



Spring Valley Town Advisory Board

March 11, 2025

MINUTES

Board Members:	John Getter, EXCUSED Dr. Juana Leia Jordan PRESENT Carol Lee White EXCUSED	Randal Okamura PRESENT Matthew Tramp PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Roxy Pais-Evia, 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 **February 25, 2025** Minutes (For possible action)

Motion by: **Matthew Tramp**

Action: **APPROVE** as published

Vote: 3-0/Unanimous

IV. Approval of Agenda for **March 11, 2025** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Matthew Tramp**

Action: **APPROVE** as published

Vote: 3-0/Unanimous

V. Informational Items

- **Community Clean-Up at Desert Breeze Park on Saturday March 22, 2025 at 9:00am. Register at getoutdoorsnevada.com**

VI. Planning & Zoning

1. **ET-25-400010 (WS-22-0646)-PILLAR 9, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for modified street standards.

DESIGN REVIEWS for the following: 1) mini-warehouse facility; and 2) finished grade on 2.4 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Rosanna Street and the north side of Patrick Lane within Spring Valley. MN/my/cv (For possible action) **04/02/25 BCC**

Motion by: **Matthew Tramp**

Action: **APPROVE** with staff recommendations

Vote: 3-0/Unanimous

2. **ET-25-400015 (UC-22-0698)-BR OVATION LIMITED PARTNERSHIP:**
USE PERMITS FIRST EXTENSION OF TIME 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); and 2) 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 CC (Commercial Core) Zone. Generally located on the south side of Arby Avenue and the west side of Gagnier Boulevard within Spring Valley. MN/nai/cv (For possible action) **04/02/25 BCC**

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

Action: **APPROVE**

Vote: 3-0/Unanimous

3. **ZC-25-0128-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 5.01 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Patrick Lane, 300 feet west of Tomsik Street within Spring Valley (description on file). MN/mc (For possible action) **04/02/25 BCC**

Motion by: **Matthew Tramp**

Action: **APPROVE** per staff recommendations

Vote: 3-0/Unanimous

4. **VS-25-0129-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON a portion of right-of-way being Patrick Lane located between Tomsik Street and Durango Drive within Spring Valley (description on file). MN/mh/kh (For possible action) **04/02/25 BCC**

Motion by: **Matthew Tramp**

Action: **APPROVE** per staff recommendations

Vote: 3-0/Unanimous

5. **WS-25-0130-COUNTY OF CLARK (AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) allow attached sidewalks.
DESIGN REVIEW for a single-family residential development on 5.01 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Patrick Lane, 320 feet west of Tomsik Street within Spring Valley. MN/mh/kh (For possible action) **04/02/25 BCC**

Motion by: **Matthew Tramp**

Action: **APPROVE** with staff “if approved” conditions

Vote: 3-0/Unanimous

6. **TM-25-500028-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 39 single-family residential lots and common lots on 5.01 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Patrick Lane, 320 feet west of Tomsik Street within Spring Valley. MN/mh/kh (For possible action) **04/02/25 BCC**

Motion by: **Matthew Tramp**

Action: **APPROVE** with staff “if approved” conditions

Vote: 3-0/Unanimous

7. **ZC-25-0138-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 8.81 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east and west sides of El Capitan Way and between Rochelle Avenue and Peace Way within Spring Valley (description on file). JJ/rk (For possible action) **04/02/25 BCC**

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

Action: **APPROVE** per staff recommendations

Vote: 3-0/Unanimous

8. **VS-25-0137-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Juliano Road and Flaming Ridge Trail, and between Rochelle Avenue and Peace Way, portions of a right-of-way being El Capitan Way located between Rochelle Avenue and Peace Way, a portion of right-of-way being Rochelle Avenue located between El Capitan Way and Flaming Ridge Trail, and a portion of right-of-way being Peace Way located between El Capitan Way and Juliano Road within Spring Valley (description on file). MN/JJ/lm/kh (For possible action) **04/02/25 BCC**

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

Action: **APPROVE**

Vote: 3-0/Unanimous

9. **WS-25-0139-COUNTY OF CLARK (AVIATION):**
WAIVER OF DEVELOPMENT STANDARDS to reduce the street intersection off-set.
DESIGN REVIEW for a single-family residential development on 8.81 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east and west sides of El Capitan Way and the south side of Rochelle Avenue within Spring Valley. MN/JJ/lm/kh (For possible action) **04/02/25 BCC**

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

Action: **DENY**

Vote: 3-0/Unanimous

10. **TM-25-500029-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 25 single-family residential lots and common lots on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of El Capitan Way and the south side of Rochelle Avenue within Spring Valley. JJ/lm/kh (For possible action) **04/02/25 BCC**
- Motion by: **Matthew Tramp**
Action: **APPROVE** with staff recommendations
Vote: 3-0/Unanimous
11. **TM-25-500031-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 25 single-family residential lots and common lots on 4.37 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of El Capitan Way and the north side of Peace Way within Spring Valley. MN/lm/kh (For possible action) **04/02/25 BCC**
- Motion by: **Matthew Tramp**
Action: **APPROVE** with staff recommendations
Vote: 3-0/Unanimous
12. **ZC-25-0193-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 4.26 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of El Capitan Way and between Nevso Drive and Rochelle Avenue within Spring Valley (description on file). JJ/rk (For possible action) **04/02/25 BCC**
- Motion by: **Dr. Juana Leia Jordan**
Action: **APPROVE** with staff comments
Vote: 3-0/Unanimous
13. **VS-25-0194-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Nevso Drive and Rochelle Avenue, and between El Capitan Way and Juliano Road; a portion of right-of-way being Nevso Drive located between El Capitan Way and Juliano Road; a portion of right-of-way being El Capitan Way located between Nevso Drive and Rochelle Avenue; and a portion of right-of-way being Rochelle Avenue located between El Capitan Way and Juliano Road within Spring Valley (description on file). MN/lm/hk (For possible action) **04/02/25 BCC**
- Motion by: **Dr. Juana Leia Jordan**
Action: **APPROVE** per staff recommendations
Vote: 3-0/Unanimous
14. **DR-25-0195-COUNTY OF CLARK (AVIATION):**
DESIGN REVIEW for a single-family residential development on 4.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of El Capitan Way and the north side of Rochelle Avenue within Spring Valley. MN/lm/kh (For possible action) **04/02/25 BCC**
- Motion by: **Dr. Juana Leia Jordan**
Action: **APPROVE** with staff recommendations and comments
Vote: 3-0/Unanimous

15. **TM-25-500030-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 32 single-family residential lots and common lots on 4.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of El Capitan Way and the north side of Rochelle Avenue within Spring Valley. MN/lm/kh (For possible action)
04/02/25 BCC

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

Action: **APPROVE** with staff recommendations and comments

Vote: 3-0/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 **March 25, 2025**

X Adjournment

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

Action: **ADJOURN** meeting at 7:17 p.m.

Vote: (3-0) /Unanimous