



Spring Valley Town Advisory Board

January 10, 2023

MINUTES

Board Members: John Getter PRESENT
Juana Leia Jordan PRESENT
Randal Okamura 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

Mark Donohue, 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 **December 27, 2022** Minutes (For possible action)

Motion by: John Getter

Action: **APPROVE** Minutes as published

Vote: 3-0/ Unanimous

IV. Approval of Agenda for **January 10, 2023** and Hold, Combine or Delete Any Items (For possible action)

Motion by: John Getter

Action: **APPROVE** after noting General Business heard after Approval of Agenda and next meeting date will be **January 31, 2023**.

Vote: 3-0/ Unanimous

VII. General Business

1. Elect a new Chair and Vice Chair of the Spring Valley TAB. (for possible action)

Motion by: Juana Leia Jordan

Action: **APPROVE** John Getter as Spring Valley Town Board Chair and **hold** vote for Vice-Chair until the January 31, 2023 meeting.

Vote: 3-0/ Unanimous

2. Review and approve the 2023 meeting calendar. (for possible action)

Motion by: John Getter

Action: **APPROVE** the 2023 Spring Valley Town Advisory Board meeting calendar after noting the December 26, 2023 meeting is canceled.

Vote: 3-0/ Unanimous

V. Informational Items

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

- **None**

VI. Planning & Zoning

1. **WC-22-400127 (ZC-1740-04)-WH PROPERTIES, LLC:**

WAIVER OF CONDITIONS of a zone change requiring a design review as a public hearing to ensure the final mini-warehouse building complies with the CMA Overlay Standards and is consistent with architectural treatments shown on the office buildings and retail building with a previously approved zone change to reclassify 11.3 acres from an R-E (Rural Estates Residential) (AE-60) Zone to a C-2 (General Commercial) (AE-60) Zone for a retail and office center and mini-warehouse facility in the CMA Design Overlay District. Generally located on the east side of Rosanna Street and the north side of Patrick Lane within Spring Valley. MN/md/syp (For possible action) **01/18/23 BCC**

Motion by: Randy Okamura

Action: **APPROVE** with staff recommendations

Vote: 3-0/Unanimous

2. **WS-22-0646-WH PROPERTIES, LLC:**

WAIVER OF DEVELOPMENT STANDARDS for modified street standards.

DESIGN REVIEWS for the following: **1)** mini-warehouse facility; and **2)** finished grade on 2.4 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 and the north side of Patrick Lane within Spring Valley. MN/md/syp (For possible action) **01/18/23 BCC**

Motion by: Juana Leia Jordan

Action: **APPROVE** with staff recommendations

Vote: 3-0/Unanimous

3. **NZC-22-0676-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 12.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** street intersection off-set; and **3)** street dedication.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade in the CMA Design Overlay District. Generally located on the south side of Russell Road and the east side of Buffalo Drive within Spring Valley (description on file). MN/gc/ja (For possible action) **02/07/23 PC**

The applicant requested a **HOLD** to Spring Valley Town Advisory Board meeting on 01-31-2023.

4. **VS-22-0677-COUNTY OF CLARK(AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Buffalo Drive and Tioga Way (alignment); a portion of a right-of-way being Buffalo Drive located between Russell Road and Oquendo Road; a portion of a right-of-way being Russell Road located between Buffalo Drive and Tioga Way; and a portion of a right-of-way being Tioga Way located between Russell Road and Oquendo Road within Spring Valley (description on file). MN/gc/ja (For possible action) **02/07/23 PC**

The applicant requested a **HOLD** to Spring Valley Town Advisory Board meeting on 01-31-2023.

5. **TM-22-500223-COUNTY OF CLARK(AVIATION):**
TENTATIVE MAP consisting of 80 single family residential lots and common lots on 12.3 acres in an R-2 (Medium Density Residential) Zone in 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/gc/ja (For possible action) **02/07/23 PC**

The applicant requested a **HOLD** to Spring Valley Town Advisory Board meeting on 01-31-2023.

6. **WC-22-400135 (UC-20-0231)-CHOUL, 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 2:00 a.m. 7 days a week 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/bb/syp (For possible action) **02/07/23 PC**

Motion by: Randy Okamura

Action: **APPROVE** with a one year review and removal of 2:00am closure time

Vote: 3-0/Unanimous

7. **DR-22-0671-TRI POINTE HOMES NEVADA INC:**
DESIGN REVIEW for a new 3 story model within a previously approved single family residential development on 9.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Patrick Lane and the east side of Hualapai Way within Spring Valley. JJ/sd/ja (For possible action) **02/08/23 BCC**

Move forward with no action as motion to deny failed 2-1 with Juana Leia Jordan voting in opposition.

8. **VS-22-0675-TIGER REAL ESTATE LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Westwind Road, and between Russell Road and Quail Avenue (alignment) within Spring Valley (description on file). MN/lm/ja (For possible action) **02/08/23 BCC**

The applicant requested a **HOLD** to Spring Valley Town Advisory Board meeting on 01-31-2023.

9. **WS-22-0674-TIGER REAL ESTATE LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** increase wall height; **3)** decrease call box setback; **4)** waive off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights); and **5)** decrease private street width.
DESIGN REVIEWS for the following: **1)** single family subdivision; and **2)** finished grade on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone within the CMA Design Overlay District. Generally located on the west side of Lindell Road, 330 feet south of Russell Road within Spring Valley. MN/lm/ja (For possible action) **02/08/23 BCC**

The applicant requested a **HOLD** to Spring Valley Town Advisory Board meeting on 01-31-2023.

10. **VS-22-0691-DURANGO STOREFLEX, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Butler Street and Durango Drive, and between Capovilla Avenue (alignment) and Warm Springs Road within Spring Valley (description on file). MN/bb/ja (For possible action) **02/08/23 BCC**

Motion by: Randy Okamura
Action: **APPROVE** per staff conditions
Vote: 3-0/Unanimous

11. **ZC-22-0679-PROJECT BAM LAND LLC:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.
WAIVER OF DEVELOPMENT STANDARDS for modified commercial driveway design.
DESIGN REVIEWS for the following: **1)** distribution center; **2)** alternative parking lot landscaping; and **3)** finished grade in the CMA Design Overlay District. Generally located on the east side of Miller Lane and the south side of Maule Avenue within Spring Valley (description on file). MN/lm/ja (For possible action) **02/08/23 BCC**

Motion by: John Getter
Action: **APPROVE** Zone Change
DENY Waiver of Development Standards
DENY Design Review
Vote: 3-0/Unanimous

12. **VS-22-0680-PROJECT BAM LAND LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Miller Lane and Buffalo Drive, and between Maule Avenue and Badura Avenue within Spring Valley (description on file). MN/lm/ja (For possible action) **02/08/23 BCC**

Motion by: John Getter
Action: **APPROVE** with staff conditions
Vote: 3-0/Unanimous

13. **ZC-22-0683-TIEN KUI-MU & YUEH YIN & TIEN TONY:**
ZONE CHANGE to reclassify 1.8 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
USE PERMITS for the following: **1)** convenience store; and **2)** gasoline station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** cross access; **2)** allow modified driveway design standards; and **3)** allow a non-standard bus turnout.
DESIGN REVIEW for a proposed convenience store with gasoline pumps. Generally located on the east side of Buffalo Drive and the south side of Russell Road within Spring Valley (description on file). MN/rk/ja (For possible action) **02/08/23 BCC**

Motion by: Juana Leia Jordan
Action: **APPROVE** with staff conditions
Vote: 3-0/Unanimous

14. **VS-22-0684-TIEN KUI-MU & YUEH YIN & TIEN TONY:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Tioga Way, and between Russell Road and Oquendo Road; and a portion of a right-of-way being Buffalo Drive located between Russell Road and Oquendo Road within Spring Valley (description on file). MN/rk/ja (For possible action) **02/08/23 BCC**

Motion by: Randy Okamura
Action: **APPROVE** with staff conditions
Vote: 3-0/Unanimous

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.

- An individual in attendance expressed concern **DR-22-0671** was returned to the Board with a request for a 3-story model.
- John Getter requested staff briefings regarding Transform Clark County, stating it would be very helpful for new Board members.

IX. Next Meeting Date **January 31, 2023**

X. Adjournment

Motion by: John Getter
Action: **ADJOURN** meeting at 8:36 p.m.
Vote: 3-0/Unanimous