



Spring Valley Town Advisory Board

August 8, 2023

MINUTES

Board Members:	John Getter, Chair PRESENT Dale Devitt PRESENT Randal Okamura PRESENT	Brian A. Morris PRESENT Juana Leia Jordan PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser, 702-455-7388 TLH@clarkcountynv.gov PRESENT Mike Shannon 702-455-8338 mds@clarkcountynv.gov <u>EXCUSED</u>	

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 **July 25, 2023** Minutes (For possible action)

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

Action: **APPROVE** as published

Vote: 5-0/Unanimous

IV. Approval of Agenda for **August 8, 2023** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **John Getter**

Action: **APPROVE** as published

Vote: -0/Unanimous

Related applications:

1. PA-23-700020 RRP, LLC, ET, AL:
2. ZC-23-03-0397-RRP, LLC:
3. VS-23-398-RRP, LLC:

11. UC-23-0018-LAS VEGAS SPORTS CORP ETAL & ROLLINGSTONE INC:
12. VS-23-0019-LAS VEGASDSPTS COPR EAL & ROLLIGSTONE INC.:

20. ZC-23-0409 P S I QUENENDO LLC:
21. VS-23-0410 P S I QUENENDO LLC:

22. ZC-23-0431 SDMI RAINBOW, LLC:
23. VS-23-0432 SDMI RAINBOW, LLC:
24. TM-23-500090 SDMI RAINBOW LLC:

25. ZC-23-0435-IHC HEALTH SERVICE, INC:
26. VS-23-0436 IHC HEALTH SERVICE, INC:

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events.
(for discussion)
 - None

VI. Planning & Zoning

1. **PA-23-700020-RRP, LLC; ET AL:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Urban Neighborhood (UN) on 7.2 acres. Generally located on the southwest corner of Edna Avenue and Red Rock Street within Spring Valley. JJ/gc (For possible action)
08/15/23 PC

Motion by: **Randy Okamura**

Action: **DENY**

Vote: 5-0/Unanimous

2. **ZC-23-0397-RRP, LLC:**
ZONE CHANGE to reclassify 7.3 acres from a CRT (Commercial Residential Transition) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall and fence height; **2)** reduce the height/setback ratio requirement adjacent to a single family residential use; **3)** alternative landscaping adjacent to a residential use; **4)** alternative street landscaping; **5)** allow access to a local street; and **6)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** senior housing (multiple family development); and **3)** finished grade. Generally located on the south side of Edna Avenue and the west side of Red Rock Street within Spring Valley (description on file). JJ/md/syp (For possible action) **08/15/23 PC**

Motion by: **John Getter**

Action: **DENY**

Vote: 5-0/Unanimous

3. **VS-23-0398-RRP, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Red Rock Street located between Coley Avenue and Palmyra Avenue within Spring Valley (description on file). JJ/md/syp (For possible action) **08/15/23 PC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions

Vote: 5-0/Unanimous

4. **UC-23-0290-FORT APACHE DOMINUS, LLC:**
USE PERMIT for a daycare facility within an existing apartment development on a portion of 15.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Tropicana Avenue and the east side of Tee Pee Lane within Spring Valley. JJ/bb/syp (For possible action) **08/15/23 PC**

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

Action: **APPROVE** per staff recommendations

Vote: 5-0/Unanimous

5. **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 29, 2023 Spring Valley TAB Meeting due to applicant being a no show.

Vote: 5-0/Unanimous

6. **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 29, 2023 Spring Valley TAB Meeting due to applicant being a no show.

Vote: 5-0/Unanimous

7. **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**

Motion by: **Randy Okamura**

Action: **APPROVE** per staff if approved conditions and per revised plans submitted to staff prior to the TAB

Vote: 4-1/**NAY** - Getter

8. **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 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the north side of 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 29, 2023 Spring Valley TAB Meeting due to applicant being a no show.

Vote: 5-0/Unanimous

9. **ZC-23-0402-JONES SUNSET, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to a C-1 (Local Business) Zone (AE-60) Zone.
USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building façade length; **2)** roofline variations; **3)** increased wall height; and **4)** landscaping.
DESIGN REVIEW for an off-highway vehicle, recreational vehicle, and watercraft storage facility in conjunction with an approved mini-warehouse facility in the CMA Design Overlay District. Generally located on the south side of Teco Avenue, 600 feet east of Jones Boulevard within Spring Valley (description on file). MN/al/syp (For possible action) **08/16/23 BCC**

Motion by: **John Getter**
Action: **Waiver Development Standard #2 was withdrawn by applicant.**
APPROVE: Zone Change,
APPROVE: Use Permit
APPROVE: Waivers of Development Standards #3, #4a and #4b
DENY Waivers of Development #1 and #2.
DENY: Design Review
Per staff if approved conditions
Vote: 5-0/Unanimous

10. **DR-23-0388-COUNTY OF CLARK (PK & COMM SERV):**
DESIGN REVIEW for reconstruction of a concession/restroom building in conjunction with an existing park on 3.7 acres in a P-F (Public Facility) Zone. Generally located on the east side of Mohawk Street and the south side of Eldora Avenue within Spring Valley (description on file). RM/rk/syp (For possible action) **09/05/23 PC**

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

11. **UC-23-0018-LAS VEGAS SPORTS CORPORATION ETAL & ROLLINGSTONE INC:**
USE PERMIT private recreational facility (table tennis club).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping; and **2)** reduce commercial driveway approach distance.
DESIGN REVIEW for a proposed private recreational facility within the Desert Inn Road Transition Corridor. Generally located on the south side of Desert Inn Road and the west side of Westwind Road within Spring Valley (description on file). JJ/lm/syp (For possible action) **09/05/23 PC**

Motion by: **Randy Okamura**
Action: **DENY**
Vote: 5-0/Unanimous

12. **VS-23-0019-LAS VEGAS SPORTS CORPORATION ETAL & ROLLINGSTONE INC:**
VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Pioneer Avenue, and between Westwind Road and Duneville Street within Spring Valley (description on file). JJ/lm/syp (For possible action) **09/05/23 PC**

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

13. **UC-23-0230-WPI-GRAND TROP LLC & UAP-GRAND TROP LLC:**
USE PERMITS for the following: **1)** reduce separation from a gas station to residential use; **2)** reduce separation from a convenience store to residential use; and **3)** reduce separation from outside dining to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS to allow modified driveway standards.
DESIGN REVIEWS for the following: **1)** convenience store; **2)** gasoline station; **3)** finished grade; **4)** lighting plan on 1.7 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Tropicana Avenue and Grand Canyon Drive within Spring Valley. JJ/bb/syp (For possible action) **09/05/23 PC**

Motion by: **Dale Devitt**

Action:

APPROVE Use Permits #1 and #3.

APPROVE: Waivers of Development Standards

APPROVE: Design Review #1, #3 and #4.

DENY: Use Permit #2

DENY: Design Review #2.

Per staff if approved conditions

Vote: 5-0/Unanimous

14. **UC-23-0403-WEST COAST CLOSERS INC:**

USE PERMIT to allow a major training facility (driving school) in conjunction with an existing office building on a portion of 2.9 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Edna Avenue within Spring Valley. JJ/lm/syp (For possible action) **09/05/23 PC**

Motion by: **Dale Devitt**

Action: **APPROVE** with staff conditions and added condition to limit the hours of operation from 9 am to 5 pm.

Vote: 5-0/Unanimous

15. **UC-23-0425-MH REVOCABLE LIVING TRUST:**

USE PERMIT for sporting goods (firearms) sales within an existing commercial center on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard, 240 feet south of Sahara Avenue within Spring Valley. JJ/tpd/syp (For possible action) **09/05/23 PC**

Motion by: **Randy Okamura**

Action: **APPROVE** per staff conditions

Vote: 5-0/Unanimous

16. **WS-23-0437-B-R OVATION LIMITED PARTNERSHIP:**

WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an approved multiple family development on 7.0 acres in an R-5 (Apartment Residential) Zone. Generally located on the east side of Grand Canyon Drive and the south side of Tropicana Avenue within Spring Valley. JJ/sd/syp (For possible action) **09/05/23 PC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions

Vote: 5-0/Unanimous

17. **VS-23-0387-WH PROPERTIES LLC:**

VACATE AND ABANDON a portion of a right-of-way being Rosanna Street located between Oquendo Road and Patrick Lane within Spring Valley (description on file). MN/hw/syp (For possible action) **09/06/23 BCC**

Motion by: **John Getter**

Action: **APPROVE** with staff if approved conditions

Vote: 5-0/Unanimous

18. **UC-23-0386-WH PROPERTIES, LLC:**
USE PERMIT to allow kitchens within hotel guestrooms.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** architectural compatibility; **2)** roof style; and **3)** local street access.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** increased finished grade; **3)** signage; and **4)** a hotel in conjunction with an existing office/retail complex on a portion of 8.9 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rosanna Street, approximately 215 feet south of Oquendo Road within Spring Valley. MN/hw/syp (For possible action) **09/06/23 BCC**

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

19. **WS-23-0439-PREMIER PROPERTY PRESERVATION, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping.
DESIGN REVIEW to increase finished grade in conjunction with a single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay. Generally located on the northwest corner of Ponderosa Way and Duneville Street within Spring Valley. MN/jud/syp (For possible action) **09/06/23 BCC**

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

20. **ZC-23-0409-P S I OQUENDO LLC:**
ZONE CHANGE to reclassify 4.2 acres from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to an R-3 (Multi-Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce driveway throat depth for a call box; and **3)** reduce driveway distance from an intersection.
DESIGN REVIEWS for the following: **1)** for a multi-family residential development; and **2)** finished grade. Generally located on the west side of Fort Apache Road and the north side of Oquendo Road within Spring Valley (description on file). JJ/rk/syp (For possible action) **09/06/23 BCC**

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

21. **VS-23-0410-P S I OQUENDO, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Farmland Street, and between Oquendo Road and Russell Road and portion of a right-of-way being Fort Apache Road located between Oquendo Road and Russell Road; and portion of a right-of-way being Oquendo Road located between Fort Apache Road and Farmland Street within Spring Valley (description on file). JJ/rk/syp (For possible action) **09/06/23 BCC**

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

22. **ZC-23-0431-S D M I RAINBOW, LLC:**
ZONE CHANGE to reclassify 2.8 acres from an R-E (Rural Estates Residential) to a C-P (Office & Professional) Zone.
USE PERMITS for the following: **1)** retail as primary use; and **2)** restaurant as primary use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit access to a local street (Palmyra Avenue); **2)** landscaping; **3)** modified driveway design standards; and **4)** increased wall height.
DESIGN REVIEW of a commercial center. Generally located on the northwest corner of Rainbow Boulevard and Palmyra Avenue within Spring Valley (description on file). JJ/bb/syp (For possible action)

Motion by: **John Getter**

Action: **APPROVE** Zone Change with staff if approved conditions

DENY: Use Permits, Waivers of Development Standards and Design Review

Vote: 5-0/Unanimous

23. **VS-23-0432-S D M I RAINBOW, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street, and between Coley Avenue and Palmyra Avenue within Spring Valley (description on file). JJ/bb/syp (For possible action) **09/06/23 BCC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions

Vote: 5-0/Unanimous

24. **TM-23-500090-S D M I RAINBOW, LLC:**
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 2.8 acres in C-P Zone. Generally located on the northwest side of Rainbow Boulevard and Palmyra Avenue within Spring Valley. JJ/bb/syp (For possible action) **09/06/23 BCC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions

Vote: 5-0/Unanimous

25. **ZC-23-0435-IHC HEALTH SERVICES, INC.:**
ZONE CHANGE to reclassify 9.3 acres from an R-E (Rural Estates Residential) Zone to a C-P (Office & Professional) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** allow zero percent of the total property frontage be occupied by buildings; and **3)** reduce driveway throat depth.
DESIGN REVIEW for an office building in the CMA Design Overlay District. Generally located on the northeast corner of Badura Avenue and Gagnier Boulevard within Spring Valley (description on file). MN/gc/syp (For possible action) **09/06/23 BCC**

Item was not heard since the meeting was cut short; building needed to be locked by staff. Item is moving forward without TAB recommendations.

26. **VS-23-0436-IHC HEALTH SERVICES, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Badura Avenue, and between Agilysys Way and Gagnier Boulevard; a portion of right-of-way being Gagnier Boulevard located between Maule Avenue and Badura Avenue; and a portion of right of way being Badura Avenue located between Agilysys Way and Gagnier Boulevard within Spring Valley (description on file). MN/gc/syp (For possible action) **09/06/23 BCC**

Item was not heard since the meeting was cut short; building needed to be locked by staff. Item is moving forward without TAB recommendations.

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 29, 2023.

X Adjournment

Motion by John Getter

Action: **ADJOURN** meeting at 10:20 p.m.

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