



Spring Valley Town Advisory Board

May 14, 2024

MINUTES

Board Members:	John Getter, Chair PRESENT Dale Devitt PRESENT Randal Okamura PRESENT	Brian A. Morris, Vice Chair PRESENT Juana Leia Jordan 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

Judith Rodrguiz, 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 **April 30, 2024** Minutes (For possible action)

Motion by: **Randy Okamura**

Action: **APPROVE** as published

Vote: 5-0/Unanimous

IV. Approval of Agenda for **May 14, 2024** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Randy Okamura**

Action: **APPROVE** as published

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. **VS-24-0141-CHARTER FACILITY SUPPORT FOUNDATION, LLC:**

VACATE AND ABANDON a portion of right-of-way being Sobb Avenue between Jim Rogers Way and Cimarron Road; a portion of right-of-way being Patrick Lane between Jim Rogers Way and Cimarron Road; a portion of right-of-way being Cimarron Road between Patrick Lane and Post Road (alignment); and easements of interest to Clark County located between Patrick Lane and Post Road (alignment) and between Jim Rogers Way and Cimarron Road within Spring Valley (description on file). MN/jud/ng (For possible action) **06/04/24 PC**

Motion by: **Randy Okamura**

Action: **APPROVE** with staff conditions

Vote: 5-0/Unanimous

2. **TM-24-500036-UNLV RESEARCH FOUNDATION:**

TENTATIVE MAP consisting of 3 commercial lots on 48.55 acres in an IP (Industrial Park) Zone. Generally located on the southwest corner of Patrick Lane and Cimarron Road within Spring Valley. MN/jud/ng (For possible action) **06/04/24 PC**

Motion by: **Randy Okamura**

Action: **APPROVE** with staff conditions

Vote: 5-0/Unanimous

3. **UC-24-0126-WINNER PROPERTIES, LLC:**

USE PERMIT for a vocational training facility in conjunction with an existing office building on a portion of 7.81 acres in a CP (Commercial Professional) Zone. Generally located on the south side of Sahara Avenue and the west side of Miller Lane within Spring Valley. JJ/bb/ng (For possible action) **06/04/24 PC**

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

Action: **APPROVE** with staff conditions

Vote: 5-0/Unanimous

4. **UC-24-0137-PSI WARM SPRINGS, LLC:**

USE PERMIT for an office on 4.36 acres in an IP (Industrial Park) Zone. Generally located on the north side of Warm Springs Road and the west side of Belcastro Street within Spring Valley. MN/rr/ng (For possible action) **06/04/24 PC**

Motion by: **Randy Okamura**

Action: **APPROVE** with staff conditions

Vote: 5-0/Unanimous

5. **UC-24-0150-TANAKA TRUST:**

USE PERMIT for accessory dwelling units.

WAIVER OF DEVELOPMENT STANDARDS to eliminate setbacks for a carport in conjunction with a single family residence on 0.47 acres in an RS20 (Residential Single-Family 20) Zone. Generally located 100 feet west of Duneville Street and on the south side of Oakey Boulevard within Spring Valley. RM/rg/ng (For possible action)

Motion by: **John Getter**

Action: **DENY** per staff recommendation

Vote: 5-0/Unanimous

6. **VS-24-0125-GRACE PRESBYTERIAN CHURCH:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Durango Drive and Bonita Vista Street (alignment) and a portion of right-of-way being Durango Drive located between Russell Road and Oquendo Road within Spring Valley (description on file). JJ/bb/ng (For possible action) **06/04/24 PC**

Motion by: **Brian Morris**
Action: **APPROVE**
Vote: 5-0/Unanimous

7. **ET-24-400045 (NZC-21-0325)-JONES-TROPICANA, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 1.9 acres from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce the height/setback ratio to single family residential.
DESIGN REVIEWS for the following: **1)** multiple family residential development; and **2)** finished grade. Generally located 190 feet north of Tropicana Avenue and 270 feet east of Jones Boulevard within Spring Valley. MN/my/ng (For possible action) **06/05/24 BCC**

Motion by: **John Getter**
Action: **APPROVE** with a six month review
Vote: 5-0/Unanimous

8. **WS-24-0149-PRIME BUILDING & DEVELOPMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway geometrics in conjunction with an existing single family residential subdivision on 1.91 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60 & AE-65) and Neighborhood Protection (RNP) Overlays. Generally located on the south side of Post Road and the west side of Duneville Street within Spring Valley. MN/tpd/ng (For possible action) **06/05/24 BCC**

Motion by: **Dale Devitt**
Action: **DENY**
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.

- **John Getter requested information on the Spring Mountain Corridor redevelopment and business/job development.**

IX. Next Meeting Date **May 28, 2024.**

X Adjournment

Motion by: John Getter

Action: **ADJOURN** meeting at 6:52 p.m.

Vote: 5-0/Unanimous