



## Spring Valley Town Advisory Board

March 25, 2025

### MINUTES

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Board Members:	John Getter, <b>PRESENT</b> Dr. Juana Leia Jordan-Vice Chair <b>PRESENT</b> Carol Lee White <b>EXCUSED</b>	Randal Okamura-Chair <b>PRESENT</b> Matthew Tramp <b>PRESENT</b>
Secretary:	Carmen Hayes, 702 371-7991, <a href="mailto:chaves70@yahoo.com">chaves70@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

**Narree Agulian**, Comprehensive 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 **March 11, 2025** Minutes (For possible action)

Motion by: **Matthew Tramp**

Action: **APPROVE** as published

Vote: 4-0/Unanimous

IV. Approval of Agenda for **March 25, 2025** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Randy Okamura**

Action: **APPROVE** as published

Vote: 4-0/Unanimous

**RECEIVED**

**APR 09 2025**

**COUNTY CLERK**

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events.  
(for discussion)
  - **Tacos and Tamales Festival at Desert Breeze Event Center March 28<sup>th</sup> through March 30<sup>th</sup>. Lucha Libre performances, cooking demonstrations, live music, food trucks, and an art competition.**
  - **Tropicana and Jones constructions begins March 21<sup>st</sup> and is anticipated to continue thru March 31<sup>st</sup> with final paving and temporary striping completed.**

VI. Planning & Zoning

1. **WS-25-0161-GUERRA HIPOLITO HERNANDEZ & ROSARIO VILLAGRANA:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for an attached carport in conjunction with an existing single-family residence on 0.16 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Bugbee Avenue and 65 feet west of Libby Drive within Spring Valley. MN/my/kh (For possible action) **04/15/25 PC**

Motion by: **Matthew Tramp**

Action: **APPROVE** per staff conditions

Vote: 4-0/Unanimous

2. **ET-25-400024 (ZC-21-0095)-COLLABORATION CENTER FOUNDATION, INC.:**  
**ZONE CHANGE THIRD EXTENSION OF TIME** to reclassify 4.70 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone.  
**USE PERMITS** for the following: 1) major training facility; 2) recreational facility with temporary commercial outdoor events; and 3) live entertainment.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; 2) reduce separation from a temporary commercial outdoor event to a residential use; 3) reduce separation from outdoor live entertainment to a residential use; and 4) allow modified driveway design standards.  
**DESIGN REVIEW** for a major training facility, office uses, and recreational facility in conjunction with a non-profit disability service provider. Generally located on the north side of Windmill Lane and the east side of Gagnier Boulevard (alignment) within Spring Valley (description on file). MN/jm/kh (For possible action) **04/16/25 BCC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

3. **ET-25-400027 (WS-22-0674)-TIGER REAL ESTATE, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARD FIRST EXTENSION OF TIME** for the following: 1) eliminate street landscaping; 2) increase wall height; and 3) waive off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).  
**DESIGN REVIEWS** for the following: 1) single-family development; and 2) finished grade on 2.5 acres in an RS20 (Residential Single Family 20) within the Airport Environs (AE-60) and in the Neighborhood Protection Overlay. Generally located on the west side of Lindell Road, 330 feet south of Russell Road within Spring Valley. MN/na/kh (For possible action) **04/16/25 BCC**

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

Action: **APPROVE** per staff recommendations and conditions

Vote: 4-0/Unanimous

4. **ZC-25-0158-COUNTY OF CLARK (AVIATION):**

**ZONE CHANGE** to reclassify 3.02 acres from a PF (Public Facility) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue within Spring Valley (description on file). MN/mc (For possible action) **04/16/25 BCC**

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

Action: **APPROVE** per staff recommendations

Vote: 4-0/Unanimous

5. **VS-25-0160-COUNTY OF CLARK (AVIATION):**

**VACATE AND ABANDON** a portion of right-of-way being Buffalo Drive located between Hacienda Avenue and Mesa Vista Avenue within Spring Valley (description on file). MN/hw/cv (For possible action) **04/16/25 BCC**

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

Action: **APPROVE** per staff recommendations

Vote: 4-0/Unanimous

6. **WS-25-0159-COUNTY OF CLARK (AVIATION):**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; and 2) reduce the street intersection off-set.

**DESIGN REVIEW** for a proposed single-family residential development on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue within Spring Valley. MN/hw/cv (For possible action) **04/16/25 BCC**

Motion by: **John Getter**

Action: **DENY** per staff recommendations

Vote: 4-0/Unanimous

7. **TM-25-500038-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** consisting of 20 single-family residential lots and common lots on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue within Spring Valley. MN/hw/cv (For possible action) **04/16/25 BCC**

Motion by: **John Getter**

Action: **DENY** per staff recommendations

Vote: 4-0/Unanimous

8. **ZC-25-0182-COUNTY OF CLARK (AVIATION):**

**ZONE CHANGE** to reclassify 4.34 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Mesa Vista Avenue and Tioga Way within Spring Valley (description on file). MN/mc (For possible action) **04/16/25 BCC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

9. **VS-25-0184-COUNTY OF CLARK (AVIATION):**  
**VACATE AND ABANDON** a portion of right-of-way being Mesa Vista Avenue located between Tioga Way and Buffalo Drive; and a portion of right-of-way being Tioga Way located between Mesa Vista Avenue and Diablo Drive within Spring Valley (description on file). MN/rg/cv (For possible action) **04/16/25 BCC**

Motion by: **John Getter**  
Action: **APPROVE** per staff conditions  
Vote: 4-0/Unanimous

10. **WS-25-0183-COUNTY OF CLARK (AVIATION):**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; and **2)** allow an attached sidewalk.  
**DESIGN REVIEW** for a proposed single-family residential development on 4.34 acres in an RS3.3 (Residential Single-Family 3.3) Zone.  
Generally located on the southwest corner of Mesa Vista Avenue and Tioga Way within Spring Valley. MN/rg/cv (For possible action) **04/16/25 BCC**

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

11. **TM-25-500041-COUNTY OF CLARK(AVIATION):**  
**TENTATIVE MAP** consisting of 34 single-family residential lots and common lots on 4.34 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Mesa Vista Avenue and Tioga Way within Spring Valley. MN/rg/cv (For possible action) **04/16/25 BCC**

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

12. **ZC-25-0166-COUNTY OF CLARK (AVIATION) & ARROYO TARGET CENTER, LLC:**  
**ZONE CHANGE** to reclassify 11.01 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Sunset Road and Rainbow Boulevard within Spring Valley (description on file). MN/gc (For possible action) **04/16/25 BCC**

Motion by: **John Getter**  
Action: **APPROVE** with staff conditions  
Vote: 4-0/Unanimous

13. **VS-25-0167-COUNTY OF CLARK (AVIATION) & ARROYO TARGET CENTER, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard and Montessori Street, and between Sunset Road and Rafael Rivera Way; a portion of right-of-way being Sunset Road located between Montessori Street and Rainbow Boulevard; a portion of right-of-way being Montessori Street located between Sunset Road and Rafael Rivera Way; and a portion of right-of-way being Rosanna Street located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/rg/cv (For possible action) **04/16/25 BCC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions  
Vote: 4-0/Unanimous

14. **WS-25-0168-COUNTY OF CLARK (AVIATION) & ARROYO TARGET CENTER, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street landscaping; **2)** increase wall height; **3)** allow attached sidewalks; **4)** reduce street width; and **5)** reduce throat depth.

**DESIGN REVIEW** for a proposed warehouse and distribution complex on 19.32 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner Rainbow Boulevard and Sunset Road within Spring Valley. MN/rg/cv (For possible action) **04/16/25 BCC**

Motion by: **John Getter**

Action: **DENY** Waivers of Development Standards #1, #2 and #3

**APPROVE** Waivers of Development Standards #4 and #5

**DENY** Design Review

Vote: 4-0/Unanimous

15. **VS-25-0178-MAVERIK, INC.:**

**VACATE AND ABANDON** easements of interest to Clark County located between Durango Drive and Bonita Vista Street, and between Russell Road and Spanish Ridge Avenue within Spring Valley (description on file). JJ/dd/kh (For possible action) **04/16/25 BCC**

Motion by: **Matthew Tramp**

Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

16. **WS-25-0177-MAVERIK, INC.:**

**WAIVER OF DEVELOPMENT STANDARDS** for reduced driveway departure distance.

**DESIGN REVIEW** for a gasoline station and convenience store on a 1.64 acre portion of 2.82 acres in a CG (Commercial General) Zone. Generally located on the northwest corner of Durango Drive and Russell Road within Spring Valley. JJ/dd/kh (For possible action) **04/16/25 BCC**

Motion by: **Matthew Tramp**

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.

- **John Getter requested a future agenda item to review how to make a motion to provide staff as well as Planning Commission and BCC clearer recommendations.**

IX. Next Meeting Date **April 8, 2025**

X Adjournment

Motion by: **Randy Okamura**

Action: **ADJOURN** meeting at 7:19 p.m.

Vote: 4-0/Unanimous