



Spring Valley Town Advisory Board

September 9, 2025

MINUTES

Board Members:	Randal Okamura PRESENT Carol Lee White PRESENT	Matthew Tramp PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov EXCUSED Kristina Bedikian 702-455-3596 kristina.bedikian@clarkcountynv.gov PRESENT	

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

Michael Huling, 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 **August 12, 2025, and August 26, 2025** Minutes (For possible action)

Motion by: Matthew Tamp

Action: **APPROVE** as published

Vote: 3-0/Unanimous

IV. Approval of Agenda for **September 9, 2025**, and Hold, Combine or Delete Any Items (For possible action)

Motion by: Matthew Tramo

Action: **APPROVE** as published

Vote: 3-0/Unanimous

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events.
(for discussion)

- Fall Festival, Music-Food-Crafts-Beer Garden
Saturday, October 4, 2 P.M. Laurelwood Park
4300 Newcastle Road
- Truck or Treat
4525 New Forrest Drive, Las Vegas, NV 89147
702-455-7723
Wednesday, October 29, Free Entry 6:00 P.M to 8:00 P.M

VI. Planning & Zoning

1. **PA-25-700037-LMC KAKTUSLIFE II PROPERTY OWNER, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Entertainment Mixed-Use (EM) on 5.51 acres. Generally located north of Maule Avenue and west of Buffalo Drive within Spring Valley. MN/mc (For possible action) **09/16/25 PC**

Motion by: **Randy Okamura**

Action: **APPROVE** with staff recommendations

Vote: 3-0/Unanimous

2. **UC-25-0574-LMC KAKTUSLIFE II PROPERTY OWNER, LLC:**
USE PERMIT to allow a multi-family development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce parking lot landscaping; **3)** reduce buffering and screening; **4)** reduce parking; **5)** eliminate EV capable parking spaces; and **6)** reduce driveway throat depth.
DESIGN REVIEW for a multi-family detached residential development on 5.51 acres in a CG (Commercial General) Zone. Generally located west of Buffalo Drive and north of Maule Avenue within Spring Valley. MN/rg/cv (For possible action) **09/16/25 PC**

Motion by: **Randy Okamura**

Action:

APPROVE Use Permit

APPROVE: Waivers of Development Standards #1 and #6

DENY Waivers of Development Standards #2 through #5

DENY Design Review

Vote: 3-0/Unanimous

3. **PA-25-700038-CHURCH BAPTIST FIRST KOREAN:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 3.44 acres. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rk (For possible action) **10/07/25 PC**

Motion by: **Carol White**

Action: **APPROVE** with staff conditions

Vote: 2-1/NAY: Tramp

4. **ZC-25-0590-CHURCH BAPTIST FIRST KOREAN:**
ZONE CHANGES for the following: **1)** reclassify 3.44 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley (description on file). JJ/rk (For possible action) **10/07/25 PC**

Motion by: **Carol White**
Action: **APPROVE** with staff conditions
Vote: 2-1/NAY: Tramp

5. **VS-25-0591-CHURCH BAPTIST FIRST KOREAN:**
VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Eldora Avenue, and Duneville Street and Westwind Road; a portion of a right-of-way being Eldora Avenue located between Duneville Street and Westwind Road; and a portion of right-of-way being Westwind Road located between Sahara Avenue and Eldora Avenue within Spring Valley (description on file). JJ/rr/kh (For possible action) **10/07/25 PC**

Motion by: **Carol White**
Action: **APPROVE** with staff conditions
Vote: 2-1/NAY: Tramp

6. **WS-25-0592-CHURCH BAPTIST FIRST KOREAN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** modify residential adjacency standards; and **3)** eliminate street landscaping.
DESIGN REVIEW for a proposed single-family residential subdivision on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rr/kh (For possible action) **10/07/25 PC**

Motion by: **Randy Okamura**
Action: **APPROVE** Waivers of Development Standards #1 and #2
APPROVE Design Review
DENY Waivers of Development Standards #3
Vote: 2-1/NAY: Tramp

7. **TM-25-500150-CHURCH BAPTIST FIRST KOREAN:**
TENTATIVE MAP consisting of 27 single-family lots and common lots on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rr/kh (For possible action) **10/07/25 PC**

Motion by: **Carol White**
Action: **APPROVE** with staff conditions
Vote: 2-1/NAY: Tramp

8. **VS-25-0595-AAA LAND INVESTMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Boulder Opal Avenue, and between Fort Apache Road and Plushstone Street within Spring Valley (description on file). JJ/bb/kh (For possible action) **10/07/25 PC**

Motion by: **Matthew Tramp**
Action: **APPROVE** with staff conditions
Vote: 3-0/Unanimous

9. **UC-25-0594-AAA LAND INVESTMENT, LLC:**
USE PERMIT for vehicle maintenance and repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify residential adjacency standards; and **2)** reduced buffering and screening.
DESIGN REVIEW for a proposed vehicle maintenance and repair facility in conjunction with an existing commercial development on a 1.76 acre portion of a 4.11 total acre site in a CG (Commercial General) Zone. Generally located east of Fort Apache Road and north of Warm Springs Road within Spring Valley. JJ/bb/kh (For possible action) **10/07/25 PC**
- Motion by: **Carol White**
Action: **DENY**
Vote: 3-0/Unanimous
10. **WS-25-0577-PREUS, JAMES PATRICK:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** reduce separation; and **3)** increase wall height in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone in the Neighborhood Protection (RNP) Overlay. Generally located south of Palmyra Avenue and east of Montessori Street within Spring Valley. JJ/lm/kh (For possible action) **10/07/25 PC**
- Motion by: **Matthew Tramp**
Action: **APPROVE** with staff conditions
Vote: 3-0/Unanimous
11. **DR-25-0600-DECATUR POST, LLC:**
DESIGN REVIEW for a proposed restaurant in conjunction with a previously approved retail complex on a portion of 2.66 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Post Road and west of Decatur Boulevard within Spring Valley. MN/bb/kh (For possible action) **10/08/25 BCC**
- Motion by: **Matthew Tramp**
Action: **APPROVE** with staff recommendations
Vote: 3-0/Unanimous
12. **ET-25-400090 (UC-22-0433)-SUNSET & DURANGO PARTNERS PHASE 2, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** a recreational facility; **2)** live entertainment; **3)** reduce separation from on-premises consumption of alcohol establishments to a residential use; and **4)** reduce separation from outside dining to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce separation from outdoor live entertainment to a residential use; and **2)** increase building height.
DESIGN REVIEWS for the following: **1)** recreational facility (pickle ball) with restaurants, retail, offices, and parking garage; and **2)** modifications to Phase 1 of this development on 9.7 acres in a CG (General Commercial) Zone. Generally located on the north of Sunset Road and west of Durango Drive within Spring Valley. JJ/rk/kh (For possible action) **10/08/25 BCC**
- Motion by: **Matthew Tramp**
Action: **APPROVE** with staff recommendations
Vote: 3-0/Unanimous

13. **VS-25-0584-REMINGTON SUNSET, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Post Road, and Tenaya Way and Montessori Street within Spring Valley (description on file). MN/md/kh (For possible action) **10/08/25 BCC**

Motion by: **Carol White**

Action: **APPROVE** with staff recommendations

Vote: 3-0/Unanimous

14. **UC-25-0583-REMINGTON SUNSET, LLC:**
USE PERMIT for offices.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** reduce buffering and screening; and **3)** reduce throat depth.
DESIGN REVIEW for a proposed office building on 2.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Sunset Road and east of Tenaya Way within Spring Valley. MN/md/kh (For possible action) **10/08/25 BCC**

Motion by: **Carol White**

Action: **APPROVE** with staff recommendations

Vote: 3-0/Unanimous

15. **TM-25-500149-REMINGTON SUNSET, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 2.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Sunset Road and east of Tenaya Way within Spring Valley. MN/md/kh (For possible action) **10/08/25 BCC**

Motion by: **Carol White**

Action: **APPROVE** per staff conditions

Vote: 3-0/Unanimous

16. **WS-25-0593-KIM MICHELLE KYUNG IN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase hardscape area; and **2)** driveway geometrics in conjunction with an existing single-family residence on 0.12 acres in an RS3.3 (Residential Single-Family 3.3) Zone in the Airport Environs Overlay (AE-60). Generally located north of Cressida Court and west of Montessori Street within Spring Valley. MN/nai/kh (For possible action) **10/08/25 BCC**

Motion by: **Matthew Tramp**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

VII General Business

1. Review budget request from last year and take public input regarding suggestions for FY2027 budget request(s). (For possible action). Kristina Bedikian, gave board more additional requests for the budget. Board accepted and there was no discussion.

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: September 30, 2025

X Adjournment

Motion by Randy Okamura

Action: **ADJOURN** meeting at 7:40 p.m.

Vote: **PASSED** (3-0) /Unanimous