



Spring Valley Town Advisory Board

January 9, 2024

MINUTES

Board Members:	John Getter, Chair EXCUSED Dale Devitt PRESENT Randal Okamura PRESENT	Brian A. Morris PRESENT Juana Leia Jordan PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Dane Detommaso, 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 **December 12, 2023** Minutes (For possible action)

Motion by: **Randy Okamura**

Action: **APPROVE** as published

Vote: 4-0/Unanimous

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

Motion by: **Brian Morris**

Action: **APPROVE** after noting item one was withdrawn by the applicant

Vote: 4-0/Unanimous

V. Informational Items

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

VI. Planning & Zoning

1. **UC-23-0760-SAHARA MEDICAL INSTITUTE, LLC:**
USE PERMIT to allow an on-premises consumption of alcohol (supper club) in conjunction with an existing restaurant in an office and retail development on a portion of 0.8 acres in a C-1 (Local Business) Zone. Generally located on the east side of Duneville Street, 150 feet south of Sahara Avenue within Spring Valley. JJ/rp/syp (For possible action) **01/02/24 PC**

WITHDRAWN by the applicant

2. **DR-23-0855-WELLS CARGO INC:**
DESIGN REVIEW for a vehicle wash on 3.1 acres in a C-2 (Commercial General) Zone. Generally located on the southeast corner of Spring Mountain Road and Tenaya Way within Spring Valley. JJ/jud/syp (For possible action) **02/06/24 PC**

Motion by: **Randy Okamura**

Action: **APPROVE** subject to staff conditions

Vote: 4-0/Unanimous

3. **SDR-23-0831-SUNSET AND DURANGO PARTNERS, LLC**
SIGN DESIGN REVIEW for signage in conjunction with an approved shopping center on 6.5 acres in a CG (Commercial General) Zone. Generally located on the north side of Sunset Road, 300 feet west of Durango Drive within Spring Valley. JJ/jud/syp (For possible action) **02/06/24 PC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions

Vote: 4-0/Unanimous

4. **ET-23-400179 (VS-21-0602)-DWW CO INC:**
VACATE AND ADANDON FIRST EXTENSION OF TIME for a portion of a right-of-way being Valadez Street located between Cimarron Road and Buffalo Drive, a portion of right-of-way being Pamalyn Avenue (alignment) located between Roy Horn Way and Maule Avenue, and a portion of Cimarron Road located between Roy Horn Way and Maule Avenue within Spring Valley. (description on file) MN/jm/syp (for possible action) **02/06/24 PC**

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

Action: **APPROVE** subject to staff conditions

Vote: 4-0/Unanimous

5. **PA-23-700048-MKAT CAPITAL GROUP, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 2.3 acres. Generally located on the east side of Santa Margarita Street, 300 feet south of Patrick Lane within Spring Valley. MN/gc (For possible action) **02/06/24 PC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions

Vote: 4-0/Unanimous

6. **ZC-23-0838-MKAT CAPITAL GROUP, LLC:**
ZONE CHANGE to reclassify 2.3 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.
USE PERMIT to allow offices as a primary use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce landscaping adjacent to a less intensive use; **2)** parking lot configuration; **3)** building height; **4)** reduce required parking; and **5)** driveway geometrics.
DESIGN REVIEWS for the following: **1)** a proposed office/warehouse facility; **2)** alternative parking lot landscaping; and **3)** finished grade in the CMA Design Overlay District. Generally located on the east side of Santa Margarita Street, 300 feet south of Patrick Lane within Spring Valley (description on file). MN/hw/syp (For possible action) **02/06/24 PC**

Motion by: **Brian Morris**

Action: **DENY** Waiver of Development Standards #5 with Waiver of Development Standards #2 withdrawn by the applicant. **APPROVE** remainder of application subject to staff conditions and add additional condition no access to 18-wheeler trucks.

Vote: 4-0/Unanimous

7. **VS-23-0839-MKAT CAPITAL GROUP, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road; and between Santa Margarita Street and Redwood Street; and a portion of right-of-way being Santa Margarita Street located between Patrick Lane and Post Road within Spring Valley (description on file). MN/hw/syp (For possible action) **02/06/24 PC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions

Vote: 4-0/Unanimous

8. **UC-23-0833-FOSSON TRACY:**
USE PERMITS for the following: **1)** allow an accessory structure (metal building) to exceed one-half of the footprint of the principal building; **2)** allow an accessory structure not architecturally compatible with the principal building; and **3)** waive design standards for an accessory structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive design standards for an addition; and **2)** reduce the interior side setback on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Westwind Road, approximately 330 feet north of Del Rey Avenue within Spring Valley. RM/mh/syp (For possible action) **02/06/24 PC**

Motion by: **Brian Morris**

Action: **CONTINUE** to January 30, 2024 meeting at request of the applicant

Vote: 4-0/Unanimous

9. **VS-23-0806-HUGHES HOWARD PROPERTIES INC:**
VACATE AND ABANDON easements of interest to Clark County located between Town Center Drive and Spruce Goose Street; and between La Madre Mountain Drive and Sahara Avenue within Summerlin South (description on file). JJ/nai/syp (For possible action) **02/06/24 PC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions

Vote: 4-0/Unanimous

10. **DR-23-0814-JRJ INVESTMENTS, INC:**
DESIGN REVIEW for an expansion of an existing vehicle sales facility on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Sahara Avenue and Bronco Street within Spring Valley. JJ/sd/syp (For possible action) **02/07/24 BCC**

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

11. **WC-23-400174 (ZC-19-0343)-UNCOMMONS LIVING BLDG 1, LLC:**
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) live entertainment limited to daytime hours when it is within 500 feet of existing abutting residential uses; and 2) temporary outdoor commercial events located within 200 feet of existing abutting residential development and live entertainment associated with a temporary outdoor commercial event located within 500 feet of existing abutting residential development limited to daytime hours in conjunction with a previously approved mixed-use development on 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of CC 215 within Spring Valley. MN/jud/syp (For possible action) **02/07/24 BCC**

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

12. **DR-23-0802-UNCOMMONS LIVING BLDG 1, LLC:**
DESIGN REVIEW for a recreational facility in conjunction with a previously approved mixed-use development on 32.5 acres in a U-V (Urban Village Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of CC 215 within Spring Valley. MN/jud/syp (For possible action) **02/07/24 BCC**

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

13. **WS-23-0808-GREENMAP GROUP, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS 1) to eliminate detached sidewalks and street landscaping; and 2) reduce minimum lot size in conjunction with a minor subdivision on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the north side of Oquendo Road and the west side of Torrey Pines Drive within Spring Valley. MN/tr/syp (For possible action) **02/07/24 BCC**

Motion by: **Dale Devitt**
Action: **APPROVE** subject to staff “if approved” conditions
Vote: 4-0/Unanimous

14. **WS-23-0850-SID 52, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced street landscaping; and 2) increased building height.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) signage; 3) lighting; and 4) hotel on a 2.1 acre portion of a 14.0 acre office and commercial complex in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the east side of Quarterhorse Lane and the north side of Post Road within Spring Valley. JJ/md/syp (For possible action) **02/07/24 BCC**

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

15. **ZC-23-0794-DEAN, JERRY & DEANNA FAMILY TRUST:**
ZONE CHANGE to reclassify 1.2 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) retaining wall height; and 2) modified driveway geometrics.
DESIGN REVIEW for finished grade in conjunction with a proposed single family residential development in the CMA Design Overlay District. Generally located on the southeast corner of Diablo Drive and Mann Street within Spring Valley (description on file). MN/jor/syp (For possible action) **02/07/24 BCC**

Motion by **Brian Morris**
Action: **APPROVE** subject to staff conditions and add additional condition to pave all the way west to Mount Diablo Road
Vote: 4-0/Unanimous

16. **VS-23-0793-DEAN, JERRY & DEANNA FAMILY TRUST:**
VACATE AND ABANDON an easement of interest to Clark County located between Diablo Drive (alignment) and Dewey Drive (alignment) and between Torrey Pines Drive and El Camino Road (alignment) within Spring Valley (description on file). MN/jor/syp (For possible action) **02/07/24 BCC**

Motion by: **Brian Morris**
Action: **APPROVE** subject to staff conditions
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: **January 30, 2024.**

X Adjournment

Motion by: Brian Morris

Action: **ADJOURN** meeting at 7:45 p.m.

Vote: (4-0) /Unanimous