



# Spring Valley Town Advisory Board

December 12, 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> <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 **November 14, 2023 and November 28, 2023** Minutes (For possible action)

Motion by: **Randy Okamura**

Action: **APPROVE November 14, 2023 and November 28, 2023 Minutes** as published

Vote: 5-0/Unanimous

IV. Approval of Agenda for **December 12, 2023** 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**

RECEIVED  
JAN 10 2024  
COUNTY CLERK

VI. Planning & Zoning

1. **NZC-23-0764-LV WS MEYER, LLC:**  
**ZONE CHANGE** to reclassify 14.3 acres from a C-1 (Local Business) Zone to an R-4 (Multiple Family Residential - High Density) Zone.  
**USE PERMIT** for a High Impact Project.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; and **2)** dedication of right-of-way.  
**DESIGN REVIEWS** for the following: **1)** alternative parking lot landscaping; **2)** multiple family development; and **3)** finished grade in the CMA Design Overlay District. Generally located on the south side of Warm Springs Road, 270 feet west of Buffalo Drive within Spring Valley (description on file). MN/md/syp (For possible action) **01/02/24 PC**

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

2. **VS-23-0765-LV WS MEYER, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Warm Springs Road located between Buffalo Drive and Cimmaron Road within Spring Valley (description on file). MN/md/syp (For possible action) **01/02/24 PC**

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

3. **PA-23-700038-DURANGO ROBINDALE, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 0.8 acres. Generally located on the north side of Robindale Road and the east side of Durango Drive within Spring Valley. MN/rk (For possible action) **01/02/24 PC**

Motion by: **Brian Morris**  
Action: **APPROVE** subject to staff conditions  
Vote: 5-0/Unanimous

4. **ZC-23-0744-DURANGO ROBINDALE, LLC:**  
**ZONE CHANGE** to reclassify a 0.8 acre portion of a 2.2 acre site from a C-1 (Local Business) Zone to a C-2 (General Commercial) Zone.  
**USE PERMITS** for the following: **1)** outside dining, drinking, and cooking; and **2)** eliminate pedestrian access.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow modified driveway design standards; **2)** alternative landscaping; and **3)** non-standard improvements in the right-of-way.  
**DESIGN REVIEWS** for the following: **1)** tavern; and **2)** finished grade in the CMA Design Overlay District. Generally located on the north side of Robindale Road and the east side of Durango Drive within Spring Valley (description on file). MN/r/syp (For possible action) **01/02/24 PC**

Motion by: **Brian Morris**  
Action: **APPROVE** subject to staff conditions  
Vote: 5-0/Unanimous

5. **UC-23-0760-SAHARA MEDICAL INSTITUTE, LLC:**  
**USE PERMIT** to allow an on-premises consumption of alcohol (supper club) in conjunction with an existing restaurant in an office and retail development on a portion of 0.8 acres in a C-1 (Local Business) Zone. Generally located on the east side of Duneville Street, 150 feet south of Sahara Avenue within Spring Valley. JJ/rp/syp (For possible action) **01/02/24 PC**

Motion by: **John Getter**

Action: **Hold** and request return to Spring Valley Town Board as applicant not present

Vote: 5-0/Unanimous

6. **VS-23-0704-KAO FAMILY TRUST ETAL & KAO JEFFREY TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Duneville Street and Lindell Road, and between Edna Avenue and Coley Avenue within Spring Valley (description on file). JJ/jud/syp (For possible action) **01/02/24 PC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions

Vote: 5-0/Unanimous

7. **WS-23-0703-KAO FAMILY TRUST ETAL & KAO JEFFREY TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate sidewalk and street landscaping; and **2)** drainage study on 2.1 acres in an R-E (Rural Estate Residential) (RNP-1) Zone. Generally located on the northeast corner of Duneville Street and Coley Avenue within Spring Valley. JJ/jud/syp (For possible action) **01/02/24 PC**

Motion by: **Randy Okamura**

Action: **DENY**

Vote: 4-1/NAY - Devitt

8. **DR-23-0772-HD POST BUFFALO, LLC:**  
**DESIGN REVIEW** for finished grade in conjunction with an approved warehouse, retail, and office complex on 1.9 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive and the north side of Post Road within Spring Valley. MN/jud/syp (For possible action) **01/03/24 BCC**

Motion by: **Dale Devitt**

Action: **APPROVE** per staff conditions

Vote: 4-0/with Jordan out of the room

9. **TM-23-500165-HD POST BUFFALO, LLC:**  
**TENTATIVE MAP** consisting of a 1 lot commercial subdivision on 1.9 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive and the north side of Post Road within Spring Valley. MN/jud/syp (For possible action) **01/03/24 BCC**

Motion by: **Dale Devitt**

Action: **APPROVE** per staff conditions

Vote: 4-0/with Jordan out of the room

10. **ET-23-400163 (UC-21-0495)-5335 LAS VEGAS, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a cannabis establishment (cannabis retail store).  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce landscaping.  
**DESIGN REVIEWS** for the following: **1)** commercial building; and **2)** finished grade on 0.4 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road, 175 feet south of Hacienda Avenue within Spring Valley. JJ/dd/syp (For possible action) **01/03/24 BCC**

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

11. **UC-23-0759-ROMANCAL, LLC:**  
**USE PERMIT** for a proposed vehicle repair facility within an existing commercial building.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the separation from a vehicle repair facility to a residential use on a portion of 1.6 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue, 200 feet east of Sorrel Street within Spring Valley. JJ/bb/syp (For possible action) **01/03/24 BCC**

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

VII General Business

1. Approve 2024 Spring Valley Town Advisory Board meeting calendar (For possible action)

**Approved 2024 meeting calendar, noting Spring Valley Town Board will not meet on June 11, 2024 and December 31, 2024**

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 December 26, 2023.

X Adjournment

Motion by: John Getter  
Action: **ADJOURN** meeting at 7:40 p.m.  
Vote: 5-0/Unanimous