



# Spring Valley Town Advisory Board

July 25, 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 <b>PRESENT</b> 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

#### **Brady Bernhardt and Richard Ruggles, 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 **July 11, 2023** Minutes (For possible action)

Motion by: **Randy Okamura**

Action: **APPROVE** as published

Vote: 5-0/Unanimous

### IV. Approval of Agenda for **July 25, 2023** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **John Getter**

Action: **APPROVE** as presented

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. **WS-23-0333-MATTER UNCOMMONS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** approach distance; **2)** throat depth; **3)** curb return; and **4)** driveway width.  
**DESIGN REVIEWS** for the following: **1)** modifications to a previously approved High Impact Project and Mixed-Use Project; and **2)** finished grade on an 8.4 acre portion of 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Durango Drive and the CC 215 within Spring Valley. MN/sd/syp (For possible action) **08/02/23 BCC**

Motion by: **Randy Okamura**

Action: **APPROVE** incorporating staff conditions

Vote: 5-0/Unanimous

2. **UC-23-0296-WEST SAHARA PROMENADE CO, LLC:**  
**USE PERMITS** for the following: **1)** on-premises consumption of alcohol (supper club); and **2)** Hookah Lounge within an existing shopping center on a portion of 8.0 acres in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue and the east side of Cimarron Road within Spring Valley. JJ/sd/syp (For possible action) **08/15/23 PC**

Motion by: **John Getter**

Action: **HOLD** to August 8, 2023 Spring Valley TAB meeting as the applicant was not present.

Vote: 5-0/Unanimous

3. **UC-23-0341-APACHE 3 LLC:**  
**USE PERMIT** for on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within a shopping center on a portion of 4.1 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the south side of Reno Avenue and the west side of Fort Apache Road within Spring Valley. JJ/jud/syp (For possible action) **08/15/23 PC**

Motion by: **John Getter**

Action: **HOLD** to August 8, 2023 Spring Valley TAB meeting as the applicant was not present.

Vote: 5-0/Unanimous

4. **UC-23-0368-PACIFIC ASIAN SQUARE INC:**  
**USE PERMIT** for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing retail center on 1.9 acres in a C-1 (Local Business) Zone. Generally located on the north side of Spring Mountain Road and the west side of Hauck Street within Spring Valley. JJ/lm/syp (For possible action) **08/15/23 PC**

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

Action: **APPROVE** with staff conditions

Vote: 5-0/Unanimous

5. **VS-23-0373-QMC HACIENDA HOLDINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jerry Tarkanian Way and Fort Apache Road and between Hacienda Avenue and Diablo Drive within Spring Valley (description on file). JJ/nai/syp (For possible action) **08/15/23 PC**

Motion by: **John Getter**

Action: **HOLD** to August 8, 2023 Spring Valley TAB meeting as the applicant was not present.

Vote: 5-0/Unanimous

6. **WC-23-400099 (UC-20-0231)-HORDEN CATHERINE TRUST, LLC:**  
**WAIVER OF CONDITIONS** of a use permit to remove a condition limiting the hours of operation to be between 4:00 p.m. and 3:00 a.m. 7 days a week for a supper club and hookah lounge on a portion of 2.5 acres in a C-1 (Local Business) Zone. Generally located on the east side of Jones Boulevard and the south side of Cherokee Avenue within Spring Valley. JJ/jgh/syp (For possible action) **08/15/23 PC**

**Withdrawn by the applicant.**

7. **WS-23-0353-PN II, INC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase retaining wall height in conjunction with an approved single family residential development on a portion of 12.0 acres in an R-2 (Medium Density Residential District) Zone within the CMA Design Overlay District. Generally located on the south side of Russell Road and the east side of Buffalo Drive within Spring Valley. MN/dd/syp (For possible action) **08/15/23 PC**

Motion by: **Brian Morris**

Action: **APPROVE** with staff conditions

Vote: 5-0/Unanimous

8. **WS-23-0365-YAMAGATA GENE H FAMILY TRUST & YAMAGATA GENE H TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** for the following: **1)** allow a non-decorative fence; and **2)** increase fence height within the front yard in conjunction with a single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District.  
Generally located on the north side of Spanish Heights Drive, approximately 2000 feet south of Spanish Mountain Drive within Spring Valley. JJ/jud/syp (For possible action) **08/15/23 PC**

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

Action: **APPROVE** with staff conditions

Vote: 5-0/Unanimous

9. **WS-23-0366-BECHERER CHRISTOPHER DAVID & MCDONOUGH HEIDI ANN:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** building separation; and **2)** allow 2 driveways in conjunction with an existing single family residence on 0.4 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the west side of Redwood Street, 120 feet south of Palmyra Avenue within Spring Valley. JJ/sd/syp (For possible action) **08/15/23 PC**

**Applicant requested a HOLD to August 8, 2023 Spring Valley Town Advisory Board meeting.**

10. **UC-23-0362-NEVADA AUTO REAL ESTATE INVESTMENTS, LLC:**  
**USE PERMIT** to reduce the separation to a residential use.  
**DESIGN REVIEWS** for the following **1)** vehicle sales facility; **2)** vehicle maintenance facility **3)** vehicle wash facility; **4)** alternative parking lot landscaping; and **5)** finished grade on a portion of 8.6 acres in a C-2 (CMA Design Overlay) Zoning District. Generally located on the north side Rafael Rivera Way, 350 feet west of Warbonnet Way within Spring Valley. MN/sd/syp (For possible action) **08/16/23 BCC**

Motion by: **John Getter**

Action: **HOLD** to August 8, 2023 Spring Valley TAB meeting as the applicant was not present.

The Board also requested the item be returned to the TAB prior to being heard by the PC or BCC.

Vote: 5-0/Unanimous

11. **ZC-23-0383-HD SUNSET DECATUR, LLC:**  
**ZONE CHANGE** to reclassify 6.2 acres from an R-E (Rural Estates Residential) (AE-60 & AE-65) Zone to an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street landscaping; and **2)** allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** alternative parking lot landscaping; **2)** warehouse buildings; and **3)** finished grade on a 6.4 acre portion of a 17.2 acre site in the CMA Design Overlay District. Generally located on the north side of Sunset Road, 250 feet west of Decatur Boulevard within Spring Valley (description on file). MN/md/syp (For possible action) **08/16/23 BCC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions

Vote: 5-0/Unanimous

12. **VS-23-0384-HD SUNSET DECATUR, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Teco Avenue (alignment), and between Decatur Boulevard and Lindell Road; a portion of a right-of-way being Hauck Street located between Sunset Road and Teco Avenue (alignment); and a portion of right-of-way being Sunset Road located between Decatur Boulevard and Lindell Road within Spring Valley (description on file). MN/md/syp (For possible action) **08/16/23 BCC**

Motion by: **Randy Okamura**

Action: **APPROVE** incorporating staff conditions

Vote: 5-0/Unanimous

13. **TM-23-500083-DEWBES, LLC:**  
**TENTATIVE MAP** consisting of 1 commercial lot and common lots on 9.8 acres in an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road, 250 feet west of Decatur Boulevard within Spring Valley. MN/md/syp (For possible action) **08/16/23 BCC**

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

Action: **APPROVE** with staff conditions

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 August 8, 2023

X Adjournment

Motion by: John Getter

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

Vote: (5-0) /Unanimous