



# Spring Valley Town Advisory Board

April 11 2023

## MINUTES

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Board Members:	John Getter, Chair <b>PRESENT</b> Dale Devitt <b>PRESENT</b> Randal Okamura <b>PRESENT</b>	Brian A. Morris, Vice Chair <b>PRESENT</b> Dr. Juana Leia Jordan <b>PRESENT</b>
Secretary:	Carmen Hayes, 702 371-7991, <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> PRESENT	
County Liaison:	Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> PRESENT	

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

, 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 28, 2023** Minutes (For possible action)

Motion by: Randy Okamura

Action: **APPROVE** as published

Motion **PASSED** 5-0/Unanimous

### IV. Approval of Agenda for **April 11, 2023** and Hold, Combine or Delete Any Items (For possible action)

Motion by: Dr. Juana Leia Jordan

Action: **APPROVE** as amended.

Motion **PASSED** 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. **WS-23-0092-AMERICANA-MARTIN, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative driveway geometrics; and **2)** allow non-standard improvements in the right-of-way.  
**DESIGN REVIEW** for a porte-cochere addition to an existing office building on 3.9 acres in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue, 140 feet west of Monte Cristo Way within Spring Valley. JJ/jud/syp (For possible action) **04/18/23 PC**

Motion by: Dr. Juana Leia Jordan  
Action: **APPROVE** with staff conditions  
Vote: 5-0/Unanimous

2. **UC-23-0099-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST ETAL & MORADI HAMID TRS:**  
**USE PERMIT** for outside dining/drinking area.  
**DESIGN REVIEW** for a proposed fast food restaurant with drive-thru on 1.1 acres in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side of Warm Springs Road, 740 feet west of Durango Drive within Spring Valley. JJ/rk/syp (For possible action) **05/02/23 PC**

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

3. **WS-23-0106-DNK DEVELOPMENT, LLC & MEGA INVESTMENTS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modify driveway geometric design standards; and **2)** access gate setback.  
**DESIGN REVIEW** an access gate in conjunction with a 4 lot single family residential subdivision on 1.8 acres in a R-E (Residential Estate Neighborhood) (AE-60 & AE-65) Zone in the CMA Design Overlay District. Generally located on the south side of Teco Avenue and west side of Lindell Road within Spring Valley. MN/bb/syp (For possible action) **05/02/23 PC**

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

4. **ZC-23-0104-BEEDIE NV PROPERTY, LLC:**  
**ZONE CHANGE** to reclassify 5.0 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive cross access requirements; **2)** reduce throat depth; and **3)** reduce driveway departure distance.  
**DESIGN REVIEWS** for the following: **1)** distribution center; **2)** alternative parking lot landscaping; and **3)** finished grade on 6.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Sunset Road and Pioneer Way (alignment) within Spring Valley (description on file). MN/gc/syp (For possible action) **05/03/23 BCC**

Motion by: John Getter  
Action: **APPROVE** with staff conditions  
Vote: 5-0/Unanimous

5. **VS-23-0105-BEEDIE NV PROPERTY, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Post Road (alignment) and Sunset Road, and between Pioneer Way (alignment) and Tenaya Way; and a portion of a right-of-way being Pioneer Way located between Post Road (alignment) and Sunset Road within Spring Valley (description on file). MN/gc/syp (For possible action) **05/03/23 BCC**

Motion by: John Getter  
Action: **APPROVE** with staff conditions  
Vote: 5-0/Unanimous

6. **TM-23-500020-BEEDIE NV PROPERTY, LLC:**  
**TENTATIVE MAP** for an industrial subdivision on 6.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Sunset Road and Pioneer Way (alignment) within Spring Valley. MN/gc/syp (For possible action) **05/03/23 BCC**

Motion by: John Getter  
Action: **APPROVE** with staff conditions  
Vote: 5-0/Unanimous

7. **ZC-23-0122-PN II, INC.**  
**ZONE CHANGE** to reclassify 9.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
**USE PERMIT** for a residential Planned Unit Development (PUD).  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce right-of-way width dedication.  
**DESIGN REVIEWS** for the following: **1)** a detached single family residential Planned Unit Development; and **2)** finished grade. Generally located on the north side of Patrick Lane and the east side of Tomsik Street within Spring Valley. MN/jor/syp (For possible action) **05/03/23 BCC**

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

8. **VS-23-0123-PN II, INC.:**  
**VACATE AND ABANDON** a portion of right-of-way being Oquendo Road located between Tomsik Street and Cimarron Road; a portion of right-of-way being Patrick Lane located between Tomsik Street and Cimarron Road; and a portion of right-of-way being Tomsik Street located between Oquendo Road and Patrick Lane within Spring Valley (description on file). MN/jor/syp (For possible action) **05/03/23 BCC**

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

9. **TM-23-500024-PN II, INC.:**  
**TENTATIVE MAP** consisting of 95 lots and 6 common lots on 9.5 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Patrick Lane and the east side of Tomsik Street within Spring Valley. MN/jor/syp (For possible action) **05/03/23 BCC**

Motion by: Randy Okamura  
Action: **APPROVE** with staff comments  
Vote: 5-0/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 25, 2023

X Adjournment

Motion by John Getter

Action: **ADJOURN** meeting at 6:56 p.m.

Motion **PASSED** (5-0) /Unanimous