



## Spring Valley Town Advisory Board

January 30, 2024

### MINUTES

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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> <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

**Steven De Merritt**, 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 **January 9, 2024** Minutes (For possible action)

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

Action: **APPROVE** as published

Vote: 5-0/Unanimous

IV. Approval of Agenda for **January 30, 2024** and Hold, Combine or Delete Any Items  
(For possible action)

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

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**

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair - TICK SEGERBLOM, Vice-Chair

JUSTIN C. JONES - MARILYN KIRKPATRICK - WILLIAM MCCURDY II - ROSS MILLER - MICHAEL NAFT

KEVIN SCHILLER, County Manager

RECEIVED

FEB 13 2024

COUNTY CLERK

VI. Planning & Zoning

1. **UC-23-0833-FOSSEN TRACY:**

**USE PERMITS** for the following: **1)** allow an accessory structure (metal building) to exceed one-half of the footprint of the principal building; **2)** allow an accessory structure not architecturally compatible with the principal building; and **3)** waive design standards for an accessory structure. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive design standards for an addition; and **2)** reduce the interior side setback on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Westwind Road, approximately 330 feet north of Del Rey Avenue within Spring Valley. RM/mh/syp (For possible action) **02/06/24 PC**

Motion by: **Randy Okamura**

Action: **APPROVE** with staff "if approved" conditions

Vote: 5-0/Unanimous

2. **PA-23-700052-BROHAWK, LLC, ET AL:**

**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 6.7 acres. Generally located on the northwest corner of Mohawk Street and Post Road within Spring Valley. MN/gc (For possible action) **02/20/24 PC**

Motion by: **Randy Okamura**

Action: **APPROVE** incorporate staff conditions

Vote: 4-1/NAY - Getter

3. **ZC-23-0899-BROHAWK LLC:**

**ZONE CHANGE** to reclassify 2.3 acres from an R-E (Rural Estates Residential) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; and **2)** CMA Design Overlay site development, architectural, screening, and landscape standards.

**DESIGN REVIEW** for an office/warehouse in the CMA Design Overlay District. Generally located on the west side of Mohawk Street, 625 feet north of Post Road within Spring Valley (description on file). MN/rr/syp (For possible action) **02/20/24 PC**

Motion by: **Dale Devitt**

Action: **APPROVE** subject to staff conditions

Vote: 4-1/NAY - Getter

4. **VS-23-0901-BROHAWK LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Patrick Lane and Post Road, and between Lindell Road and Mohawk Street, and a portion of a right-of-way being Mohawk Street located between Patrick Lane and Post Road within Spring Valley (description on file). MN/rr/syp (For possible action) **02/20/24 PC**

Motion by: **John Getter**

Action: **APPROVE**

Vote: 5-0/Unanimous



5. **UC-23-0858-ADRAS FAMILY TRUST & ADRAS PAUL J & SUSAN A TRS:**  
**USE PERMITS** for the following: 1) to increase the area of a proposed accessory structure; and 2) to allow an accessory structure not architecturally compatible with the principal building.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with a single family residential development on 0.47 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Coley Avenue, 110 feet west of Rosanna Street within Spring Valley. JJ/dd/ng (For possible action) **02/20/24 PC**

**HOLD until Spring Valley Town Advisory Board meeting on February 27, 2024 at request of the applicant.**

6. **UC-23-0877-SOFIA PROPERTY, LLC:**  
**USE PERMIT** to reduce the separation from outside dining and drinking to a residential use in conjunction with an existing restaurant within an existing retail center on a portion of 0.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Buffalo Drive, 420 feet north of Peace Way within Spring Valley. MN/mh/ng (For possible action) **02/20/24 PC**

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

7. **VC-23-0864-GUILLEM JENNIFER G & SUNGA ELLEN Y:**  
**VARIANCE** to reduce the setback for a room addition within an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side of Wigwam Avenue and the north side of Bead Test Road within Spring Valley. JJ/nai/ng (For possible action) **02/20/24 PC**

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

8. **WS-23-0854-DRY CREEK PLAZA, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking for an approved congregate care facility on 1.8 acres in a C-P (Office and Professional) (AE-60 & AE-65) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road and the east side of Jones Boulevard within Spring Valley. MN/jm/ng (For possible action) **02/20/24 PC**

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

9. **WS-23-0902-DIGITAL DESERT BP LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the width of a pedestrian walkway in conjunction with a mixed-use development on a portion of a 12.0 acre site within a C-2 (Commercial General) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive between Patrick Lane and Post Road within Spring Valley. MN/dd/ng (For possible action) **02/20/24 PC**

Motion by: **Dale Devitt**

Action: **APPROVE** with staff "if approved" conditions

Vote: 5-0/Unanimous

10. **WC-23-400191 (ZC-0279-03)-SAHBAL MANOUTCHEHR:**  
**WAIVER OF CONDITIONS** of a zone change providing a 15 foot wide landscape buffer with meandering sidewalks along Rainbow Boulevard and Sunset Road with medium trees, 24 inch box size, with shrubs to cover 50% of the landscape area in conjunction with a vehicle (automobile) repair and vehicle (automobile) sales facility on 2.5 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Santa Margarita Street and the north side of Sunset Road within Spring Valley. MN/md/syp (For possible action) **02/21/24 BCC**

Motion by: **Dale Devitt**

Action: **APPROVE** with staff "if approved" conditions

Vote: 5-0/Unanimous

11. **UC-23-0882-SAHBAL MANOUTCHEHR:**  
**USE PERMIT** for vehicle (automobile) repair.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative street landscaping; **2)** increased wall height; **3)** reduced parking; **4)** reduced loading spaces; **5)** permit access to a local street (Santa Margarita Street); and **6)** allow modified CMA Design Overlay District Standards.  
**DESIGN REVIEWS** for the following: **1)** alternative parking lot landscaping; **2)** vehicle (automobile) repair facility; **3)** vehicle (automobile) sales facility; and **4)** finished grade on 2.5 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Santa Margarita Street and the north side of Sunset Road within Spring Valley. MN/md/syp (For possible action) **02/21/24 BCC**

Motion by: **Dale Devitt**

Action: **APPROVE** with staff "if approved" conditions

Vote: 5-0/Unanimous

12. **VS-23-0883-SAHBAL MANOUTCHEHR:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Santa Margarita Street and Rainbow Boulevard, and between Sunset Road and Post Road within Spring Valley (description on file). MN/md/syp (For possible action) **02/21/24 BCC**

Motion by: **John Getter**

Action: **APPROVE**

Vote: 5-0/Unanimous



13. **WC-23-400192 (ZC-1549-02)-SUNSET INTERCHANGE, LLC:**  
**WAIVER OF CONDITIONS** of a zone change prohibiting access to local streets in conjunction with a proposed commercial development on 5.0 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sunset Road and the east side of Dapple Gray Road within Spring Valley. JJ/rr/syp (For possible action) **02/21/24 BCC**

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

14. **UC-23-0903-SUNSET INTERCHANGE, LLC:**  
**USE PERMITS** for the following: 1) reduce separation from a convenience store to a residential use; 2) reduce setback for a gasoline station from a residential use; and 3) reduce setback for a vehicle wash from a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce throat depth; and 2) alternative commercial driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) convenience store and gasoline station; 2) vehicle wash; 3) retail/restaurant; and 4) restaurant with outside dining and drive-thru on a 3.9 acre portion of an 8.3 acre site in a C-2 (General Commercial) Zone. Generally located on the south side of Sunset Road and the west side of Quarterhorse Lane within Spring Valley. JJ/rr/syp (For possible action) **02/21/24 BCC**

Motion by: **Dr. Juana Leia Jordan**  
Action: **APPROVE** with staff conditions  
Vote: 5-0/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: **February 13, 2024**

X Adjournment

Motion by: **John Getter**  
Action: **ADJOURN** meeting at 8:02 p.m.  
Vote: 5-0/Unanimous