



Spring Valley Town Advisory Board

April 29, 2025

MINUTES

Board Members:	John Getter, PRESENT Dr. Juana Leia Jordan EXCUSED Carol Lee White PRESENT	Randal Okamura EXCUSED 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

Lorna Phegley, 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 **April 8, 2025** Minutes (For possible action)

Motion by: Matthew Tramp

Action: **APPROVE** as published

Vote: 3-0/Unanimous

IV. Approval of Agenda for **April 29, 2025** and Hold, Combine or Delete Any Items (For possible action)

Motion by: Matthew Tramp

Action: **APPROVE** as amended

Vote: 3-0/Unanimous

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events.
(for discussion)
- **None**

VI. Planning & Zoning

1. **DR-25-0277-DURANGO POST PARTNERS, LLC:**

DESIGN REVIEW for a new restaurant with outdoor dining in conjunction with an existing shopping center on a portion of 4.37 acre in a CG (Commercial General) Zone. Generally located on the west side of Durango Drive and the north side of Post Road within Spring Valley. JJ/sd/kh (For possible action) **05/20/25 PC**

Motion by: **Matthew Tramp**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

2. **PA-25-700020-COUNTY OF CLARK(AVIATION):**

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 8.26 acres. Generally located on the north side of Russell Road, 300 feet west of Torrey Pines Drive within Spring Valley. MN/gc (For possible action) **05/20/25 PC**

Motion by: **John Getter**

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

Vote: 3-0/Unanimous

3. **ZC-25-0258-COUNTY OF CLARK(AVIATION):**

ZONE CHANGE to reclassify 8.26 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 300 feet west of Torrey Pines Drive within Spring Valley (description on file). MN/gc (For possible action) **05/20/25 PC**

Motion by: **John Getter**

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

Vote: 3-0/Unanimous

4. **VS-25-0257-COUNTY OF CLARK(AVIATION):**

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Dewey Drive (alignment) and between Redwood Street and Torrey Pines Drive; a portion of a right-of-way being Russell Road located between Redwood Street and Torrey Pines Drive; and a portion of the Tropicana/Flamingo Wash Flood Control Channel located between Redwood Street and Torrey Pines Drive within Spring Valley (description on file). MN/hw/cv (For possible action) **05/20/25 PC**

Motion by: **John Getter**

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

Vote: 3-0/Unanimous

5. **WS-25-0259-COUNTY OF CLARK(AVIATION):**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation from the property line to a residential driveway; **2)** reduce back of curb radius; and **3)** increase the number of dwelling units on private stub streets in conjunction with a proposed single-family attached residential development on 8.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley. MN/hw/cv (For possible action) **05/20/25 PC**

Motion by: **John Getter**

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

Vote: 3-0/Unanimous

6. **PUD-25-0260-COUNTY OF CLARK(AVIATION):**
PLANNED UNIT DEVELOPMENT for a 108 lot single-family attached residential development with modified development standards on 8.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley. MN/hw/cv (For possible action) **05/20/25 PC**

Motion by: **John Getter**

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

Vote: 3-0/Unanimous

7. **TM-25-500065-COUNTY OF CLARK(AVIATION):**
TENTATIVE MAP consisting of 108 single-family attached residential lots and common lots on 8.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley. MN/hw/cv (For possible action) **05/20/25 PC**

Motion by: **John Getter**

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

Vote: 3-0/Unanimous

8. **PA-25-700021-MADISON MOHAWK, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 2.45 acres. Generally located on the southwest corner of Post Road and Mohawk Street (alignment) within Spring Valley. MN/gc (For possible action) **05/20/25 PC**

Motion by: **John Getter**

Action: **DENY**

Vote: 3-0/Unanimous

9. **ZC-25-0262-MADISON MOHAWK, LLC:**
ZONE CHANGES for the following: **1)** reclassify 2.45 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Post Road and Mohawk Street (alignment) within Spring Valley (description on file). MN/gc (For possible action) **05/20/25 PC**

Motion by: **John Getter**

Action: **DENY**

Vote: 3-0/Unanimous

10. **VS-25-0261-MADISON MOHAWK, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Post Road and Teco Avenue (alignment) and between Lindell Road and Mohawk Street; and a portion of right-of-way being Post Road located between Lindell Road and Mohawk Street within Spring Valley (description on file). MN/hw/cv (For possible action) **05/20/25 PC**

Motion by: **John Getter**

Action: **DENY**

Vote: 3-0/Unanimous

11. **WS-25-0263-MADISON MOHAWK, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate buffering and screening; **2)** modified residential adjacency standards; and **3)** waive street dedication requirements.
DESIGN REVIEW for a proposed office/warehouse facility on 2.28 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Post Road and the west side of Mohawk Street (alignment) within Spring Valley. MN/hw/cv (For possible action) **05/20/25 PC**
- Motion by: **John Getter**
Action: **DENY**
Vote: 3-0/Unanimous
12. **ET-25-400037 (WS-23-0333)-UNCOMMONS LIVING BLDG 1, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** approach distance; **2)** throat depth; **3)** curb return; and **4)** driveway width.
DESIGN REVIEWS for the following: **1)** modifications to a previously approved High Impact Project and mixed-use project; and **2)** finished grade on an 8.4 acre portion of 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Durango Drive and the CC 215 within Spring Valley. MN/my/kh (For possible action) **05/21/25 BCC**
- Motion by: **Carol White**
Action: **APPROVE** with staff recommendations
Vote: 3-0/Unanimous
13. **ET-25-400038 (WS-20-0099)-UNCOMMONS LIVING BLDG 1, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** landscaping; and **2)** alternative parking lot design.
DESIGN REVIEW for a temporary parking lot in conjunction with an approved High Impact Project and Mixed-Use Project on 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/rp/kh (For possible action) **05/21/25 BCC**
- Motion by: **Carol White**
Action: **APPROVE** with staff conditions
Vote: 3-0/Unanimous
14. **ET-25-400039 (WS-23-0211)-MCM TOWER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** increase building height; **2)** increase the height of exterior fixtures (luminaries) mounted on buildings; and **3)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** office building; **2)** parking garage with restaurants; and **3)** finished grade on 4.2 acres in a CG (Commercial General) Zone. Generally located on the north side of Sunset Road and the east side of Riley Street within Spring Valley. JJ/rp/cv (For possible action) **05/21/25 BCC**
- Motion by: **Matthew Tramp**
Action: **APPROVE** with staff conditions
Vote: 3-0/Unanimous

15. **ET-25-400041 (DR-20-0098)-UNCOMMONS LIVING BLDG 2, LLC:**
DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: 1) outdoor theater; and 2) modifications to a previously approved High Impact Project and Mixed-Use Project on 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/nai/kh (For possible action) **05/21/25 BCC**

Motion by: **Carol White**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

16. **ET-25-400042 (WS-23-0718)-UNCOMMONS LIVING BLDG 1, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for signage. **DESIGN REVIEW** for modifications to comprehensive sign package in conjunction with an approved mixed-use project on 32.5 acres in a U-V (Urban Village – Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/nai/kh (For possible action) **05/21/25 BCC**

Motion by: **Carol White**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

17. **ET-25-400043 (ZC-19-0343)-UNCOMMONS LIVING BLDG 1, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 32.23 acres from an R-E (Rural Estates Residential) Zone and a C-2 (General Commercial) Zone to a U-V (Urban Village-Mixed Use) Zone in the CMA Design Overlay District.
USE PERMITS for the following: 1) High Impact Project; 2) modified pedestrian realm; 3) reduce separation from alcohol, on-premises consumption to a residential use; 4) childcare institution; 5) college or university; 6) farmer's market; 7) food cart/booth not within an enclosed building; 8) kennel; 9) live entertainment; 10) outside dining, drinking, and cooking; 11) public/quasi-public buildings and facilities; 12) temporary outdoor commercial events; 13) training facility (major); and 14) training facility (minor).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from outdoor live entertainment to a residential use; 2) reduce setback to a right-of-way; 3) reduce throat depths; and 4) allow non-standard improvements in the right-of-way.
DESIGN REVIEW for a High Impact Project and mixed-use project. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/tpd/kh (For possible action) **05/21/25 BCC**

Motion by: **Carol White**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

18. **ET-25-400044 (UC-23-0604)-UNCOMMONS LIVING BLDG 1, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) modification to pedestrian realm; and 2) allow alternative design for pedestrian realm in conjunction with a previously approved mixed-use project on an 8.4 acres portion of 32.23 acres in a U-V (Urban Village-Mixed Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/tpd/kh (For possible action) **05/21/25 BCC**

Motion by: **Carol White**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

19. **WC-25-400048 (WS-24-0498)-ZHANG JIANWEI ETAL & YANG ZONGQI & RUI:**
WAIVER OF CONDITIONS for waivers of development standards requiring per revised plan submitted on 10/30/24 for a proposed office/warehouse on 2.5 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley. MN/rr/kh (For possible action) **05/21/25 BCC**

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

20. **WS-25-0288-ZHANG JIANWEI ETAL & YANG ZONGQI & RUI:25-**
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping.
DESIGN REVIEW for a proposed office/warehouse on 2.5 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley. MN/rr/kh (For possible action) **05/21/25 BCC**

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

21. **WS-25-0251-DECATUR POST, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for modifications to a previously approved retail complex on 2.83 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located on the west side of Decatur Boulevard and the south side of Post Road within Spring Valley. MN/hw/kh (For possible action) **05/21/25 BCC**

Motion by: **Carol White**
Action: **APPROVE** with staff conditions
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: **May 13, 2025**

X. Adjournment

Motion by: John Getter
Action: **ADJOURN** meeting at 7:20 p.m.
Vote: 3-0/Unanimous