



Spring Valley Town Advisory Board

January 31, 2023

MINUTES

Board Members:	John Getter, Chair PRESENT Dale Devitt PRESENT Randy Okamura PRESENT	Brian A. Morris PRESENT Dr. Juana Leia Jordan PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chaves70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Hunter White, 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 10, 2023** Minutes (For possible action)

Motion by: Randy Okamura

Action: **APPROVE** Minutes as published

Vote: 5-0/Unanimous

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

Motion by: John Getter

Action: **APPROVE** as amended

Vote: 5-0/Unanimous

V. Informational Items

RECEIVED

FEB 15 2023

COUNTY CLERK

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

- **Las Vegas Metropolitan Police Department Spring Valley Area Commend will host First Tuesday at Desert Breeze Community Center, 8275 Spring Mountain Road, on February 7, 2023 at 5:30 pm. The topic for the meeting will be Fraud Prevention.**
- **Mike Shannon announced that all the audio-visual equipment used Tuesday evening was new and it will take several meetings to adjust the system.**

VII. General Business

Elect a new Vice Chair of the Spring Valley Town Board. (For possible action)

Motion by: John Getter

Action: **Approve** Brian Morris as Spring Valley Town Board Vice Chair.

Vote: 5-0/Unanimous

Elect one Spring Valley Advisory Member to serve on the jury for the West Flamingo Senior Center mosaic art project. (For possible action)

Motion by: John Getter

Action: **Approve** Juana Leia Jordan to serve on the West Flamingo Senior Center mosaic art project.

Vote: 5-0/Unanimous

VI. Planning & Zoning

1. **NZC-22-0676-COUNTY OF CLARK (AVIATION):**

AMENDED ZONE CHANGE to reclassify 12.0 acres (previously notified as 12.3 acres) from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** street intersection off-set; and **3)** street dedication.

DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade in the CMA Design Overlay District. Generally located on the south side of Russell Road and the east side of Buffalo Drive within Spring Valley (description on file). MN/gc/ja (For possible action) **02/07/23 PC**

Motion by: Brian Morris

Action: **APPROVE** subject to staff conditions

Vote: 5-0/Unanimous

2. **VS-22-0677-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Buffalo Drive and Tioga Way (alignment); a portion of a right-of-way being Buffalo Drive located between Russell Road and Oquendo Road; a portion of a right-of-way being Russell Road located between Buffalo Drive and Tioga Way; and a portion of a right-of-way being Tioga Way located between Russell Road and Oquendo Road within Spring Valley (description on file). MN/gc/ja (For possible action) **02/07/23 PC**

Motion by: Brian Morris

Action: **APPROVE** subject to staff conditions

Vote: 5-0/Unanimous

3. **TM-22-500223-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 80 single family residential lots and common lots on 12.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Russell Road and the east side of Buffalo Drive within Spring Valley. MN/gc/ja (For possible action) **02/07/23 PC**

Motion by: Brian Morris

Action: **APPROVE** subject to staff conditions

Vote: 5-0/Unanimous

4. **ET-22-400131 (ZC-18-0659)-BOYD CORPORATE CAMPUS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME to commence the following: **1)** increase the height of outdoor lighting affixed to buildings; **2)** permit roof line without articulation on the facade; **3)** increase retaining wall height; **4)** increase building heights; and **5)** allow modified commercial driveway geometrics.
DESIGN REVIEWS for the following: **1)** proposed office buildings with lighting; **2)** alternative parking lot landscaping; and **3)** increase finished grade for an office complex on 10.3 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay. Generally located on the east side of Buffalo Drive and the north side of Sunset Road within Spring Valley (description on file). MN/dd/ja (For possible action) **02/08/23 BCC**

Motion by: Dr. Juana Jordan

Action: **APPROVE** per staff recommendations

Vote: 5-0/Unanimous

5. **ET-22-400132 (VS-18-0667)-BOYD CORPORATE CAMPUS, LLC:**
VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Sunset Road and Teco Avenue, and between Buffalo Drive and Pioneer Way (alignment) and a portion of a right-of-way being Buffalo Drive located between Sunset Road and Teco Avenue within Spring Valley (description on file). MN/dd/ja (For possible action) **02/08/23 BCC**

Motion by: Dr. Juana Jordan

Action: **APPROVE** per staff recommendations

Vote: 5-0/Unanimous

6. **VS-22-0675-TIGER REAL ESTATE LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Westwind Road, and between Russell Road and Quail Avenue (alignment) within Spring Valley (description on file). MN/lm/ja (For possible action) **02/08/23 BCC**

Motion by: Brian Morris

Action: **APPROVE** subject to staff conditions

Vote: 5-0/Unanimous

7. **WS-22-0674-TIGER REAL ESTATE LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase wall height; 3) decrease call box setback; 4) waive off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights); and 5) decrease private street width.
DESIGN REVIEWS for the following: 1) single family subdivision; and 2) finished grade on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone within the CMA Design Overlay District. Generally located on the west side of Lindell Road, 330 feet south of Russell Road within Spring Valley. MN/lm/ja (For possible action) **02/08/23 BCC**

Motion by: Brian Morris

Action: **DENY**

Vote: 5-0/Unanimous

8. **UC-22-0697-Y & C INVESTMENT, LLC:**
USE PERMIT for on-premises consumption of alcohol (supper club) in conjunction with an existing restaurant within a portion of a shopping center on 2.4 acres in a C-1 (Local Business) Zone. Generally located on the west side of Durango Drive, 820 feet south of Twain Avenue within Spring Valley. JJ/bb/syp (For possible action) **02/21/23 PC**

Motion by: Randy Okamura

Action: **APPROVE**

Vote: 5-0/Unanimous

9. **ZC-22-0693-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 8.8 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
USE PERMIT for a residential planned unit development.
WAIVER OF DEVELOPMENT STANDARDS for street intersection off-set.
DESIGN REVIEW for a single family residential Planned Unit Development in the CMA Design Overlay District. Generally located on the southwest corner of Buffalo Drive and Oquendo Road within Spring Valley (description on file). MN/gc/syp (For possible action) **02/22/23 BCC**

Motion by: Dr. Juana Jordan

Action: **APPROVE** with staff conditions

Vote: 4-1/NAY - Devitt

10. **VS-22-0694-COUNTY OF CLARK (AVIATION):**

VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Patrick Lane, and between Miller Lane and Buffalo Drive; a portion of a right-of-way being Buffalo Drive located between Oquendo Road and Patrick Lane; and a portion of a right-of-way being Oquendo Road located between Miller Lane and Buffalo Drive within Spring Valley (description on file). MN/gc/syp (For possible action) **02/22/23 BCC**

Motion by: John Getter

Action: **APPROVE**

Vote: 5-0/Unanimous

11. **TM-22-500227-COUNTY OF CLARK (AVIATION):**

TENTATIVE MAP consisting of 78 single family residential planned unit development lots and common lots on 8.8 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Buffalo Drive and Oquendo Road within Spring Valley. MN/gc/syp (For possible action) **02/22/23 BCC**

Motion by: Brian Morris

Action: **APPROVE** subject to staff conditions

ADD Condition: No three-story homes on lots adjacent to the R-1 zoned subdivision along south property line

Vote: 5-0/Unanimous

12. **VS-22-0699-DWSMC ONE, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Durango Drive and Gagnier Boulevard; a portion of a right-of-way being Arby Avenue located between Durango Drive and Gagnier Boulevard; and a portion of right-of-way being Gagnier Boulevard located between Arby Avenue and Warm Springs Road within Spring Valley (description on file). MN/md/syp (For possible action) **02/22/23 BCC**

Motion by: John Getter

Action: **APPROVE** per staff recommendations

Vote: 5-0/Unanimous

13. **UC-22-0698-DWSMC ONE, LLC:**

USE PERMITS for the following: **1)** High Impact Project; **2)** mixed-use development; **3)** establish density; and **4)** establish height.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the height of exterior light fixtures (luminaries); **2)** reduce width of loading spaces; and **3)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** High Impact Project; **2)** mixed-use development; and **3)** finished grade on 14.6 acres in a U-V (Urban Village – Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the south side of Arby Avenue and the west side of Gagnier Boulevard within Spring Valley. MN/md/syp (For possible action) **02/22/23 BCC**

Motion by: John Getter

Waiver of Development Standards #2 withdrawn by applicant

Action: **APPROVE** subject to staff conditions and 20% of parking capable of electric recharge

Vote: 5-0/Unanimous

14. **VS-22-0705-CRP/PDC BADURA & CIMARRON OWNER, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Badura Avenue and Arby Avenue, and between Durango Drive and Gagnier Boulevard (alignment), a portion of a right-of-way being Badura Avenue located between Durango Drive and Cimarron Road, and a portion of right-of-way being Cimarron Road located between Badura Avenue and Arby Avenue within Spring Valley (description on file). MN/gc/syp (For possible action) **02/22/23 BCC**

Motion by: Randy Okamura
Action: **APPROVE** with staff comments
Vote: 5-0/Unanimous

15. **DR-22-0704-CRP/PDC BADURA & CIMARRON OWNER, LLC:**
DESIGN REVIEW for finished grade in conjunction with an approved distribution center on 28.3 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the south side of Badura Avenue and the west side of Cimarron Road within Spring Valley. MN/gc/syp (For possible action) **02/22/23 BCC**

Motion by: Randy Okamura
Action: **APPROVE** with staff conditions
Vote: 5-0/Unanimous

16. **TM-22-500230-CRP/PDC BADURA & CIMARRON OWNER, LLC:**
TENTATIVE MAP for an industrial subdivision on 28.3 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the south side of Badura Avenue and the west side of Cimarron Road within Spring Valley. MN/gc/syp (For possible action) **02/22/23 BCC**

Motion by: Randy Okamura
Action: **APPROVE** with staff conditions
Vote: 5-0/Unanimous

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 14, 2023**

X. Adjournment

Motion by: Randy Okamura
Action: **ADJOURN** meeting at 8:03p.m.
Vote: 5-0/Unanimous