



Spring Valley Town Advisory Board

June 13, 2023

MINUTES

Board Members:	John Getter, Chair PRESENT Dale Devitt EXCUSED Randal Okamura PRESENT	Brian A. Morris 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 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 **May 30, 2023** Minutes (For possible action)

Motion by: **Randy Okamura**

Action: **APPROVE** as published

Vote: 4-0/Unanimous

IV. Approval of Agenda for **June 13, 2023** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Brian Morris**

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)

- **None**

VI. Planning & Zoning

1. **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: **APPROVE** with staff conditions.

Vote: 4-0/Unanimous

2. **ET-23-400060 (UC-20-0413)-CHURCH DEBREGNET MEDHANEALEM ETHIOPIAN ORTHODOX T:**
USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** place of worship; and **2)** increase the height of ornamental spires and domes.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a place of worship on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District.
Generally located on the east side of Santa Margarita Street (alignment) and the south side of Quail Avenue (alignment) within Spring Valley. MN/mh/syp (For possible action) **06/20/23 PC**

Motion by: **John Getter**

Action: **HOLD** to Spring Valley TAB Meeting on June 27, 2023 due to applicant not being present.

Vote: 4-0/Unanimous

3. **ET-23-400062 (VS-20-0433)-CHURCH DEBREGNET MEDHANEALEM ETHIOPIAN ORTHODOX T:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County between Quail Avenue and Oquendo Road and between Santa Margarita Street and Redwood Street (alignment) within Spring Valley (description on file). MN/mh/syp (For possible action) **06/20/23 PC**

Motion by: **John Getter**

Action: **HOLD** to Spring Valley TAB Meeting on June 27, 2023 due to applicant not being present.

Vote: 4-0/Unanimous

4. **ET-23-400061 (UC-21-0141)-REMINGTON UTE, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for vehicle maintenance service bay doors facing the street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced landscaping; and **2)** alternative driveway geometrics.
DESIGN REVIEW for an in-line commercial development on 2.1 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard, 330 feet south of Oquendo Road within Spring Valley. MN/nai/syp (For possible action) **06/20/23 PC**

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

5. **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: **Brian Morris**
Action: **APPROVE** subject to staff conditions.
Vote: 4-0/Unanimous

6. **UC-23-0252-TROPICAL FLAMINGO PLAZA, LLC:**
USE PERMIT for on-premises consumption of alcohol (supper club) in conjunction with a restaurant within a retail center on a portion of 1.8 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Buffalo Drive, 265 feet south of Flamingo Road within Spring Valley. MN/jud/syp (For possible action) **06/20/23 PC**

Motion by: **Dr. Juana Leia Jordan**
Action: **APPROVE** with staff conditions.
Vote: 4-0/Unanimous

7. **UC-23-0280-PIONEER SQUARE LLC:**
USE PERMIT to allow a convenience store less than 200 feet from a residential use on a portion of 1.8 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Decatur Boulevard and Pioneer Avenue within Spring Valley. JJ/bb/syp (For possible action) **06/20/23 PC**

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

8. **ET-23-400058 (NZC-20-0039)-BELTWAY ASSOCIATES, LTD:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 5.2 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** increase wall height; and **3)** modified driveway design standards.
DESIGN REVIEWS for the following: **1)** a multiple family residential development; **2)** alternative parking lot landscaping; and **3)** increase finished grade. Generally located on the east side of Eula Street and the north side of Rochelle Avenue (alignment) within Spring Valley (description on file). JJ/dd/syp (For possible action) **06/21/23 BCC**

Motion by: **Dr. Juana Leia Jordan**
Action: **APPROVE** with staff conditions.
Vote: 4-0/Unanimous

9. **UC-23-0135-RAINBOW 26 LLC:**
AMENDED HOLDOVER USE PERMITS for the following: **1)** convenience store; **2)** gasoline station; and **3)** vehicle maintenance.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping; **2)** reduce parking; **3)** reduce driveway approach and departure distances from the intersection; and **4)** allow a modified driveway design.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** a proposed shopping center; and **3)** finished grade on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley. MN/lm/syp (For possible action) **06/21/23 BCC**

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

10. **VS-23-0136-RAINBOW 26 LLC:**
AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Santa Margarita Street, and between Oquendo Road and Quail Avenue, and a portion of right-of-way being Rainbow Boulevard located between Oquendo Road and Quail Avenue, and a portion of right-of-way being Quail Avenue located between Rainbow Boulevard and Santa Margarita Street (previously not notified) within Spring Valley (description on file). MN/lm/syp (For possible action) **06/21/23 BCC**

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

11. **UC-23-0225-NP DURANGO, LLC:**
USE PERMIT for live entertainment.
DESIGN REVIEWS for the following: **1)** minor expansion to a resort hotel; and **2)** tandem parking spaces on 50.0 acres in an H-1 (Limited Resort and Apartment) within a P-C (Planned Community) Overlay District within the Rhodes Ranch Master Planned Community. Generally located between the CC 215 Beltway and Maule Avenue on the west side of Durango Drive within Spring Valley. JJ/rk/syp (For possible action) **06/21/23 BCC**

Motion by: **Brian Morris**
Action: **APPROVE** subject to staff conditions.
Vote: 4-0/Unanimous

12. **WS-23-0241-AMH NV14 DEVELOPMENT, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** non-standard improvements.
DESIGN REVIEW for finished grade on 5.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley (description on file). JJ/sd/syp (For possible action) **06/21/23 BCC**

Motion by: **John Getter**

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

Vote: 4-0/Unanimous

13. **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: **Randy Okamura**

Action: **APPROVE** with staff conditions.

Vote: 4-0/Unanimous

14. **VS-23-0205-PN II, INC:**
VACATE AND ABANDON a portion of 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: **APPROVE** with staff conditions.

Vote: 4-0/Unanimous

15. **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: **Randy Okamura**

Action: **APPROVE** with staff conditions.

Vote: 4-0/Unanimous

16. **ZC-23-0220-EHRLICH INVESTMENT TRUST 1979:**
ZONE CHANGE to reclassify approximately 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping and attached sidewalk.
DESIGN REVIEW for a single family residential development. Generally located on the south side of Russell Road and the west side of Conquistador Street within Spring Valley (description on file). JJ/rk/syp (For possible action) **06/21/23 BCC**

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair

JUSTIN C. JONES- MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

Motion by: **Brian Morris**
Action: **APPROVE** Zone Change
APPROVE Design Review
DENY Waiver of Development Standards
With staff conditions
Vote: 4-0/Unanimous

17. **TM-23-500061-EHRLICH INVESTMENT TRUST 1979:**
TENTATIVE MAP consisting of 37 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Russell Road and the west side of Conquistador Street within Spring Valley. JJ/rk/syp (For possible action) **06/21/23 BCC**

Motion by: **Brian Morris**
Action: **APPROVE** subject to staff conditions.
Vote: 4-0/Unanimous

18. **ZC-23-0223-CLARK COUNTY REAL PROPERTY MANAGEMENT:**
ZONE CHANGE to reclassify 208.5 acres from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone in the CMA Design Overlay District.
DESIGN REVIEW for a park expansion (trail) with ancillary amenities and structures on a portion of 381.6 acres in an R-E (Rural Estates Residential) Zone and a P-F (Public Facility) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the north and south sides of Robindale Road within Spring Valley (description on file). MN/mc/syp (For possible action) **06/21/23 BCC**

Motion by: **Dr. Juana Leia Jordan**
Action: **APPROVE** with staff recommendations.
Vote: 4-0/Unanimous

19. **ZC-23-0262-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE, to reclassify 6.1 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS increase wall height.
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 north side of Patrick Lane and the west side of Cimarron Road within Spring Valley (description on file). MN/rk/syp (For possible action) **06/21/23 BCC**

Motion by: **Brian Morris**
Action: **APPROVE** subject to staff conditions.
Vote: 4-0/Unanimous

20. **VS-23-0263-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON a portion of right-of-way being Oquendo Road located between Tomsik Street and Cimarron Road; a portion of Cimarron Road located between Oquendo Road and Patrick Lane; and a portion of right-of-way being Patrick Lane located between Tomsik Street and Cimarron Road within Spring Valley (description on file). MN/rk/syp (For possible action) **06/21/23 BCC**

Motion by: **Brian Morris**
Action: **APPROVE** subject to staff conditions.
Vote: 4-0/Unanimous

21. **TM-23-500071-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 47 lots and common lots on 6.1 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 west side of Cimarron Road within Spring Valley. MN/rk/syp (For possible action) **06/21/23 BCC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions.

Vote: 4-0/Unanimous

VII General Business

- **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 **June 27, 2023.**

X Adjournment

Motion: by John Getter

Action: **ADJOURN** meeting at **7:22 p.m.**

Vote: 4-0/Unanimous