



# Spring Valley Town Advisory Board

November 26, 2024

## 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 EXCUSED Juana Leia Jordan <b>PRESENT</b>
Secretary:	Carmen Hayes, 702 371-7991, <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> EXCUSED	
County Liaison:	Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> EXCUSED	

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I. Call to Order, Pledge of Allegiance and Roll Call

Tyler DeLorenzo, 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 **November 12, 2024** Minutes (For possible action)

IV. Approval of Agenda for **November 26, 2024** and Hold, Combine or Delete Any Items

V. (For possible action)

VI. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events.  
(for discussion)

VI. Planning & Zoning

1. **TM-24-500127-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO, LLC, LEASE:TENTATIVE MAP** for a 1 lot industrial subdivision on 41.25 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay. Generally located on the north side of Warm Springs Road and the east side of Buffalo Drive within Spring Valley. MN/my/kh (For possible action) **12/3/25**

**Motion by: Randy Okamura**

**Action: APPROVE**

**Vote: 4-0 Unanimous**

2. **WS-24-0476-DUARTE, EMIE:HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setback; **2)** increase wall height; and **3)** reduce building separation for existing accessory structures in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Fernbrook Road, 250 feet north of Greengrove Drive within Spring Valley. MN/my/kh (For possible action) **12/3/24**

**Motion by: John Getter**

**Action: DENY**

**Vote: 3-1 NAY Okamura**

3. **PA-24-700031-KKAZ, LLC:PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 5.08 acres. Generally located on the east side of Durango Drive, 800 feet north of Robindale Road within Spring Valley. MN/gc (For possible action) **12/17/24**

**Motion by: Randy Okamura**

**Action: APPROVE**

**Vote: 4-0 Unanimous**

4. **ZC-24-0599-KKAZ, LLC:ZONE CHANGE** to reclassify 5.08 acres from a CG (Commercial General) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Durango Drive, approximately 805 feet north of Robindale Road within Spring Valley (description on file). MN/hw (For possible action) **12//17/24**

**Motion by: Dale Devitt**

**Action: APPROVE**

**Vote: 4-0 Unanimous**

5. **VS-24-0598-KKAZ, LLC:VACATE AND ABANDON** easements of interest to Clark County located between Robindale Road and Eldorado Lane (alignment) and between Durango Drive and Cimarron Road within Spring Valley (description on file). MN/hw/kh (For possible action) **12/17/24**

**Motion by: Randy Okamura**

**Action: APPROVE**

**Vote: 4-0 Unanimous**

6. **WS-24-0600-KKAZ, LLC:WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce side setbacks; **2)** reduce buffering and screening; **3)** increase wall height; **4)** increase retaining wall height; and **5)** reduce throat depth. **12/17/24**

**Motion by: John Getter**

**Action: APPROVE**

**Vote: 4-0 Unanimous**

**DESIGN REVIEW** for a proposed multi-family, condominium development on 5.08 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Durango Drive, approximately 805 feet north of Robindale Road within Spring Valley. MN/hw/kh (For possible action) **12/17/24**

7. **TM-24-500130-KKAZ, LLC:TENTATIVE MAP** consisting of 80 condominium units and 3 common lots on 5.08 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Durango Drive, approximately 805 feet north of Robindale Road within Spring Valley. MN/hw/kh (For possible action)

**Motion by: Dale Devitt**

**Action: APPROVE**

**Vote: 4-0 Unanimous**

8. **WS-24-0606-CHURCH SERBIAN ORTHODOX ST. SIMEON:WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** eliminate street landscaping; **3)** eliminate buffering and screening; **4)** increase maximum parking; **5)** residential adjacency standards; and **6)** driveway geometrics.**DESIGN REVIEW** for modifications and expansion of an existing place of worship on 3.87 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Jones Boulevard and the south side of Viking Road within Spring Valley. JJ/hw/kh (For possible action) **12/18/24**

**Motion by: John Getter**

**Action: Denial**

**Vote: 4-0 Unanimous**

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

X Adjournment

Motion by John Getter

Action: **ADJOURN** meeting at 7:13 p.m.

Vote (4-0) /Unanimous