and 6) driveway geometrics.
DESIGN REVIEW for a multiple family residential development on a portion of 1.0 acre in an RM18 (Residential Multiple Family 18) Zone. Generally located on the west side of Hauck Street and the north side of Edna Avenue within Spring Valley. RM/hw/ng (For possible action) **05/08/24 BCC**

Motion by: **John Getter**
Action: **DENY** per staff recommendations
Vote: 4-0/Unanimous

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.

- None

IX. Next Meeting Date **April 30, 2024.**

X Adjournment

Motion by: John Getter

Action: **ADJOURN** meeting at 8:00 p.m.

Vote: (4-0) /Unanimous

05/21/24 PC AGENDA SHEET

PUBLIC HEARING
 APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0110-KENOWOYO INVESTMENT I, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Doe Avenue and Oakey Boulevard, and between Jones Boulevard and Red Rock Street within Spring Valley (description on file). RM/tpd/ng (For possible action)

RELATED INFORMATION:

APN:
 163-01-205-002

LAND USE PLAN:
 SPRING VALLEY - PUBLIC USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of the following: 1) a 3 foot wide easement along Doe Avenue; 2) a 33 foot wide easement on the west side of APN: 163-01-205-002; and 3) a 3 foot wide easement along Red Rock Street. The applicant indicates these easements are no longer needed because there is an existing commercial development on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0664	Use permit, waiver of development standards, and design review for a school	Approved by BCC	January 2024
AR-20-400016 (UC-18-0911)	First application for review for a use permit, waivers of development standards, and design review for a school	Denied by BCC	June 2020
UC-18-0911	Use permit, waivers of development standards, and design review for a school	Approved by BCC	January 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single family residential
South	City of Las Vegas	R-E	Place of worship
West	City of Las Vegas	C-2	Commercial complex

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KENOWOYO INVESTMENT I, LLC
CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS,
NV 89147

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-01-205-002

PROPERTY ADDRESS/ CROSS STREETS: Oakey & Red Rock

DETAILED SUMMARY PROJECT DESCRIPTION

Patent Vacation

PROPERTY OWNER INFORMATION

NAME: Kenowoyo Investment I LLC
 ADDRESS: 3475 Lindell Road
 CITY: Las Vegas STATE: NV ZIP CODE: 89146
 TELEPHONE: 702-301-3285 CELL: _____ EMAIL: yong8080@msn.com

APPLICANT INFORMATION (must match online record)

NAME: Kenowoyo Investment I LLC
 ADDRESS: 3475 Lindell Road
 CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
 TELEPHONE: 702-301-3285 CELL: _____ EMAIL: yong8080@msn.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering: Nicole Chavarria
 ADDRESS: 6030 S. Jones Blvd.
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 702-362-8844 CELL: _____ EMAIL: nicolec@taneycorp.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Thiyona Mai
 Property Owner (Signature)*

Thiyona Mai
 Property Owner (Print)

3-4-24
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input checked="" type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) 24-0110
 PC MEETING DATE 3/21/24
 BCC MEETING DATE _____
 TAB/CAC LOCATION Spring Valley

ACCEPTED BY JM
 DATE 3/20/24
 FEES 1200

DATE 4/30/24



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

March 8, 2024

Clark County
Department of Public Works
500 South Grand Central Parkway
Las Vegas, NV 89155

Re: **Oakey & Red Rock**
APR-24-100267
APN: 163-01-205-002
Justification Letter

VS-24-0110

To whom it may concern:

Taney Engineering, on behalf of Kenowoyo Investment I, LLC, is respectfully submitting justification for a patent easement vacation.

Patent Easement Vacation

This request is to vacate 33-foot-wide and 3-foot-wide portions of a patent easement located along the north, east, and west property boundaries of APN: 163-01-205-002.

The stated patent easement is no longer necessary due to the existing commercial development on the site.

A legal description, exhibit, and supporting documents for the vacation have been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner