



Spring Valley Town Advisory Board

May 30, 2023

MINUTES

Board Members:	John Getter, Chair PRESENT Dale Devitt PRESENT Randy Okamura PRESENT	Brian A. Morris, Vice Chair PRESENT Dr. 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

Brady Bernhart, 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 **May 9, 2023**, Minutes (For possible action)

Motion by: **Randy Okamura**
Action: **APPROVE** as published
Vote: 5-0/Unanimous

IV. Approval of Agenda for **May 30, 2023** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Brian Morris**
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)

- **Metropolitan Police Department First Tuesday Meeting at Desert Breeze Community Center, 8275 Spring Mountain Road, June 6, 2023 at 5:30pm.**

VI. Planning & Zoning

1. **UC-23-0165-BRUCE-ROCHELLE APARTMENT, LLC:**

USE PERMIT for a swap meet (outdoor).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) landscaping.

DESIGN REVIEW for a swap meet in conjunction with a vehicle repair facility on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Spring Mountain Road, 290 feet east of Duneville Street within Spring Valley. JJ/al/syp (For possible action) **06/06/23 PC**

Motion by: **Brian Morris**

Action: **APPROVE** per staff conditions.

ADD: Landscaping as presented to the Spring Valley Town Board on May 30, 2023.

Vote: 4-0/Devitt - **ABSTAIN**

2. **UC-23-0182-WOW BUILD CO. ONE, L C:**

USE PERMITS for the following: 1) reduce setbacks from a residential use; and 2) allow a service bay door facing a street without screening.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow non-standard improvements (landscaping) in the right-of-way; and 2) reduce landscaping.

DESIGN REVIEW for a vehicle (automobile) wash facility on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Desert Inn Road and the east side of Durango Drive within Spring Valley. RM/bb/syp (For possible action) **06/07/23 BCC**

Motion by: **John Getter**

Action: Applicant requested **HOLD** to Spring Valley TAB Meeting on June 27, 2023.

Vote: 5-0/Unanimous

3. **ET-23-400045 (VS-21-0644)-SUNSET INTERCHANGE, LLC:**

VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Sunset Road and Wagon Trail Avenue, and between Quarterhorse Lane and Dapple Gray Road, a portion of a right-of-way being Sunset Road located between Quarterhorse Lane and Dapple Gray Road, and a portion of Wagon Trail Avenue between Quarterhorse Lane and Dapple Gray Road within Spring Valley (description on file). JJ/mh/syp (For possible action) **06/20/23 PC**

Motion by: **John Getter**

Action: Applicant requested **HOLD** to Spring Valley TAB Meeting on June 13, 2023.

Vote: 5-0/Unanimous

4. **UC-23-0156-EVROTAS INVESTMENTS LLC ETAL & 12 KP FAMILY TRUST EXEMPTION TRUST:**
USE PERMIT to allow a minor training facility in conjunction with an existing office building on 1.9 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Jones Boulevard and the north side of Eldora Avenue within Spring Valley. JJ/hw/syp (For possible action) **06/20/23 PC**

Motion by: **Randy Okamura**

Action: **APPROVE** per staff comments and conditions.

Vote: 5-0/Unanimous

5. **UC-23-0201-ZIV, LLC:**
USE PERMITS for the following: **1)** place of worship; and **2)** school (pre-school).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; and **2)** signage.
DESIGN REVIEWS for the following: **1)** a place of worship with daycare and pre-school facilities; and **2)** a comprehensive sign plan on 0.3 acres in a C-1 (Local Business) Zone. Generally located 200 feet west of Grand Canyon Drive, 500 feet north of Russell Road within Spring Valley. JJ/al/syp (For possible action) **06/20/23 PC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions.

Vote: 5-0/Unanimous

6. **UC-23-0216-DIGITAL DESERT B P C1, LLC:**
USE PERMIT for outdoor live entertainment.
WAIVER OF DEVELOPMENT STANDARDS to reduce the minimum separation from a residential use to outdoor live entertainment in conjunction with a mixed-use development on a 5.1 acre portion of a 42.4 acre site within a C-2 (Commercial General) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive between Patrick Lane and Post Road within Spring Valley. MN/sd/syp (For possible action) **06/20/23 PC**

Motion by: **John Getter**

Action: **HOLD** to Spring Valley TAB Meeting on June 13, 2023 due to applicant being a no show.

Vote: 5-0/Unanimous

7. **VC-23-0175-HWARREN FAMILY TRUST ETAL:**
VARIANCE to reduce a proposed patio cover setback in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone. Generally located on the south side of Myrtle Springs Court, approximately 125 feet east of Foster Springs Road within the Rhodes Ranch Master Planned Community. JJ/jor/syp (For possible action) **06/20/23 PC**

Motion by: **Brian Morris**

Action: **APPROVE**

Vote: 4-0/Dr. Jordan stepped out of room

8. **ET-23-400042 (ZC-21-0095)-COLLABORATION CENTER FOUNDATION, INC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 4.7 acres from an R-E (Rural Estates Residential) Zone to a C-P (Office and Professional) Zone.
USE PERMITS for the following: **1)** major training facility; **2)** recreational facility with temporary commercial outdoor events; and **3)** live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** reduce separation from a temporary commercial outdoor event to a residential use; **3)** reduce separation from outdoor live entertainment to a residential use; and **4)** allow modified driveway design standards.
DESIGN REVIEW for a major training facility, office uses, and recreational facility in conjunction with a non-profit disability service provider in the CMA Design Overlay District. Generally located on the north side of Windmill Lane and the east side of Gagnier Boulevard (alignment) within Spring Valley (description on file). MN/tpd/syp (For possible action) **06/21/23 BCC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions

Vote: 5-0/Unanimous

9. **ZC-23-0204-PN II, INC:**
ZONE CHANGE to reclassify 3.2 acres from a P-F (Public Facility) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** finished grade within the CMA Design Overlay District. Generally located on the northwest corner of Oquendo Road and Cimarron Road within Spring Valley (description on file). MN/al/syp (For possible action) **06/21/23 BCC**

Motion by: **John Getter**

Action: Applicant requested **HOLD** to Spring Valley TAB Meeting on June 13, 2023.

Vote: 5-0/Unanimous

10. **VS-23-0205-PN II, INC:**
VACATE AND ABANDON a portion of a right-of-way being Cimarron Road located between Quail Avenue and Oquendo Road and a portion of a right-of-way being Oquendo Road located between Cimarron Road and Tomsik Street (alignment) within Spring Valley (description on file). MN/al/syp (For possible action) **06/21/23 BCC**

Motion by: **John Getter**

Action: Applicant requested **HOLD** to Spring Valley TAB Meeting on June 13, 2023.

Vote: 5-0/Unanimous

11. **TM-23-500058-PN II, INC:**
TENTATIVE MAP consisting of 24 single family residential lots and common lots on 3.2 acres in an R-2 (Medium Density Residential) Zone within the CMA Design Overlay District. Generally located on the northwest corner of Oquendo Road and Cimarron Road within Spring Valley. MN/al/syp (For possible action) **06/21/23 BCC**

Motion by: **John Getter**

Action: Applicant requested **HOLD** to Spring Valley TAB Meeting on June 13, 2023.

Vote: 5-0/Unanimous

12. **WC-23-400053 (ZC-1333-02)-MCM TOWER, LLC:**
WAIVER OF CONDITIONS of a zone change not allowing the required parking behind buildings in conjunction with an office building and parking garage with restaurants on 4.2 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road and the east side of Riley Street within Spring Valley. JJ/md/syp (For possible action) **06/21/23 BCC**

Motion by: **Brian Morris**
Action: **DENY** per staff recommendation.
Vote: 5-0/Unanimous

13. **WS-23-0211-MCM TOWER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** increase the height of exterior fixtures (luminaries) mounted on buildings; and **3)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** office building; **2)** parking garage with restaurants; and **3)** finished grade on 4.2 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road and the east side of Riley Street within Spring Valley. JJ/md/syp (For possible action) **06/21/23 BCC**

Motion by: **Brian Morris**
Action: **DENY** per staff recommendation.
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.

- An attendee expressed opposition to **UC-23-0216** which was Held to June 13, 2023 meeting.

IX. Next Meeting Date: **June 13, 2023.**

X Adjournment

Motion by: **John Getter**
Action: **ADJOURN** meeting at 7:44 p.m.
Vote: (5-0) /Unanimous