



Spring Valley Town Advisory Board

January 14, 2025

MINUTES

Board Members:	John Getter, PRESENT Dr. Juana Leia Jordan PRESENT Carol Lee White PRESENT	Randal Okamura EXCUSED Matthew Tramp 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

Michael Huling, 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 **November 26, 2024** Minutes (For possible action)

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

Action: **APPROVE** as published

Vote: 4-0/Unanimous

Approval of **December 10, 2024** Minutes (For possible action)

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

Action: **APPROVE** as published

Vote: 4-0/Unanimous

IV. Approval of Agenda for **January 14, 2025** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Matthew Tramp**

Action: **APPROVE** after noting item 14 would be Held at request of 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-24-0679-WH PROPERTIES, LLC:**

USE PERMIT for outdoor dining and drinking.

WAIVER OF DEVELOPMENT STANDARDS for reduced driveway departure distance.

DESIGN REVIEW for a commercial development on 1.93 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Oquendo Road and the west side of Rainbow Boulevard within Spring Valley. MN/dd/kh (For possible action) **01/22/25 BCC**

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

Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

2. **UC-24-0699-GOLDEN MAUI, LLC:**

USE PERMITS for the following: **1)** mobile food vendors; and **2)** outdoor dining and drinking, and cooking.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; and **2)** alternative driveway geometrics.

DESIGN REVIEW for mobile food vending on a portion of 2.75 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Sunset Road and the east side of Tenaya Way within Spring Valley. MN/bb/kh (For possible action) **01/22/25 BCC**

Motion by: **John Getter**

Action: **APPROVE** Use Permit

DENY Waiver of Development Standards #1

APPROVE Waiver of Development Standards #2

APPROVE Design Review

Vote: 4-0/Unanimous

3. **VS-24-0680-WH PROPERTIES, LLC:**

VACATE AND ABANDON a portion of right-of-way being Oquendo Road located between Rosanna Street and Rainbow Boulevard within Spring Valley (description on file). MN/dd/kh (For possible action) **01/22/25 BCC**

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

Action: **APPROVE** per staff conditions

Vote: 4-0/Unanimous

4. **WC-24-400138 (ZC-0482-01)-SHAZERS2, LLC:**
WAIVER OF CONDITIONS of a zone change requiring to provide intense landscaping which complies with Figure 30.64-12 along the north, west, and east property lines for a previously approved retail/office center on 4.25 acres in CG (Commercial General) Zone. Generally located on the southeast corner of Durango Drive and Oquendo Road within Spring Valley. MN/rg/kh (For possible action) **01/22/25 BCC**

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

5. **WS-24-0703-SHAZERS2, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards. **DESIGN REVIEW** for a commercial retail building on a 1.06 acre portion of a 4.25 acre site in a CG (Commercial General) Zone. Generally located on the southeast corner of Durango Drive and Oquendo Road within Spring Valley. MN/rg/kh (For possible action) **01/22/25 BCC**

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

6. **WS-24-0702-PERON SANDRA REVOCABLE TRUST & PERON SANDRA TRS:**
WAIVER OF DEVELOPMENT STANDARDS to increase fence height in conjunction with an existing single-family residence on 0.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Via Bonita Circle, 235 feet west of Fairwinds Place within Spring Valley. JJ/tpd/kh (For possible action) **02/04/25 PC**

Motion by: **Carol White**
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous

7. **UC-24-0684-GROSH, VIVIAN & BRYAN, W.:**
USE PERMIT for a community residence. **WAIVER OF DEVELOPMENT STANDARDS** to increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Flowerdale Court, 275 feet south of Garden Grove Avenue within Spring Valley. MN/jud/kh (For possible action) **02/04/25 PC**

Motion by: **John Geter**
Action: **APPROVE** with staff conditions
DENY Waiver of Development Standards
Vote: 4-0/Unanimous

8. **WS-24-0578-SOGHOMONYAN, ANAHIT:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback in conjunction with an existing single-family residence on 0.08 acres in an RM18 (Residential Multi-Family-18) Zone. Generally located on the west side of Sunset Pines Street, approximately 35 feet north of Violet Sunset Avenue within Spring Valley. JJ/my/kh (For possible action) **02/04/25 PC**

Motion by: **Matthew Tramp**
Action: **HOLD** until Spring Valley Town Board meeting on January 28, 2025.
Vote: 4-0/Unanimous

9. **PA-24-700039-DESERT INN SQUARE, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Mid-Intensity Suburban Neighborhood (MN) on 5.00 acres.
Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley. MN/gc (For possible action) **02/04/25 PC**

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

10. **ZC-24-0717-DESERT INN SQUARE, LLC:**
ZONE CHANGE to reclassify 5.00 acres from a CG (Commercial General) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley (description on file). MN/gc/ (For possible action) **02/04/25 PC**

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

11. **VS-24-0718-DESERT INN SQUARE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Cimarron Road and Myers Street within Spring Valley (description on file). MN/rr/kh (For possible action) **02/04/25 PC**

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

12. **WS-24-0719-DESERT INN SQUARE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; and 2) increase retaining wall height.
DESIGN REVIEW for a single-family residential development on 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley. MN/rr/kh (For possible action) **02/04/25 PC**

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

13. **TM-24-500155-DESERT INN SQUARE, LLC:**
TENTATIVE MAP consisting of 40 single-family residential lots and common lots on 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley. MN/rr/kh (For possible action) **02/04/25 PC**

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

14. **ET-24-400140 (WS-21-0544)-JAMD, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** office building; and **2)** finished grade on a 3.8 acre portion of 13.6 acres in a CP (Commercial Professional) Zone. Generally located on the south side of Arby Avenue and the east side of Cimarron Road within Spring Valley. MN/my/kh (For possible action) **02/05/25 PC**

Applicant requested **HOLD** until Spring Valley Town Board meeting on January 28, 2025.

15. **VS-24-0713-PSI OQUENDO, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Grand Canyon Drive and Fort Apache Road, and a portion of right-of-way being Fort Apache Road located between Russell Road and Oquendo Road within Spring Valley (description on file). JJ/rr/kh (For possible action) **02/05/25 PC**

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

16. **UC-24-0714-PSI OQUENDO, LLC:**
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate buffering and screening; **2)** waive residential adjacency standards; and **3)** alternative driveway geometrics.
DESIGN REVIEW for a mini-warehouse facility on 4.47 acres in a CG (Commercial General) Zone. Generally located on the west side of Fort Apache Road and the north side of Oquendo Road within Spring Valley. JJ/rr/kh (For possible action) **02/05/25 PC**

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

17. **TM-24-500154-PSI OQUENDO, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 4.47 acres in a CG (Commercial General) Zone. Generally located on the west side of Fort Apache Road and the north side of Oquendo Road within Spring Valley. JJ/rr/kh (For possible action) **02/05/25 PC**

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

18. **ZC-24-0723-CFT NV DEVELOPMENTS, LLC:**
ZONE CHANGE to reclassify 1.24 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Warm Springs Road and Gagnier Boulevard within Spring Valley (description on file). MN/gc (For possible action) **02/05/25 PC**

Motion by: **Matthew Tramp**
Action: **APPROVE** with staff recommendations
Vote: 3-0/Unanimous (Dr. Jordan stepped out of room)

19. **VS-24-0724-GARMIC PROPERTIES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Gagnier Boulevard and Cimarron Road, and between Warm Springs Road and Capovilla Avenue within Spring Valley (description on file). MN/jud/kh (For possible action) **02/05/25 PC**

Motion by: **Matthew Tramp**
Action: **APPROVE** with staff recommendations
Vote: 3-0/Unanimous (Dr. Jordan stepped out of room)

20. **WS-24-0725-GARMIC PROPERTIES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a proposed restaurant with drive-thru on 1.24 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Gagnier Boulevard and Warm Springs Road within Spring Valley. MN/jud/kh (For possible action) **02/05/25 PC**

Motion by: **Matthew Tramp**
Action: **APPROVE** with staff conditions
Vote: 3-0/Unanimous (Dr. Jordan stepped out of room)

VII. General Business

1. Elect a Chair and Vice Chair (For possible action)
Hold until all members are present
2. **Approved 2025 Meeting Calendar** after noting there would be no meeting on November 11, 2025 and December 30, 2025
3. **Reviewed Spring Valley Town Advisory Board Bylaws** (For discussion only)

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 28, 2025**

X. Adjournment

Motion by: **John Getter**
Action: **ADJOURN** meeting at 7:43p.m.
Vote: 4-0/Unanimous