



# Spring Valley Town Advisory Board

April 8, 2025

## MINUTES

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Board Members:	John Getter, <b>PRESENT</b> Dr. Juana Leia Jordan <b>PRESENT</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

**Judith M. Rodriguez, 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 **March 25, 2025** Minutes (For possible action)

Motion by: **John Getter**

Action: Approved as published

Vote: 5-0/Unanimous

### IV. Approval of Agenda for **April 8, 2025**, and Hold, Combine or Delete Any Items (For possible action)

Motion by: **John Getter**

Action: Approved as published

Vote: 5-0/Unanimous

### V. Informational Items

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

VI. Planning & Zoning

1. **TM-25-500057-S D NORTH PARCELS, LLC:**

**TENTATIVE MAP** consisting of a 1 lot industrial subdivision on 19.41 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay. Generally located on the south side of Patrick Lane, 280 feet east of Tenaya Way within Spring Valley. MN/nai/cv (For possible action) **04/15/25 PC**

Motion by: **Carol White**

Action: **APPROVE** per staff conditions

Vote: 5-0/Unanimous

2. **DR-25-0214-COUNTY OF CLARK (PK & COMM SERV):**

**DESIGN REVIEW** for a park expansion with ancillary amenities (softball fields) and structures on 65.73 acres in a PF (Public Facility) Zone. Generally located on the east side of Cimarron Road and the north and south sides of Eldorado Lane (alignment) within Spring Valley. MN/jgh/kh (For possible action) **05/06/25 PC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions

Vote: 5-0/Unanimous

3. **DR-25-0233-SAM'S REAL ESTATE BUSINESS TRUST:**

**DESIGN REVIEW** for a proposed restaurant with a drive-thru on 7.51 acre portion of a 64.23 acre site in conjunction with an existing shopping center in a CG (Commercial General) Zone. Generally located on the south side of Rainbow Boulevard, 590 feet west of Spring Mountain Road within Spring valley. JJ/mh/cv (For possible action) **05/06/25 PC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions

CORRECTION to read: Generally located on the west side of Rainbow Blvd 590 feet south of Spring Mountain Rd (6975 Spring Mountain Road) within Spring Valley.

Vote: 5-0/Unanimous

4. **VS-25-0206-WH PROPERTIES, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Oquendo Road and Ponderosa Way (alignment), and between Rainbow Boulevard and Rosanna Street within Spring Valley (description on file). MN/nai/cv (For possible action) **05/06/25 PC**

Motion by: **Carol White**

Action: **APPROVE** per staff conditions

Vote: 5-0/Unanimous

VII General Business

1. Review the role of Town Advisory Board & Citizen Advisory Councils in the decision-making process pursuant to Nevada revised Statutes (NRS) and the formation of recommendations to assist the Clark County Board of County Commissioners (For discussion only).

**Board members had a general discussion about the importance of clarity relating to motions going forward from the Town Board to the Planning Commission or Board of County Commissioners. Emphasis was placed on the importance of clear and concise motions that include hard and fast conditions as opposed to general recommendations.**

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: **April 29, 2025.**

X Adjournment

Motion by: **Randy Okamura**

Action: **ADJOURN** meeting at 7:09 p.m.

Vote: 5-0/Unanimous