



# Spring Valley Town Advisory Board

February 28, 2023

## MINUTES

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Board Members:	John Getter, Chair <b>PRESENT</b> Dale Devitt <b>PRESENT</b> Randy Okamura <b>PRESENT</b>	Brian A. Morris, Vice Chair <b>EXCUSED</b> Dr. Juana Leia Jordan <b>PRESENT</b>
Secretary:	Carmen Hayes, 702 371-7991, <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> <b>PRESENT</b>	

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### 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 **February 14, 2023** Minutes (For possible action)

Motion by: John Getter

Action: **APPROVE** with format edits

Vote: 4-0/Unanimous

### IV. Approval of Agenda for **February 28, 2023** and Hold, Combine or Delete Any Items (For possible action)

Motion by: Juana Leia Jordan

Action: **APPROVE** as amended.

Vote: 4-0/Unanimous

### V. Informational Items

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

VI. Planning & Zoning

1. **TM-22-500233-LTF REAL ESTATE COMPANY, INC.:**  
**TENTATIVE MAP** consisting of a 1 lot commercial subdivision and common lots on 15.2 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Sunset Road and Durango Drive within Spring Valley. MN/al/syp (For possible action) **03/07/23 PC**

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

2. **PA-23-700004-AXIOM 3, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Business Employment (BE) to Urban Neighborhood (UN) on 4.5 acres. Generally located on the southwest corner of Montessouri Street and Wagon Trail Avenue within Spring Valley. MN/gtb (For possible action) **03/21/23 PC**

Motion by: Dale Devitt  
Action: **DENY**  
Vote: 3-1/**NAY** - Okamura

3. **ZC-23-0042-AXIOM 3 LLC:**  
**ZONE CHANGE** to reclassify 4.5 acres from a C-2 (General Commercial) (AE-60) Zone to an R-5 (Apartment Residential) (AE-60) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** reduce building separation; and **3)** allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** alternative parking lot landscaping; **2)** off-site parking; and **3)** multiple family development in the CMA Design Overlay District. Generally located on the southwest corner of Montessouri Street (alignment) and Wagon Trail Avenue (alignment) within Spring Valley (description on file). MN/md/syp (For possible action) **03/21/23 PC**

Motion by: John Getter  
Action: **DENY**  
Vote: 3-1/**NAY** - Okamura

4. **UC-22-0696-MATRAVERS FAMILY TRUST ETAL & MATRAVERS, PETER TRS:**  
**USE PERMIT** for personal services (beauty salon) within an existing commercial office complex on a portion of 2.5 acres in a C-P Zone. Generally located on the west side of Jones Boulevard and the south side of University Avenue within Spring Valley. MN/bb/syp (For possible action) **03/21/23 PC**

Motion by: Dr. Juana Leia Jordan  
Action: **APPROVE** with staff recommendations  
Vote: 4-0/Unanimous

5. **UC-23-0014-WELL DONE, LLC:**  
**USE PERMITS** for the following: **1)** outside dining in conjunction with an existing restaurant; and **2)** eliminate pedestrian access.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate setbacks; **2)** alternative street landscaping; **3)** waive parking lot trees; and **4)** allow non-standard improvements in the right-of-way.  
**DESIGN REVIEW** for a proposed addition and outside dining and drinking area to an existing restaurant on 1.0 acre in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue, 100 feet west of Cimarron Road within Spring Valley. RM/lm/syp (For possible action) **03/21/23 PC**

Motion by: Randy Okamura

Action: **APPROVE** Waiver of Development Standards #4 and DENY all else due to safety concerns per staff

Vote: 4-0/Unanimous

6. **UC-23-0043-LAS VEGAS II MINI U STORAGE, LLC:**  
**USE PERMIT** for off-highway vehicle, recreational vehicle, and watercraft storage.  
**DESIGN REVIEW** for a proposed mini-warehouse building in conjunction with an existing mini-storage facility on 3.5 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Viking Road and Buffalo Drive within Spring Valley. JJ/sd/syp (For possible action) **03/21/23 PC**

Motion by: Dr. Juana Leia Jordan

Applicant withdrew use permit

Action: **APPROVE** with staff recommendations

Vote: 4-0/Unanimous

7. **VS-23-0012-REMINGTON SUNSET, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Post Road and Sunset Road, and between Tenaya Way and Montessouri Street (alignment) within Spring Valley (description on file). MN/gc/syp (For possible action) **03/21/23 PC**

Motion by: Randy Okamura

Action: **APPROVE** with staff recommendations

Vote: 4-0/Unanimous

8. **DR-23-0040-SDP DEVELOPMENT, LLC:**  
**DESIGN REVIEWS** for the following: **1)** restaurant; and **2)** parking lot landscaping in conjunction with a previously approved shopping center on 4.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive and the north side of Sunset Road within Spring Valley. JJ/lm/syp (For possible action) **03/22/23 BCC**

Motion by: Randy Okamura

Action: **APPROVE** with staff recommendations

Vote: 4-0/Unanimous

9. **WS-23-0038-SDP DEVELOPMENT, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase freestanding sign height.  
**DESIGN REVIEW** for proposed signage in conjunction with a retail center on 4.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive and the north side of Sunset Road within Spring Valley. JJ/lm/syp (For possible action) **03/22/23 BCC**

Motion by: Dale Devitt  
Action: **DENY**  
Vote: 4-0/Unanimous

10. **DR-23-0041-CITY LIGHT CHURCH INC:**  
**DESIGN REVIEW** for finished grade in conjunction with an approved place of worship on 4.8 acres in a C-P (Office and Professional) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road, 900 feet west of Lindell Road within Spring Valley. MN/bb/syp (For possible action) **03/22/23 BCC**

Motion by: Dale Devitt  
Action: **APPROVE**  
Vote: 4-0/Unanimous

11. **ET-23-400009 (Nzc-19-0886)-TROP GC APTS, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-5 (Apartment Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following **1)** increase building height; and **2)** reduce throat depth.  
**DESIGN REVIEW** for a multiple family residential development. Generally located on the south side of Tropicana Avenue, 300 feet east of Grand Canyon Drive within Spring Valley (description on file). JJ/tpd/syp (For possible action) **03/22/23 BCC**

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

12. **VS-23-0033-GANESH SHIVA LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Quail Avenue and Russell Road, and between Mann Street and Torrey Pines Drive within Spring Valley (description on file). MN/rk/syp (For possible action) **03/22/23 BCC**

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

13. **UC-23-0032-GANESH SHIVA LLC:**  
**USE PERMIT** for a recreational (tennis) facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive full off-site improvements (curb return driveway, gutter, sidewalk, and streetlights); and **2)** to allow modified driveway design.  
**DESIGN REVIEW** for a proposed tennis complex on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the west side of Mann Street and the north side of Quail Avenue within Spring Valley. MN/rk/syp (For possible action) **03/22/23 BCC**

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

14. **VS-23-0037-DESERT RV & BOAT STORAGE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Quail Avenue and Oquendo Road, and between Rainbow Boulevard and Santa Margarita Street (alignment) within Spring Valley (description on file). MN/gc/syp (For possible action) **03/22/23 BCC**

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

15. **UC-23-0036-DESERT RV & BOAT STORAGE, LLC:**  
**USE PERMIT** for a mini-warehouse facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; and **2)** reduce driveway approach distance.  
**DESIGN REVIEWS** for the following: **1)** mini-warehouse facility; **2)** alternative parking lot landscaping; and **3)** finished grade on 2.5 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Quail Avenue and Santa Margarita Street (alignment) within Spring Valley. MN/gc/syp (For possible action) **03/22/23 BCC**

Motion by: Dr. Juana Leia Jordan  
Action: **APPROVE** with staff conditions  
Vote: 4-0/Unanimous

## VII General Business

Review the Spring Valley Town Advisory Board bylaws (for discussion only).

**John Getter requested that Article V Section B reflect the meeting time to be 6:00pm which was changed by the Spring Valley Town Advisory Board during the December 14, 2021 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 March 14, 2023

X Adjournment

Motion by: John Getter

Action: **ADJOURN** meeting at 8:07 p.m.

Vote: (4-0) /Unanimous