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# Spring Valley Town Advisory Board

September 26, 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

**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 **September 12, 2023** Minutes (For possible action)

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

Action: **APPROVE** as published

Vote: 5-0/Unanimous

### IV. Approval of Agenda for **September 26, 2023** and Hold, Combine or Delete Any Items (For possible action)

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

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)

**Mike Shannon announced the Affordable Connectivity-Program (ACP) a federal government program that provides a benefit of up to \$30 per month toward home internet.**

**Community Presentation  
Saturday, October 7, 2023, 9:30am - 2:30pm  
UNLV Student Union, Room 208  
4505 S Maryland Parkway**

VI. Planning & Zoning

1. **TM-23-500117-JONES SUNSET, LLC:**  
**TENTATIVE MAP** for a 1 lot commercial subdivision on 6.0 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Jones Boulevard and the south side of Teco Avenue within Spring Valley. MN/rp/syp (For possible action) **10/03/23 PC**

Motion by: **Dr. Juana Leia Jordan**  
Action: **APPROVE** per staff conditions  
Vote: 5-0/Unanimous

2. **UC-23-0502-TAKACH ROBERT & CAYME:**  
**USE PERMIT** to allow alternative design standards for an accessory structure.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce side street setback; and **2)** allow alternative driveway geometrics on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Tenaya Way, approximately 200 feet south of Darby Avenue within Spring Valley. JJ/tpd/syp (For possible action) **10/03/23 PC**

Motion by: **John Getter**  
Action: **DENY** per staff recommendations  
Vote: 4-1/NAY - Morris

3. **DR-23-0491-TENAYA LOFTS, LLC:**  
**DESIGN REVIEWS** for the following: **1)** minor training facility with accessory retail uses (dog training); and **2)** finished grade on 1.8 acres in a C-1 (Local Business) (AE-60) Zone within the CMA Design Overlay District. Generally located on the northwest corner of Sunset Road and Tenaya Way within Spring Valley. MN/sd/syp (For possible action) **10/04/23 BCC**

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

4. **VS-23-0494-TENAYA LOFTS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Arroyo Springs Street and Tenaya Way, and between Sunset Road and Post Road within Spring Valley (description on file). MN/sd/syp (For possible action) **10/04/23 BCC**

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

5. **PA-23-700027-COUNTY OF CLARK (AVIATION):**  
**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 19.3 acres. Generally located on the south side of Patrick Lane, 300 feet east of Tenaya Way within Spring Valley. MN/rk (For possible action) **10/17/23 PC**

Motion by: **Randy Okamura**  
Action: **APPROVE** with staff conditions  
Vote: 5-0/Unanimous

6. **ZC-23-0574-COUNTY OF CLARK (AVIATION):**  
**ZONE CHANGE** to reclassify 19.3 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce throat depth; **2)** increase driveway width; **3)** modifications to CMA Design Overlay District standards; and **4)** decorative buffer wall adjacent to a less intensive use.  
**DESIGN REVIEWS** for the following: **1)** office/warehouse complex; **2)** finished grade; and **3)** alternative parking lot landscaping in the CMA Design Overlay District for an office/warehouse facility. Generally located on the south side of Patrick Lane, 300 feet east of Tenaya Way within Spring Valley (description on file). MN/rr/syp (For possible action) **10/17/23 PC**

Motion by: **Randy Okamura**  
Action: **APPROVE** with staff conditions  
Vote: 5-0/Unanimous

7. **VS-23-0575-COUNTY OF CLARK (AVIATION):**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard and Tenaya Way, and between Post Road and Patrick Lane, a portion of a right-of-way being Patrick Lane located between Rainbow Boulevard and Tenaya Way, and a portion of right-of-way being Belcastro Street located between Patrick Lane and Sobb Avenue (alignment) within Spring Valley (description on file). MN/rr/syp (For possible action) **10/17/23 PC**

Motion by: **Randy Okamura**  
Action: **APPROVE** per staff conditions  
Vote: 5-0/Unanimous

8. **UC-23-0559-STAMATES TRUST & STAMATES STEVE & SANDRA TRS:**  
**USE PERMIT** to allow a minor training facility in conjunction with an existing office complex on a 0.6 acre portion of 2.3 acres in a C-P (Office and Professional) Zone in the Desert Inn Road Corridor Overlay. Generally located on the west side of Rainbow Boulevard and the south side of Darby Avenue within Spring Valley. JJ/nai/syp (For possible action) **10/17/23 PC**

Motion by: **John Getter**  
Action: **APPROVE** with staff conditions

Vote: 5-0/Unanimous

9. **UC-23-0563-COMAHIG WILMIR FAMILY TRUST & COMAHIG WILMIR & GERLIE P TRS:**  
**USE PERMIT** to reduce the separation between 2 community residences on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of El Camino Road, 215 feet north of Palmyra Avenue within Spring Valley. JJ/tpd/syp (For possible action) **10/17/23 PC**

Motion by: **John Getter**

Action: **DENY** based on separation issue

Vote: 3-2/NAY – Dewitt and Okamura

10. **UC-23-0604-UNCOMMONS LIVING BLDG 2, LLC:**  
**USE PERMITS** for the following: **1)** Modification to pedestrian realm; and **2)** Alternative design 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 northwest corner of Gagnier Boulevard and Badura Avenue within Spring Valley. MN/r/syp (For possible action) **10/17/23 PC**

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

Action: **APPROVE** per staff conditions

Vote: 5-0/Unanimous

11. **WS-23-0587-JUKIER HARRISON & HAVIVA:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; and **2)** reduce separation between existing structures in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Belcastro Street, 105 feet north of Edna Avenue within Spring Valley. JJ/md/syp (For possible action) **10/17/23 PC**

Motion by: **John Getter**

Action: **APPROVE** as presented with “if approved” conditions

Vote: 5-0/Unanimous

12. **AR-23-400114 (UC-1014-17)-CHURCH HAMERE N.K.M.W ST. M.E.O.T:**  
**USE PERMIT THIRD APPLICATION FOR REVIEW** to expand an existing place of worship.  
**WAIVER OF DEVELOPMENT STANDARDS** for off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).  
**DESIGN REVIEW** for a proposed parking lot on 1.0 acre in conjunction with an existing place of worship on 2.4 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Lindell Road and Oquendo Road within Spring Valley. MN/nai/syp (For possible action) **10/18/23 BCC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions

Vote: 5-0/Unanimous

13. **UC-23-0594-FORT MAVERICK CAPITAL MANAGEMENT, LLC:**  
**USE PERMIT** for reduced setback of a proposed vehicle maintenance facility to a residential use.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced throat depth.  
**DESIGN REVIEW** for a vehicle maintenance facility in conjunction with a developed commercial center on a 0.8 acre portion of a 3.8 acre site in a C-2 (General Commercial) Zone. Generally located on the east side of Fort Apache Road, 480 feet south of Sunset Road within Spring Valley. JJ/rr/syp (For possible action) **10/18/23 BCC**

Motion by: **Randy Okamura**  
Action: **APPROVE** per staff conditions  
Vote: 5-0/Unanimous

VII General Business

1. Review previous fiscal year budget requests and take public input regarding requests for the next fiscal year budget (for discussion only).

**Spring Valley Town Board discussed budget recommendations and will revisit the item at the October 10, 2023 meeting.**

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 October 10, 2023

X Adjournment

Motion by: **John Getter**  
Action: **ADJOURN** meeting at 8:31p.m.  
Vote: (5-0) /Unanimous