



# Spring Valley Town Advisory Board

June 27, 2023

## MINUTES

---

Board Members:	John Getter, Chair <b>PRESENT</b> Dale Devitt <b>PRESENT</b> Randal Okamura <b>PRESENT</b>	Brian A. Morris <b>EXCUSED</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	

---

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

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 **June 13, 2023** Minutes (For possible action)

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

Action: **APPROVE** as published

Vote: 4-0/Unanimous

IV. Approval of Agenda for **June 27, 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)

**Mike Shannon announced a Groundbreaking Ceremony scheduled for 10:00am on Wednesday June 28, 2023 for a new 10 acre park at Tee Pee Lane and West Patrick Lane.**

VI. Planning & Zoning

1. **ET-23-400060 (UC-20-0413)-CHURCH DEBREGENET MEDHANEALEM ETHIOPIAN ORTHODOX T:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) place of worship; and 2) increase the height of ornamental spires and domes.

**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards. **DESIGN REVIEW** for a place of worship on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Santa Margarita Street (alignment) and the south side of Quail Avenue (alignment) within Spring Valley. MN/mh/syp (For possible action) **06/20/23 PC**

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

2. **ET-23-400062 (VS-20-0433)-CHURCH DEBREGENET MEDHANEALEM ETHIOPIAN ORTHODOX T:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County between Quail Avenue and Oquendo Road and between Santa Margarita Street and Redwood Street (alignment) within Spring Valley (description on file). MN/mh/syp (For possible action) **06/20/23 PC**

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

3. **WS-23-0241-AMH NV14 DEVELOPMENT, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) non-standard improvements.

**DESIGN REVIEW** for finished grade on 5.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley. JJ/sd/syp (For possible action) **06/21/23 BCC**

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

4. **PA-23-700016-WY INVESTMENTS LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 6.5 acres. Generally located 400 feet north of Desert Inn Road and 700 feet east of Durango Drive within Spring Valley. RM/gc (For possible action) **07/18/23 PC**

Motion by: **Randy Okamura**  
Action: **DENY** per staff conditions  
Vote: 4-0/Unanimous

5. **ZC-23-0288-WY INVESTMENTS, LLC:**  
**ZONE CHANGE** to reclassify 6.5 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** reduce parking; **3)** reduce garage openings onto a drive aisle; and **4)** increase wall height.  
**DESIGN REVIEWS** for the following: **1)** alternative parking lot landscaping; **2)** multiple family residential development; and **3)** finished grade. Generally located 675 feet east of Durango Drive and 375 feet north of Desert Inn Road within Spring Valley (description on file). RM/md/syp (For possible action) **07/18/23 PC**

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

6. **UC-23-0236-HITAL, LLC:**  
**USE PERMIT** for personal services in conjunction with an existing commercial office building on 0.5 acres in a C-P (Office and Professional) Zone. Generally located on the northwest corner of Laredo Street and Bronco Street within Spring Valley. JJ/sd/syp (For possible action) **07/18/23 PC**

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

7. **VS-23-0257-RUSSELL DECATUR CORNER, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Decatur Boulevard and Edmond Street, and between Oquendo Road and Russell Road and a portion of a right-of-way being Russell Road between Decatur Boulevard and Edmond Street within Spring Valley (description on file). MN/sd/syp (For possible action) **07/18/23 PC**

Motion by: **John Getter**  
Action: **HOLD** to Spring Valley TAB Meeting on July 11, 2023 per applicant request  
Vote: 4-0/Unanimous

8. **WS-23-0255-RUSSELL DECATUR CORNER, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** driveway width; and **2)** non-standard improvements.  
**DESIGN REVIEWS** for the following: **1)** convenience store; and **2)** signage on 2.0 acres in a C-2 (General Commercial) (AE-60) Zone within the CMA Design Overlay district. Generally located on the southwest corner of Decatur Boulevard and Russell Road within Spring Valley. MN/sd/syp (For possible action) **07/18/23 PC**

Motion by: **John Getter**  
Action: **HOLD** to Spring Valley TAB Meeting on July 11, 2023 per applicant request  
Vote: 4-0/Unanimous

9. **VS-23-0282-DURANGO STOREFLEX LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Butler Street located between Warm Springs Road and Capovilla Avenue (alignment) within Spring Valley (description on file). MN/hw/syp (For possible action) **07/18/23 PC**

Motion by: **Dale Devitt**

Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

10. **UC-23-0182-WOW BUILD CO. ONE, LC:**  
**HOLDOVER USE PERMITS** for the following: **1)** reduce setbacks from a residential use; and **2)** allow a service bay door facing a street without screening.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow non-standard improvements (landscaping) in the right-of-way; and **2)** reduce landscaping.  
**DESIGN REVIEW** for a vehicle (automobile) wash facility on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Desert Inn Road and the east side of Durango Drive within Spring Valley. RM/bb/syp (For possible action) **07/19/23 BCC**

Motion by: **John Getter**

Action: **HOLD** to Spring Valley TAB Meeting on July 11, 2023 per applicant request

Vote: 4-0/Unanimous

11. **WS-23-0292-BEAZER HOMES HOLDINGS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase retaining wall height.  
**DESIGN REVIEW** for finished grade in conjunction with a previously approved planned unit development on 4.6 acres in an R-3 (Multiple Family Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Russell Road, 280 feet west of Durango Drive within Spring Valley. JJ/jud/syp (For possible action) **07/19/23 BCC**

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

Action: **APPROVE** with staff recommendations

Vote: 4-0/Unanimous

12. **ZC-23-0269-FAIRMONT PLAZA PARTNERS, LLC:**  
**ZONE CHANGE** to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for right-of-way dedication.  
**DESIGN REVIEWS** for the following: **1)** a proposed distribution center; and **2)** finished grade in the CMA Design Overlay District. Generally located on the north side of Warm Springs Road, 940 feet east of Buffalo Drive within Spring Valley. MN/jor/syp (For possible action) **07/19/23 BCC**

Motion by: **Dale Devitt**

Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

13. **VS-23-0270-FAIRMONT PLAZA PARTNERS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Buffalo Drive and Tenaya Way, and between Warm Springs Road and Arby Avenue (alignment) within Spring Valley (description on file). MN/jor/syp (For possible action) **07/19/23 BCC**

Motion by: **Dale Devitt**

Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

- 14. **ZC-23-0272-ROADRUNNER TRUST & CARRISON, ANDREW JOHN TRS:**  
**ZONE CHANGE** to reclassify 2.5 acres from a C-P (Office and Professional) Zone to a C-1 (Local Business) Zone.  
**USE PERMITS** for the following: **1)** mini-warehouse; and **2)** off-highway vehicle, recreational vehicle, and watercraft storage facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** access local street; **2)** reduce parking; **3)** increase wall height; **4)** reduce setback; **5)** allow attached sidewalk; and **6)** allow modified driveway design standards.  
**DESIGN REVIEW** for a mini-warehouse with vehicle storage facility. Generally located on the east side of Jones Boulevard and the south side of O’Bannon Drive within Spring Valley (description on file). RM/lm/syp (For possible action) **07/19/23 BCC**

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

- 15. **VS-23-0271-ROADRUNNER TRUST & CARRISON, ANDREW JOHN TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Red Rock Street, and between O’Bannon Drive and Sahara Avenue within Spring Valley (description on file). RM/lm/syp (For possible action) **07/19/23 BCC**

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

VII General Business

- 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 July 11, 2023

X Adjournment

Motion by: John Getter  
Action: **ADJOURN** meeting at 7:56p.m.  
Vote: 4-0/Unanimous