



Spring Valley Town Advisory Board

February 11, 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

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 **January 28, 2025** Minutes (For possible action)

Motion by: **Carol White**

Action: **APPROVE** as published

Vote: 4-0/Unanimous

IV. Approval of Agenda for **February 11, 2025** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Carol White**

Action: **APPROVE after noting electing Chair and Vice Chair held until all members present.**

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. **PA-25-700002-Q M V III HACIENDA HOLDINGS L P:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 10.4 acres. Generally located on the south side of Hacienda Avenue and the west side of Jerry Tarkanian Way within Spring Valley. JJ/rk (For possible action) **03/04/25 PC**

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

2. **ZC-25-0025-QMV III HACIENDA HOLDINGS L P:**
ZONE CHANGE to reclassify 10.4 acres from an RS20 (Residential Single-Family 20) Zone and RS3.3 (Residential Single-Family 3.3) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Hacienda Avenue and the west side of Jerry Tarkanian Way within Spring Valley (description on file). JJ/rk (For possible action) **03/04/25 PC**

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

3. **VS-25-0026-Q M V III HACIENDA HOLDINGS L P:**
VACATE AND ABANDON easements of interest to Clark County located between Diablo Drive and Hacienda Avenue, and between Lone Mesa Drive and Jerry Tarkanian Way, and a portion of right-of-way being Jerry Tarkanian Way located between Hacienda Avenue and Diablo Drive, and a portion of right-of-way being Diablo Drive located between Jerry Tarkanian Way and Lone Mesa Drive within Spring Valley (description on file). JJ/rg/kh (For possible action) **03/04/25 PC**

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

4. **WS-25-0029-QMV III HACIENDA HOLDINGS LP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** increase wall height; and **3)** modify uniform standard drawings.
DESIGN REVIEW for a single-family residential attached development on 10.40 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Hacienda Avenue, the west side of Jerry Tarkanian Way, and the north side of Diablo Drive within Spring Valley. JJ/rg/kh (For possible action) **03/04/25 PC**

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

5. **TM-25-500002-QMV III HACIENDA HOLDINGS LP:**
TENTATIVE MAP consisting of 104 single-family attached residential lots on 10.40 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Hacienda Avenue, the west side of Jerry Tarkanian Way, within Spring Valley. JJ/rg/kh (For possible action)

Motion by: **John Getter**

Action: **APPROVE** as presented with “if approved” staff conditions
Vote: 4-0/Unanimous

6. **VS-24-0764-GREENMAP GROUP, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Torrey Pines Drive and Redwood Street (alignment) and between Oquendo Road and Quail Avenue (alignment) within Spring Valley (description on file). MN/nai/kh (For possible action) **03/04/25 PC**

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

7. **ZC-25-0036-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 4.18 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southeast corner of Russell Road and Pioneer Way within Spring Valley (description on file). MN/gc (For possible action) **03/05/25 BCC**

Motion by: **Matthew Tramp**
Action: **APPROVE** with staff recommendations
Vote: 4-0/Unanimous

8. **VS-25-0038-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON a portion of right-of-way being Monte Cristo Way located between Russell Road and Foolish Pleasure Drive; a portion of right-of-way being Russell Road located between Monte Cristo Way and Pioneer Way; and a portion of right-of-way being Pioneer Way located between Russell Road and Foolish Pleasure Drive within Spring Valley (description on file). MN/nm/kh (For possible action) **03/05/25 BCC**

Motion by: **Matthew Tramp**
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous

9. **DR-25-0037-COUNTY OF CLARK (AVIATION):**
DESIGN REVIEW for a detached single-family residential subdivision on 4.18 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southeast corner of Russell Road and Pioneer Way within Spring Valley. MN/nm/kh (For possible action) **03/05/25 BCC**

Motion by: **Matthew Tramp**
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous

10. **TM-25-500006-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 32 lots and common lots on 4.18 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southeast corner of Russell Road and Pioneer Way within Spring Valley. MN/nm/kh (For possible action) **03/05/25 BCC**

Motion by: **Matthew Tramp**
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous

11. **ZC-25-0050-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 4.78 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Lone Mesa Drive, 635 feet south of Peace Way within Spring Valley (description on file). JJ/gc (For possible action) **03/05/25 BCC**
- Motion by: **Carol White**
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous
12. **VS-25-0049-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON of easements of interest to Clark County located between Peace Way and Tropicana Avenue, and between Lone Mesa Drive and El Capitan Way; and a portion of right-of-way being Lone Mesa Drive located between Peace Way and Tropicana Avenue within Spring Valley (description on file). JJ/rr/kh (For possible action) **03/05/25 BCC**
- Motion by: **Carol White**
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous
13. **DR-25-0051-COUNTY OF CLARK (AVIATION):**
DESIGN REVIEW for a single-family residential development on 4.78 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located on the east side of Lone Mesa Drive, 635 feet south of Peace Way within Spring Valley. JJ/rr/kh (For possible action) **03/05/25 BCC**
- Motion by: **Carol White**
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous
14. **TM-25-500010-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 36 single-family residential lots and common lots on 4.78 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Lone Mesa Drive, 635 feet south of Peace Way within Spring Valley. JJ/rr/kh (For possible action) **03/05/25 BCC**
- Motion by: **Carol White**
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous
15. **ET-25-400004 (NVC-21-0606)-DIAMOND MOHAWK, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEWS for the following: **1)** office/warehouse; **2)** alternative landscaping; and **3)** finished grade in the Airport Environs (AE-65) Overlay. Generally located on the east side of Mohawk Street and the north side of Sobb Avenue (alignment) within Spring Valley (description on file). MN/nai/kh (For possible action) **03/05/25 BCC**
- Motion by: **John Getter**
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous

16. **VS-24-0761-SANDBAGGERS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rafael Rivera Way and Wagon Trail Avenue and between Montessori Street (alignment) and Rainbow Boulevard; a portion of right-of-way being Rafael Rivera Way located between Montessori Street (alignment) and Rainbow Boulevard; and a portion of right-of-way being Wagon Trail Avenue located between Montessori Street (alignment) and Rainbow Boulevard within Spring Valley (description on file). MN/hw/kh (For possible action) **03/05/25 BCC**

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

17. **UC-24-0760-SANDBAGGERS, LLC:**
USE PERMIT for vehicle maintenance and repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce buffering and screening; **2)** modify residential adjacency standards; and **3)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** an alternative landscape plan; and **2)** a vehicles sales, repair, maintenance, and outdoor storage facility on 4.52 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Rafael Rivera Way and the east side of Montessori Street (alignment) within Spring Valley. N/hw/kh (For possible action) **03/05/25 BCC**

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

18. **TM-24-500165-SANDBAGGERS, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 4.52 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Rafael Rivera Way and the east side of Montessori Street (alignment) within Spring Valley. MN/hw/kh (For possible action) **03/05/25 BCC**

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

19. **ZC-25-0030-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 7.03 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Oquendo Road and the east and west sides of Pioneer Way within Spring Valley (description on file). MN/rk (For possible action) **03/05/25 BCC**

Motion by: **Matthew Tramp**
Action: **APPROVE** with staff recommendations
Vote: 4-0/Unanimous

20. **VS-25-0032-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON portions of right-of-way being Pioneer Way located between Oquendo Road and Foolish Pleasure Drive, and a portion of right-of-way being Oquendo Road located between Pioneer Way and Buffalo Drive within Spring Valley (description on file). MN/nm/kh (For possible action) **03/05/25 BCC**

Motion by: **Matthew Tramp**
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous

21. **WS-25-0031-COUNTY OF CLARK (AVIATION):**
WAIVER OF DEVELOPMENT STANDARDS to reduce the back of curb radius.
DESIGN REVIEW for a single-family residential subdivision on 7.03 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Oquendo Road and the east and west sides of Pioneer Way within Spring Valley. MN/nm/kh (For possible action) **03/05/25 BCC**

Motion by: **Matthew Tramp**
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous

22. **TM-25-500004-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 19 lots and common lots on 2.41 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Pioneer Way, 330 feet north of Oquendo Road within Spring Valley. MN/nm/kh (For possible action) **03/05/25 BCC**

Motion by: **Matthew Tramp**
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous

23. **TM-25-500005-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 36 lots and common lots on 4.62 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Oquendo Road and the west side of Pioneer Way within Spring Valley. MN/nm/kh (For possible action) **03/05/25 BCC**

Motion by: **Matthew Tramp**
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous

24. **WC-25-400002 (UC-23-0362)-215 PROPERTY, LLC:**
WAIVER OF CONDITIONS of a use permit requiring to add an additional row of trees per Figure 30.64-12 along the west property line in conjunction with a vehicle sales, vehicle wash, and vehicle maintenance facility on 8.6 acres in a CG (Commercial General) Zone and an IP (Industrial Park) Zone. Generally located on the north side of Rafael Rivera Way, 350 feet west of Warbonnet Way within Spring Valley. MN/nai/kh (For possible action) **03/05/25 BCC**

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

25. **WS-25-0004-SPRING MOUNTAIN, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify residential adjacency standards; **2)** allow modified driveway design standards; and **3)** allow modified street standards.
DESIGN REVIEW for retail and restaurant development on 1.83 acres in a CG (Commercial General) Zone. Generally located on the north side of Spring Mountain Road and the east side of Lindell Road within Spring Valley. JJ/rr/kh (For possible action) **03/05/25 BCC**

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

VII. General Business

1. Elect a Chair and Vice Chair (For possible action)

Hold until all members present

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 25, 2025.

X. Adjournment

Motion by: **John Getter**
Action: **ADJOURN** meeting at 7:41 p.m.
Vote: 4-0/Unanimous