



# Spring Valley Town Advisory Board

October 8, 2024

## MINUTES

Board Members:	John Getter, Chair <b>EXCUSED</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> <b>PRESENT</b>	
County Liaison:	Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> <b>PRESENT</b>	

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

**Judith M. Rodriguez**, 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 **September 24, 2024** Minutes (For possible action)

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

IV. Approval of Agenda for **October 8, 2024** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Brian Morris**  
 Action: **APPROVE** as published after noting item 9 would be held until the next meeting.  
 Vote: 4-0/Unanimous

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 OCT 30 2024  
 COUNTY CLERK

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - **Applications are available for appointments by the Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year (2 year) term beginning January 2025.**
  - **Commissioner Michael Naft Presents Fall Fest Saturday October 5, 2 pm – 4 pm at Laurelwood Park, 4300 Newcastle Rd.**
  - **Commissioner Michael Naft and Helen Meyer Community Center Present Trunk or Treat, October 30<sup>th</sup> 6 pm – 8pm at Helen Meyer Community Center, 4525 New Forest Dr.**

VI. Planning & Zoning

1. **WS-24-0419-MEEKRAT HOLDINGS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modify residential adjacency standards; and **2)** reduce throat depth.  
**DESIGN REVIEW** for restaurant buildings on 2.12 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Quail Avenue and the east side of Jones Boulevard within Spring Valley. MN/sd/syp (For possible action) **10/02/24 BCC**

Motion by: **Dale Devitt**

Action: Move forward with **NO ACTION** after motion to Deny failed.

Vote: 2-2/NAY – Morris and Okamura

2. **WS-24-0464-BAUMGARTNER NICOLE IRENE:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** reduce building separation in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Palmyra Avenue, east side of Sorrel Street within Spring Valley. JJ/jm/syp (For possible action) **10/15/24 PC**

Motion by: **Brian Morris**

Action: **APPROVE** Waivers of Development Standards 1c

**DENY:** Waivers of Development Standards 1a, 1b and 2

Vote: 4-0/Unanimous

3. **ET-24-400102 (WS-23-0423)-JMLAS RESTAURANT, INC.:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to reduce parking.  
**DESIGN REVIEW** for an addition to proposed restaurant on 0.32 acres in a CG (General Commercial) Zone. Generally located on the east side of Jones Boulevard, approximately 300 feet south of Spring Mountain Road within Spring Valley. JJ/my/kh (For possible action) **11/05/24 PC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions

Vote: 4-0/Unanimous



4. **PA-24-700021-ZHANG, JIANWEI, ET AL:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.5 acres. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley. MN/gc (For possible action) **11/05/24 PC**

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

5. **ZC-24-0497-ALL AMERICAN CAPITAL CORPORATION:**  
**ZONE CHANGE** to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley (description on file). MN/rr (For possible action) **11/05/24 PC**

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

6. **WS-24-0498-ALL AMERICAN CAPITAL CORPORATION:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce buffering and screening; **2)** increase retaining wall height; **3)** residential adjacency; and **4)** driveway geometrics. **DESIGN REVIEW** for an office/warehouse on 2.5 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley. MN/rr/kh (For possible action) **11/05/24 PC**

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

7. **UC-24-0500-GLOBAL INVESTMENT GROUP, LLC:**  
**USE PERMIT** to allow a recreational or entertainment facility.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking for an existing office/warehouse building on 2.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Post Road and the west side of Santa Margarita Street within Spring Valley. MN/nai/kh (For possible action) **11/05/24 PC**

Motion by: **Randy Okamura**  
Action: **DENY** per staff comments  
Vote: 3-1/NAY - Morris

8. **VC-24-0449-LUONG LI FAMILY TRUST & LUONG JACK & LISA TRS:**  
**VARIANCE** to reduce the rear setback for a proposed addition to an existing single-family residence on 0.08 acres in an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) Overlay District in the Rhodes Ranch Master Planned Community. Generally located on the west side of Victoria Oak Court, 250 feet south of Red Currant Avenue within Spring Valley. JJ/nai/kh (For possible action) **11/05/24 PC**

Motion by: **Brian Morris**  
Action: **APPROVE** subject to staff conditions  
Vote: 4-0/Unanimous



9. **WS-24-0476-DUARTE, EMIE:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setback; 2) increase wall height; and 3) reduce building separation for existing accessory structures in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Fernbrook Road, 250 feet north of Greengrove Drive within Spring Valley. MN/my/kh (For possible action) **11/05/24 PC**

Motion by: **Brian Morris**

Action: **HOLD** to Spring Valley TAB meeting on October 29, 2024 at request of applicant.

Vote: 4-0/Unanimous

10. **WS-24-0499-TERYAN ARTUR & ARMAN:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce building separation; and 2) reduce and eliminate the rear setback for existing accessory structures in conjunction with an existing single-family residence on 0.27 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Twain Avenue, 230 feet east of Barrelwood Drive within Spring Valley. JJ/my/kh (For possible action) **11/05/24 PC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions

Vote: 4-0/Unanimous

11. **WS-24-0501-KATSIKAKIS EVANGELOS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the height of proposed accessory living quarters in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on north side of Heinrick Court, 92 feet west of Zachary Street within Spring Valley. MN/rg/kh (For possible action) **11/05/24 PC**

Motion by: **Brian Morris**

Action: **DENY**

Vote: 4-0/Unanimous

12. **VS-24-0494-AAA LAND INVESTMENT, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Fort Apache Road and Plushstone Street within Spring Valley (description on file). JJ/rr/kh (For possible action) **11/06/24 BCC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions

Vote: 4-0/Unanimous

13. **WS-24-0495-AAA LAND INVESTMENT, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) residential adjacency standards; and 2) driveway geometrics.  
**DESIGN REVIEW** for expansion of a commercial development on a 2.35 acre portion of a 4.11 acre site in a CG (Commercial General) Zone. Generally located on the east side of Fort Apache Road and the north side of Warm Springs Road within Spring Valley. JJ/rr/kh (For possible action) **11/06/24 BCC**

Motion by: **Randy Okamura**

Action: Move forward with **NO ACTION** after motion to Deny failed.

Vote: 2-2/**NAY** – Devitt and Jordan

VII General Business

1. **Mike Shannon reviewed budget requests from previous fiscal year. Board members requested an item be placed on October 29, 2024 agenda to take public input on budget requests for next fiscal year.**

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**

Brain Morris, corrected that the next meeting date will be October 29, 2024

IX. Next Meeting Date **October 29, 2024.**

X Adjournment

Motion by: Brian Morris

Action: **ADJOURN** meeting at 8:17 p.m.

Vote: 4-0/Unanimous