



# Spring Valley Town Advisory Board

October 31, 2023

## MINUTES

Board Members:	John Getter, Chair <b>PRESENT</b> Dale Devitt <b>PRESENT</b> Randal Okamura <b>PRESENT</b>	Brian A. Morris <b>PRESENT</b> 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:mids@clarkcountynv.gov">mids@clarkcountynv.gov</a> PRESENT	

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

**John Getter called the meeting to order at 6:04pm.**

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 October 10, 2023 Minutes (For possible action)

Motion by: **Dale Devitt**

Action: **APPROVE** after clarifying the roadway of concern related to the budget request was Decatur from Tropicana to Sunset.

Vote: 5-0/Unanimous

IV. Approval of Agenda for October 31, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Randy Okamura**

Action: **APPROVE** as published.

Vote: 5-0/Unanimous

V. Informational Items

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

- **None**

VI. Planning & Zoning

1. **WC-23-400107 (NZC-21-0020)-WEST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP:**

**AMENDED WAIVER OF CONDITIONS** of a nonconforming zone change requiring a 36 inch box African Sumac and pine trees to be planted 10 feet on center along the south property on Laredo Street (previously not notified) revised building elevation to include varied elevations, roof forms, and surface planes with a desert earth tone color scheme (no longer needed) in conjunction with an approved senior housing facility on 4.5 acres in an R-4 (Multiple Family Residential - High Density) Zone. 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. JJ/rp/syp (For possible action) **11/08/23 BCC**

Motion by: **Randy Okamura**

Action: **APPROVE** as presented

Vote: 5-0/Unanimous

2. **PA-23-700032-SUNSET INTERCHANGE, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use categories from Corridor Mixed-Use (CM) and Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 9.6 acres. Generally located on the southwest corner of Sunset Road and Quarterhorse Lane within Spring Valley. JJ/al (For possible action) **11/21/23 PC**

Motion by: **Randy Okamura**

Action: **APPROVE**

Vote: 5-0/Unanimous

3. **ZC-23-0672-SUNSET INTERCHANGE, LLC:**

**ZONE CHANGE** to reclassify 9.6 acres from an R-E (Rural Estates Residential) Zone, a C-1 (Local Business) Zone, and a C-2 (General Commercial) Zone to an RUD (Residential Urban Density) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; and **2)** reduce open space.

**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** finished grade on a 9.6 acre portion of a 13.0 acre site in the CMA Design Overlay District. Generally located on the southwest corner of Sunset Road and Quarterhorse Lane within Spring Valley (description on file). JJ/md/syp (For possible action) **11/21/23 PC**

Motion by: **Randy Okamura**

Action: **DENY** with staff “if approved” conditions

Vote: 5-0/Unanimous

4. **TM-23-500135-SUNSET INTERCHANGE, LLC:**  
**TENTATIVE MAP** consisting of 87 lots and common lots on 9.6 acres in an RUD (Residential Urban Density) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Sunset Road and Quarterhorse Lane within Spring Valley (description on file). JJ/md/syp (For possible action) **11/21/23 PC**

Motion by: **Randy Okamura**  
Action: **DENY** per staff recommendation  
Vote: 5-0/Unanimous

5. **DR-23-0651-TRAN, DEVIN ETAL & NGUYEN, THOMAS T.:**  
**DESIGN REVIEW** for finished grade in conjunction with a proposed single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-65) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road, 280 feet east of Jones Boulevard within Spring Valley. MN/nai/syp (For possible action) **11/21/23 BCC**

Motion by: **Dr. Juana Leia Jordan**  
Action: **APPROVE** with staff conditions  
Vote: 5-0/Unanimous

6. **ET-23-400138 (ZC-0827-17)-LMC KAKTUSLIFE PROPERTY OWNER, LLC:**  
**ZONE CHANGE THIRD EXTENSION OF TIME** to reclassify 16.1 acres from a C-2 (General Commercial) Zone to a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District.  
**USE PERMITS** for the following: **1)** High Impact Project; **2)** increase density; and **3)** increase height.  
**DESIGN REVIEW** for a proposed mixed-use development. Generally located on the north side of Maule Avenue, 750 feet east of Cimarron Road within Spring Valley (description on file). MN/mh/syp (For possible action) **11/21/23 BCC**

Motion by: **Dale Devitt**  
Action: **APPROVE** with staff conditions  
Vote: 5-0/Unanimous

7. **WS-23-0320-LMC KAKTUSLIFE PROPERTY OWNER, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for lighting standards.  
**DESIGN REVIEWS** for the following: **1)** lighting; and **2)** signage in conjunction with a previously approved mixed-use development on 16.1 acres in a U-V (Urban Village – Mixed Use) Zone in the CMA Design Overlay District. Generally located on the north side of Maule Avenue, 750 feet east of Cimarron Road within Spring Valley. MN/jor/syp (For possible action) **11/21/23 BCC**

Motion by: **Dale Devitt**  
Action: **APPROVE** Design Review and **DENY** Waiver of Standards  
Vote: 5-0/Unanimous

VII. General Business

- 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 **November 14, 2023**

X. Adjournment

Motion by: **John Getter**

Action: **ADJOURN** meeting at 7:21p.m.

Vote: 5-0/Unanimous