



Spring Valley Town Advisory Board

February 25, 2025

MINUTES

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

Steve Demerritt, Comprehensive 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 **February 11, 2025** Minutes (For possible action)

Motion by: **Matthew Tramp**

Action: **APPROVE** as published

Vote: 5-0/Unanimous

IV. Approval of Agenda for **February 25, 2025** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Carol White**

Action: **APPROVE** after noting item 2 would be trailed until the applicant was present

Vote: 5-0/Unanimous

V. Informational Items

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

- **None**

VI. Planning & Zoning

1. **ET-25-400013 (ZC-22-0375)-ZOO LANDERS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** reduce setbacks; **2)** alternative landscaping; **3)** non-standard improvements (landscaping) within a right-of-way; and **4)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** an office complex; and **2)** alternative parking lot landscaping on 1.91 acres within the Airport Environs (AE-60) Overlay. Generally located on the west side of Jones Boulevard and the north side of Ponderosa Way within Spring Valley. MN/jm/kh (For possible action) **03/05/25 BCC**

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

Action: **APPROVE** per staff recommendations

Vote: 5-0/Unanimous

2. **UC-25-0100-HD MYERS ARBY, LLC:**
USE PERMIT for personal services (health club).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce loading spaces; and **2)** eliminate electric vehicle charging requirements.
DESIGN REVIEW for a fitness center on 4.55 acres in an IP (Industrial Park) Zone. Generally located on the south side of Arby Avenue and the east side of Myers Street within Spring Valley. MN/dd/kh (For possible action) **03/18/25 PC**

Motion by: **Randy Okamura**

Action: **APPROVE** Use Permit, Waivers of Development Standards #1 and #2A and Design Review

DENY: Waivers of Development Standards #2B

Per staff "if approved" conditions

Vote: 5-0/Unanimous

3. **ET-25-400014 (Nzc-19-0886)-TROP GC APTS, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 5.0 acres from an RS20 (Single-Family Residential 20) Zone to an RM50 (Residential Multi-Family 50) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** reduce throat depth.
DESIGN REVIEW for a multi-family residential development. Generally located on the south side of Tropicana Avenue, 300 feet east of Grand Canyon Drive within Spring Valley. JJ/my/kh (For possible action) **03/19/25 BCC**

Motion by: **Randy Okamura**

Action: **APPROVE** per staff recommendations

Vote: 5-0/Unanimous

4. **UC-25-0033-TOMPKINS PLAZA, LLC:**
USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce buffering and screening; **2)** increase retaining wall height; **3)** increase maximum parking; **4)** modify residential adjacency standards; **5)** allow attached sidewalks; and **6)** reduce throat depth.
DESIGN REVIEW for a vehicle wash and restaurants with drive-thrus on a 3.14 acre portion of a 4.19 acre site in a CG (Commercial General) Zone. Generally located on the southwest corner of Tompkins Avenue and Fort Apache Road within Spring Valley. JJ/mh/kh (For possible action) **03/19/25 BCC**

Motion by: **John Getter**
Action: **DENY** per staff recommendations
Vote: 5-0/Unanimous

5. **UC-25-0075-NEVADA ROYAL HOLDING, LLC:**
USE PERMIT for vehicle maintenance and repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified residential adjacency standards; **2)** allow attached sidewalk; and **3)** reduced throat depth.
DESIGN REVIEW for a vehicle maintenance and repair facility on a portion of 1.76 acres in a CG (Commercial General) Zone and a CP (Commercial Professional) Zone. Generally located on the east side of Sorrel Street, 150 feet north of Laredo Street within Spring Valley. JJ/jud/kh (For possible action) **03/19/25 BCC**

Motion by: **Randy Okamura**
Action: **APPROVE** Use Permit, Waivers of Development Standards #1 and #3, Design Review
DENY Waivers of Development Standards #2
Per staff recommendations
Vote: 5-0/Unanimous

6. **UC-25-0092-BOYS CLUB OF CLARK COUNTY, INC.:**
USE PERMIT for a school.
WAIVER OF DEVELOPMENT STANDARDS to eliminate buffering and screening.
DESIGN REVIEW for a school in conjunction with an existing community youth club on 6.09 acres in an RS20 (Residential Single-Family) Zone. Generally located on the east side of Lindell Road and north side of Edna Avenue within Spring Valley. JJ/bb/kh (For possible action) **03/19/25 BCC**

Motion by: **Matthew Tramp**
Action: **DENY**
Vote: 3-2/**NAY** – Getter and White

7. **VS-25-0062-KGS INVESTMENTS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between El Camino Road and Bronco Street, and between Oquendo Road and Ponderosa Way (alignment) within Spring Valley (description on file). MN/jud/kh (For possible action) **03/19/25 BCC**

Motion by: **John Getter**
Action: **APPROVE** per staff recommendations
Vote: 5-0/Unanimous

8. **WS-25-0061-KGS INVESTMENTS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements in conjunction with a proposed single-family residential subdivision on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Oquendo Road and Bronco Street within Spring Valley. MN/jud/kh (For possible action) **03/19/25 BCC**

Motion by: **John Getter**

Action: **APPROVE** with rural-nonurban standards and a 5-foot asphalt strip on 1 side of the street for pedestrian safety

Vote: 5-0/Unanimous

9. **TM-25-500014-KGS INVESTMENTS, LLC:**
TENTATIVE MAP consisting of 8 single-family residential lots on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Oquendo Road and Bronco Street within Spring Valley. MN/jud/kh (For possible action) **03/19/25 BCC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions

Vote: 5-0/Unanimous

10. **VS-25-0064-KGS INVESTMENTS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Mann Street and El Camino Road, and between Oquendo Road and Ponderosa Way within Spring Valley (description on file). MN/tpd/kh (For possible action) **03/19/25 BCC**

Motion by: **John Getter**

Action: **APPROVE** per staff recommendations

Vote: 5-0/Unanimous

11. **WS-25-0063-KGS INVESTMENTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following **1)** eliminate street landscaping; **2)** reduce street landscaping; and **3)** waive full off-site improvements in conjunction with a proposed single-family residential development on 2.50 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of El Camino Road and the north side of Ponderosa Way within Spring Valley. MN/tpd/kh (For possible action) **03/19/25 BCC**

Motion by: **John Getter**

Action: **APPROVE** with rural-nonurban standards and a 5-foot asphalt strip on 1 side of the street for pedestrian safety per staff “if approved” conditions

Vote: 5-0/Unanimous

12. **ZC-25-0097-HANCOCK FOUNDRY VEGAS, LLC:**
ZONE CHANGE to reclassify 2.14 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 southwest corner of Teco Avenue and Pioneer Way within Spring Valley (description on file). MN/gc (For possible action) **03/19/25 BCC**

Motion by: **John Getter**

Action: **APPROVE** per staff recommendations

Vote: 5-0/Unanimous

13. **VS-25-0096-HANCOCK FOUNDRY VEGAS, LLC:**
VACATE AND ABANDON a portion of right-of-way being Teco Avenue located between Pioneer Way and Buffalo Drive; and a portion of right-of-way being Pioneer Way located between Teco Avenue and Sunset Road within Enterprise (description on file). MN/rg/kh (For possible action) **03/19/25 BCC**

Motion by: **John Getter**

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

Vote: 5-0/Unanimous

14. **WS-25-0095-HANCOCK FOUNDRY VEGAS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** increase building height; **3)** eliminate parking lot landscaping; **4)** eliminate landscape buffer; **5)** reduce approach distance; and **6)** reduce throat depth.
DESIGN REVIEW for a proposed office/warehouse (industrial condominium) development on 2.14 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Teco Avenue and Pioneer Way within Spring Valley. MN/rg/kh (For possible action) **03/19/25 BCC**

Motion by: **John Getter**

Action: **DENY**

Vote: 5-0/Unanimous

15. **TM-25-50022-HANCOCK FOUNDRY VEGAS, LLC:**
TENTATIVE MAP for 43 industrial condominium units on 2.14 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Teco Avenue and Pioneer Way within Spring Valley. MN/rg/kh (For possible action) **03/19/25 BCC**

Motion by: **John Getter**

Action: **DENY**

Vote: 5-0/Unanimous

16. **ZC-25-0113-CITY LIGHT CHURCH, INC.:**
ZONE CHANGE to reclassify 4.09 acres from an RS20 (Residential Single-Family) Zone to a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Sunset Road, 260 feet west of Lindell Road within Spring Valley (description on file). MN/mc (For possible action) **03/19/25 BCC**

Motion by: **Randy Okamura**

Action: **APPROVE**

Vote: 5-0/Unanimous

17. **VS-25-0114-CITY LIGHT CHURCH INC:**
VACATE AND ABANDON a portion of right-of-way being Sunset Road located between Jones Boulevard and Lindell Road within Spring Valley (description on file). MN/jud/kh (For possible action) **03/19/25 BCC**

Motion by: **Randy Okamura**
Action: **APPROVE** with staff conditions
Vote: 5-0/Unanimous

18. **UC-25-0115-CITY LIGHT CHURCH, INC.:**
USE PERMIT to allow a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify buffering and screening standards; **2)** modify residential adjacency standards; **3)** eliminate electric vehicle charging spaces; **4)** waive street dedication; and **5)** allow a dead-end street to not have a turnaround area.
DESIGN REVIEW for a parking lot on 4.09 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Sunset Road, 280 feet west of Lindell Road within Spring Valley. MN/jud/kh (For possible action) **03/19/25 BCC**

Motion by: **Randy Okamura**
Action: **APPROVE** Use Permit and Waivers 1,2,4 and 5 with staff recommendations and “if approved” conditions
DENY Waiver 3 and Design Review
Vote: 3-2/**NAY** – Getter and Tramp

VII General Business

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

Motion by: **John Getter**
Action: **NOMINATE** Randy Okamura for Chair and Juana Leia Jordan for Vice Chair
Vote: 5-0/Unanimous

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.

- **John Getter recommended a future agenda item related to heat islands.**
- **Randal Okamura thanked Board members for confidence with Chair vote.**
- **Dr. Juana Leia Jordan thanked Board for their support of her nomination.**

IX. Next Meeting Date March 11, 2025.

X Adjournment

Motion by: **John Getter**
Action: **ADJOURN** meeting at 7:37 p.m.
Vote: 5-0 /Unanimous