



Spring Valley Town Advisory Board

November 14, 2023

MINUTES

Board Members:	John Getter, Chair PRESENT Dale Devitt PRESENT Randal Okamura PRESENT	Brian A. Morris EXCUSED 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 **October 31, 2023** Minutes (For possible action)

Motion by: **John Getter**

Action: **APPROVE** as published

Vote: 4-0/Unanimous

IV. Approval of Agenda for **November 14, 2023** and Hold, Combine or Delete Any Items
(For possible action)

Motion by: **John Getter**

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)
 - 5 Mile Walk Like MADD Saturday, December 9, 2023 at Sunset Park sponsored by Mothers Against Drunk Driving. Event will start at 8:00am and register at www.walklikemadd.org/event/LasVegas

VI. Planning & Zoning

1. **UC-23-0673-TAN EDISON C III:**
USE PERMIT to allow an aviary.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the number of birds allowed; and **2)** reduce setbacks in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Anchorage Street and the west side of Norfolk Court within Spring Valley. MN/mh/syp (For possible action) **12/05/23 PC**

Motion by: **John Getter**
 Action: **DENY**
 Vote: 4-0/Unanimous

2. **UC-23-0692-JONES S 300 LP:**
USE PERMIT for a recreational facility in conjunction with an existing shopping center on a portion of 1.4 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue, 145 feet east of Bronco Street within Spring Valley. JJ/rp/syp (For possible action) **12/05/23 PC**

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

3. **WS-23-0705-FLAMINGO CAPITAL MANAGEMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for driveway geometrics.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** modifications to an existing shopping center; and **3)** a restaurant with a drive-thru in conjunction with an existing shopping center on a 1.0 acre portion of 12.1 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road and the west side of Buffalo Drive within Spring Valley. JJ/hw/syp (For possible action) **12/05/23 PC**

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

4. **ET-23-400157 (UC-0787-17)-LAUB JOEL A AND LAUB KIMBERLY L FAMILY TRUST:**
USE PERMITS THIRD EXTENSION OF TIME for the following: **1)** increase manager's unit area; and **2)** waive mixed-use development design standards.
DESIGN REVIEWS for the following: **1)** modify an approved office/warehouse complex with manager's units; and **2)** modify a parking lot on 5.6 acres in conjunction with an existing office/warehouse complex with manager's units in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Tenaya Way, 660 feet north of Sunset Road within Spring Valley. MN/tpd/syp (For possible action) **12/06/23 BCC**

Motion by: **Dr Juana Leia Jordan**
 Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

5. **UC-23-0664-KENOWOYO INVESTMENT I, LLC:**

USE PERMIT to re-establish a school.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** sidewalk and landscaping; **2)** reduce setback; **3)** allow non-decorative screening along the right-of-way; **4)** allow unscreened mechanical equipment; **5)** trash enclosure; **6)** off-site improvements; **7)** reduce throat depth; and **8)** driveway geometrics.

DESIGN REVIEW to re-establish the school site redesign for an existing school on a 2.0 acre portion of a 4.2 acre site in an R-E (Rural Estates Residential) Zone. Generally located on the northwest corner of Oakey Boulevard and Red Rock Street within the Spring Valley Land Use Planning Area. RM/jor/syp (For possible action) **12/06/23 BCC**

Motion by: **John Getter**

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

Vote: 4-0/Unanimous

6. **WS-23-0718-UNCOMMONS LIVING BLDG 1, LLC:**

WAIVER OF DEVELOPMENT STANDARDS for signage.

DESIGN REVIEW for modifications to comprehensive sign package in conjunction with an approved High Impact Project and Mixed-Use Project on 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/rr/syp (For possible action) **12/06/23 BCC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions

Vote: 3-1/NAY - Jordan

7. **ZC-23-0614-DIAMOND MOHAWK CCA, LLC:**

ZONE CHANGE to reclassify 4.1 acres from an R-E (Rural Estates Residential) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.

WAIVER OF DEVELOPMENT STANDARDS for throat depth.

DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** finished grade; **3)** modifications to a previously approved office/warehouse facility; and **4)** a proposed office/warehouse facility on 6.7 acres in the CMA Design Overlay District. Generally located on the east side of Mohawk Street, 300 feet north of Post Road within Spring Valley (description on file). MN/hw/syp (For possible action) **12/06/23 BCC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions

Vote: 3-1/NAY - Devitt

8. **VS-23-0615-DIAMOND MOHAWK CCA, LLC:**

VACATE AND ABANDON a portion of right-of-way being Mohawk Street located between Post Road and Sobb Avenue (alignment) within Spring Valley (description on file). MN/hw/syp (For possible action) **12/06/23 BCC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions

Vote: 3-1/NAY - Devitt

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.

- **Concern was expressed regarding traffic and noise with an existing shopping center near Sahara and Bronco.**
- * **Concern was expressed regarding condition of pavement at Jones and Rochelle**

IX. Next Meeting Date **November 28, 2023**

X Adjournment

Motion by: John Getter

Action: **ADJOURN** meeting at 8:09 p.m.

Vote: 4-0/Unanimous