



# Spring Valley Town Advisory Board

January 28, 2025

## MINUTES

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Board Members:	John Getter, <b>PRESENT</b> Dr. Juana Leia Jordan <b>EXCUSED</b> Carol Lee White <b>PRESENT</b>	Randal Okamura <b>PRESENT</b> Matthew Tramp <b>PRESENT</b>
Secretary:	Carmen Hayes, 702 371-7991, <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> <b>PRESENT</b>	

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

**Matt Young, Current Planning**  
**Carol Lee White arrived after the agenda was approved**

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 **January 14, 2025** Minutes (For possible action)

Motion by: **Randy Okamura**  
Action: **APPROVE** as published  
Vote: 3-0/Unanimous

IV. Approval of Agenda for **January 28, 2025** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Matthew Tramp**  
Action: **APPROVE** as published  
Vote: 3-0/Unanimous

V. Informational Items

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

- None

VI. Planning & Zoning

1. **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: **John Getter**

Action: **APPROVE** as presented with staff “if approved” conditions

Vote: 4-0/Unanimous

2. **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 BCC**

Motion by: **Randy Okamura**

Action: **APPROVE** extension of time until May 2026

Vote: 4-0/Unanimous

3. **PA-24-700036-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 2.50 acres. Generally located on the northwest corner of Post Road and Mann Street (alignment) within Spring Valley. MN/gc (For possible action) **02/18/25 PC**

Motion by: **Randy Okamura**

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

Vote: 4-0/Unanimous

4. **ZC-24-0675-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:**  
**ZONE CHANGE** to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northwest corner of Post Road and Mann Street (alignment) within Spring Valley (description on file). MN/gc (For possible action) **02/18/25 PC**

Motion by: **Randy Okamura**

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

Vote: 4-0/Unanimous

5. **VS-24-0677-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between El Camino Road and Redwood Street (alignment) and between Patrick Lane and Post Road within Spring Valley (description on file). MN/sd/kh (For possible action) **02/18/25 PC**

Motion by: **Randy Okamura**

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

Vote: 4-0/Unanimous

6. **WS-24-0676-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** for increased maximum parking.

**DESIGN REVIEW** for a warehouse/office facility on 2.50 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northwest corner of Post Road and Mann Street (alignment) within Spring Valley. MN/sd/kh (For possible action) **02/18/25 PC**

Motion by: **Randy Okamura**

Action: **APPROVE** with 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 **February 11, 2025**

X Adjournment

Motion by: **John Getter**

Action: **ADJOURN** meeting at 6:28 p.m.

Vote: 4-0/Unanimous