



Spring Valley Town Advisory Board

August 29, 2023

MINUTES

Board Members:	John Getter, Chair PRESENT Dale Devitt PRESENT Randal Okamura PRESENT	Brian A. Morris PRESENT Juana Leia Jordan EXCUSED
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

Jazmine Harris, 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 **August 8, 2023** Minutes (For possible action)

Motion by: **Randy Okamura**

Action: **APPROVE** as published.

Vote: 4-0/Unanimous

IV. Approval of Agenda for **August 29, 2023** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Randy Okamura**

Action: **APPROVE** as described.

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. **UC-23-0362-NEVADA AUTO REAL ESTATE INVESTMENTS, LLC:**

USE PERMIT to reduce the separation to a residential use.

DESIGN REVIEWS for the following: **1)** vehicle sales facility; **2)** vehicle maintenance facility; **3)** vehicle wash facility; **4)** alternative parking lot landscaping; and **5)** finished grade on a portion of 8.6 acres in a C-2 (General Commercial) and an M-D (Designed Manufacturing) Zone within the CMA Design Overlay District. Generally located on the north side of Rafael Rivera Way, 350 feet west of Warbonnet Way within Spring Valley. MN/sd/syp (For possible action) **08/16/23 BCC**

Item was not heard as it was previously approved at the 8-16-23 Board of County Commissioners meeting.

2. **TM-23-500100-LV MANAGEMENT GROUP, L L C:**

TENTATIVE MAP consisting of a 1 lot commercial subdivision on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley. MN/bb/syp (For possible action) **09/05/23 PC**

Motion by: **Brian Morris**

Action: **APPROVE** per staff conditions

Vote: 4-0/Unanimous

3. **UC-23-0296-WEST SAHARA PROMENADE CO, LLC:**

HOLDOVER USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); and **2)** hookah lounge within an existing shopping center on a portion of 8.0 acres in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue and the east side of Cimarron Road within Spring Valley. JJ/sd/syp (For possible action) **09/05/23 PC**

Motion by: **John Getter**

Action: **DENY** as applicant missed two meetings.

Vote: 4-0/Unanimous

4. **UC-23-0341-APACHE 3 LLC:**

HOLDOVER USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within a shopping center on a portion of 4.1 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the south side of Reno Avenue and the west side of Fort Apache Road within Spring Valley. JJ/jud/syp (For possible action) **09/05/23 PC**

Motion by: **Randy Okamura**

Action: **APPROVE** per staff conditions.

Vote: 4-0/Unanimous

5. **WS-23-0423-JMLAS RESTAURANT INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) sidewalk width.
DESIGN REVIEW for an addition to proposed restaurant on 0.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard approximately 300 feet south of Spring Mountain Road within Spring Valley. JJ/rr/syp (For possible action) **09/05/23 PC**

Motion by: **John Getter**

Action: **APPROVE** with staff “if approved conditions” and a 2-year public review.

Vote: 4-0/Unanimous

6. **UC-23-0469-RAINBOW 2625, LLC:**
USE PERMIT to allow a pharmacy in conjunction with an existing office complex on a portion of 1.8 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Laredo Street within Spring Valley. JJ/hw/syp (For possible action) **09/19/23 PC**

Motion by: **Randy Okamura**

Action: **APPROVE** with staff conditions.

Vote: 4-0/Unanimous

7. **VS-23-0373-QMC HACIENDA HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Jerry Tarkanian Way and Fort Apache Road and between Hacienda Avenue and Diablo Drive and a portion of right-of-way being Jerry Tarkanian Way located between Hacienda Avenue and Diablo Drive within Spring Valley (description on file). JJ/nai/syp (For possible action) **09/19/23 PC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions.

Vote: 4-0/Unanimous

8. **WC-23-400107 (NZC-21-0020)-WEST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP:**
WAIVER OF CONDITIONS of a waiver of development standards requiring revised building elevation to include varied elevation, roof forms, and surface planes with a desert earth tone color scheme. Generally located on the south side of Sahara Avenue, the west side of Meyers Court (alignment), and the north side of Laredo Street within Spring Valley (description on file). JJ/rp/syp (For possible action) **09/19/23 PC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

9. **UC-23-0467-NP DURANGO, LLC:**
USE PERMIT to allow a multiple family development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** increase wall height; **3)** allow alternative landscaping and attached sidewalk; and **4)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** multiple family residential development; and **2)** finished grade on 8.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Maule Avenue, 1,525 feet west of Durango Drive within Spring Valley.
JJ/rk/syp (For possible action) **09/20/23 BCC**

Motion by: **Brian Morris**

Action:

APPROVE Use Permit

APPROVE Waivers of Development Standards #1, #2 and #4

DENY Waivers of Development Standards #3

APPROVE Design Review

With staff conditions

Vote: 4-0/Unanimous

10. **UC-23-0468-DURANGO 215 RESIDENTIAL, LLC:**
USE PERMIT to allow a multiple family development.
VARIANCE for increase in wall height.
WAIVER to allow modified driveway design standards.
DESIGN REVIEWS for a multiple family development on 13.0 acres in an H-1 (Limited Resort and Apartment) Zone within a P-C (Planned Community) Overlay District in the Rhodes Ranch Master Planned Community. Generally located on the south side of Roy Horn Way, 1,500 feet west of Durango Drive within Spring Valley. JJ/rk/syp (For possible action) **09/20/23 BCC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions.

Generally, disapprove attached sidewalks.

Vote: 4-0/Unanimous

11. **VS-23-0493-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON a portion of right-of-way being Buffalo Drive located between Roy Horn Way and Badura Avenue, a portion of right-of-way being Roy Horn Way located between Buffalo Drive and Tenaya Way, a portion of right-of-way being Badura Avenue located between Buffalo Drive and Tenaya Way, a portion of right-of-way being Tenaya Way located between Roy Horn Way and Badura Avenue, and an un-named portion of right-of-way (south of Roy Horn Way) located between Buffalo Drive and Tenaya Way within Spring Valley (description on file).
MN/jor/syp (For possible action) **09/20/23 BCC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions.

Vote: 4-0/Unanimous

12. **UC-23-0492-COUNTY OF CLARK (AVIATION):**
USE PERMITS for the following: **1)** High Impact Project; and **2)** tire sales and installation.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** light fixture height; and **2)** driveway throat depth.
DESIGN REVIEWS for the following: **1)** retail building with a gasoline station; **2)** signage; **3)** lighting; and **4)** finished grade on a 23.0 acre portion of 60.0 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Buffalo Drive and Badura Avenue within Spring Valley. MN/jor/syp (For possible action)
09/20/23 BCC

Motion by: **John Getter**

Action: **APPROVE** with staff conditions

DENY Waivers of Development Standards #1 for light fixture height.

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 September 12, 2023

X Adjournment

Motion by: John Getter

Action: **ADJOURN** meeting at 7:50 p.m.

Vote: 4-0/Unanimous