



# Spring Valley Town Advisory Board

April 9, 2024

## MINUTES

---

Board Members:	John Getter, Chair <b>PRESENT</b> Dale Devitt <b>PRESENT</b> Randal Okamura <b>PRESENT</b>	Brian A. Morris, Vice Chair <b>EXCUSED</b> Juana Leia Jordan <b>PRESENT</b>
Secretary:	Carmen Hayes, 702 371-7991, <a href="mailto:chaves70@yahoo.com">chaves70@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>	

---

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

Roxy Pais-Evia, **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 26, 2024** Minutes (For possible action)

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

Action: **APPROVE** as published

Vote: 4-0/Unanimous

IV. Approval of Agenda for **April 9, 2024** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **John Getter**

Action: **APPROVE** as published

Vote: 4-0/Unanimous

V. Informational Items

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

Parkinson's Foundation "Moving Day" run at Sunset Park April 20, 2024. For more information can view web-site at [www.movingdaylasvegas.org](http://www.movingdaylasvegas.org)

VI. Planning & Zoning

1. **UC-24-0093-TING, LI TING & TSAI, JOHNSON:**  
**USE PERMIT** for a mini-warehouse facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking; **2)** landscaping; **3)** reduce setback; and **4)** gate setback.  
**DESIGN REVIEW** for a mini-warehouse facility on 1.1 acres in a CG (Commercial General) Zone. Generally located on the north side of Twain Avenue, 110 feet east of Acadia Hill Drive within Spring Valley. JJ/lm/ng (For possible action) **05/07/24 PC**

Motion by: **Randy Okamura**

Action: **DENY** per staff conditions

Vote: 4-0/Unanimous

2. **TM-24-500024-TING, LI TING & TSAI, JOHNSON:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 1.1 acres in a CG (Commercial General) Zone. Generally located on the north side of Twain Avenue, 110 feet east of Acadia Hill Drive within Spring Valley. JJ/lm/ng (For possible action) **05/07/24 PC**

Motion by: **Randy Okamura**

Action: **APPROVE** per staff conditions

Vote: 4-0/Unanimous

3. **VS-24-0072-AMH NV 14 DEVELOPMENT, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ford Avenue and Pebble Road, and on the east and west sides of Grand Canyon Drive (alignment), and a portion of right-of-way being Grand Canyon Drive located between Ford Avenue and Pebble Road within Spring Valley and Enterprise (description on file). JJ/tpd/ng (For possible action) **05/07/24 PC**

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

Action: **APPROVE** per staff conditions

Vote: 4-0/Unanimous

4. **WS-24-0081-GOLD CLOUD, INC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback for an existing shed in conjunction with an existing single family residence on 0.1 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Tara Avenue, 120 feet east of Mohawk Street within Spring Valley. RM/bb/ng (For possible action) **05/07/24 PC**

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

Action: **DENY**

Vote: 4-0/Unanimous

5. **WS-24-0084-HALSTEAD, DUSTIN LEE:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast side of Mountain Spring Road, 225 feet south of Palmyra Avenue within Spring Valley. JJ/tpd/ng (For possible action) **05/07/24 PC**

Motion by: **Randy Okamura**

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

Vote: 4-0/Unanimous

6. **ET-24-400027 (UC-18-0235)-BP DURANGO LP:**  
**USE PERMITS THIRD EXTENSION OF TIME** for the following: **1)** reduce the setback to a residential use; and **2)** allow a service bay door to face a street.  
**WAIVER OF DEVELOPMENT STANDARDS** for modified street standards.  
**DESIGN REVIEW** for a vehicle wash facility on a portion of 2.5 acres in a CG (Commercial General) Zone. Generally located on the west side of Durango Drive, 427 feet north of Russell Road within Spring Valley. JJ/rp/ng (For possible action) **05/08/24 BCC**

Motion by: **John Getter**

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

Vote: 4-0/Unanimous

7. **WS-24-0091-RUSSELL DECATUR CROSSING, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for driveway geometrics.  
**DESIGN REVIEW** for modification to an approved shopping center on 12.4 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Russell Road, 270 feet west of Decatur Boulevard within Spring Valley. MN/jud/ng (For possible action) **05/08/24 BCC**

Motion by: **John Getter**

Action: **APPROVE** with staff recommendations

Vote: 4-0/Unanimous

8. **VS-24-0076-LVS MOB, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sahara Avenue and Laredo Street, and between Miller Lane and Buffalo Drive and a portion of a right-of-way being Laredo Street located between Miller Lane and Buffalo Drive within Spring Valley (description on file). JJ/rr/ng (For possible action) **05/08/24 BCC**

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

Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

9. **WS-24-0075-LVS MOB, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.  
**DESIGN REVIEW** for an office and retail complex on 1.7 acres in a Commercial General (CG) Zone. Generally located on the west side of Buffalo Drive and the north side of Laredo Street within Spring Valley. JJ/rr/ng (For possible action) **05/08/24 BCC**

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

Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

10. **ZC-24-0041-HUNTINGTON, LLC SERIES VI & LET IT GROW, LLC:**  
**ZONE CHANGE** to reclassify 1.5 acres from RS20 (Residential Single-Family 20) Zone to CN (Commercial Neighborhood) Zone. Generally located on the northwest corner of Fort Apache Road and Post Road within Spring Valley (description on file). JJ/sd/ng (For possible action) **05/08/24 BCC**

Motion by: **Randy Okamura**  
Action: **APPROVE** with staff conditions  
Vote: 4-0/Unanimous

11. **VS-24-0043-HUNTINGTON, LLC SERIES VI & LET IT GROW, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Dollar Court (alignment) and between Post Road and Sobb Avenue (alignment) within Spring Valley (description on file). JJ/sd/ng (For possible action) **05/08/24 BCC**

Motion by: **Randy Okamura**  
Action: **APPROVE** with staff conditions  
Vote: 4-0/Unanimous

12. **WS-24-0042-HUNTINGTON LLC SERIES VI & LET IT GROW LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for driveway geometrics.  
**DESIGN REVIEW** for a daycare facility on 1.5 acres in a Commercial Neighborhood (CN) Zone. Generally located on the northwest corner of Fort Apache Road and Post Road within Spring Valley. JJ/sd/ng (For possible action) **05/08/24 BCC**

Motion by: **Randy Okamura**  
Action: **APPROVE** with staff conditions  
Vote: 4-0/Unanimous

13. **ZC-24-0085-HUANG SUJUAN:**  
**ZONE CHANGE** to reclassify 1.0 acre from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone and an RS10 (Residential Single-Family 10) Zone. Generally located on the west side of Hauck Street and the north side of Edna Avenue within Spring Valley (description on file). RM/hw/ng (For possible action) **05/08/24 BCC**

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

14. **WS-24-0086-HUANG, SUJUAN:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** setbacks; **2)** landscaping; **3)** buffering and screening standards; **4)** residential adjacency standards; **5)** sidewalks; and **6)** driveway geometrics.  
**DESIGN REVIEW** for a multiple family residential development on a portion of 1.0 acre in an RM18 (Residential Multiple Family 18) Zone. Generally located on the west side of Hauck Street and the north side of Edna Avenue within Spring Valley. RM/hw/ng (For possible action) **05/08/24 BCC**

Motion by: **John Getter**  
Action: **DENY** per staff recommendations  
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 **April 30, 2024.**

X Adjournment

Motion by: John Getter

Action: **ADJOURN** meeting at 8:00 p.m.

Vote: (4-0) /Unanimous