



# Spring Valley Town Advisory Board

December 10, 2024

## MINUTES

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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>	

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

**Steve DeMerritt**, 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 26, 2024**, Minutes.  
(For possible action)

Motion by: **John Getter**

Action: **HOLD** until January 14, 2025 meeting

Vote: 5-0/Unanimous

IV. Approval of Agenda for **December 10, 2024**, and Hold, Combine or Delete Any Items (For possible action)

Motion by: **John Getter**

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**

VI. Planning & Zoning

1. **SDR-24-0546-215 PROPERTY, LLC**

**SIGN DESIGN REVIEWS** for the following: **1)** increase the number of freestanding signs; **2)** reduce the separation between freestanding signs; **3)** increase the combination of all freestanding sign areas; **4)** increase the area of an electronic message unit static; and **5)** allow modifications to residential adjacency standards in conjunction with an existing vehicle sales facility on 5.27 acres in a CG (Commercial General) Zone. Generally located on the north side of Rafael Rivera Way, 670 feet east of Cimarron Road within Spring Valley. MN/tpd/kh (For possible action) **12/17/24 PC**

Motion by: **John Getter**

Action: **APPROVE** Sign Design Reviews #2b, #5b and 5g.

DENY Sign Design Reviews #1, #2a, #3, #4, #5a, #5c, #5d, #5e and #5f per staff recommendation

Vote: 5-0/Unanimous

2. **UC-24-0633-WAL-MART REAL ESTATE BUSINESS TR:**

**USE PERMIT** for a gasoline station.

**DESIGN REVIEW** for a convenience store with gasoline station within an existing shopping center on a portion of 19.33 acres in a CG (Commercial General) Zone. Generally located on the north side of Hacienda Avenue, approximately 280 feet east of Fort Apache Road within Spring Valley. JJ/lm/kh (For possible action) **01/07/25 PC**

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

Action: **APPROVE** per staff recommendation

Vote: 5-0/Unanimous

3. **UC-24-0641-B33 RENAISSANCE WEST, LLC:**

**USE PERMIT** for a kennel in conjunction with an existing shopping center on a portion of 16.43 acres in a CG (Commercial General) Zone. Generally located on the west side of Decatur Boulevard and the north side of Flamingo Road within Spring Valley. JJ/tpd/kh (For possible action) **01/07/25 PC**

Motion by: **Randy Okamura**

Action: **APPROVE** with staff conditions

Vote: 5-0/Unanimous

4. **VS-24-0648-LAS VEGAS SPORTS CORPORATION:**

**VACATE AND ABANDON** a portion of right-of-way being Westwind Road located between Desert Inn Road and Pioneer Avenue within Spring Valley (description on file). JJ/lm/kh (For possible action) **01/08/25 BCC**

Motion by: **John Getter**

Action: **DENY**

Vote: 4-1/NAY- Morris

5. **UC-24-0647-LAS VEGAS SPORTS CORPORATION:**  
**USE PERMIT** for a recreational facility (table tennis).  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.  
**DESIGN REVIEW** for a proposed private recreational facility in an RS20 (Residential Single-Family 20) Zone on 1.55 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Desert Inn Road and the west side of Westwind Road within Spring Valley. JJ/lm/kh (For possible action) **01/08/25 BCC**

Motion by: **John Getter**  
Action: **DENY** per staff recommendation  
Vote: 4-1/NAY- Morris

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.

- **John Getter thanked Board members for their efforts over the last 2-year term and expressed appreciation to them as individuals and a group.**

IX. Next Meeting Date **January 14, 2025**

X Adjournment

Motion by: **John Getter**  
Action: **ADJOURN** meeting at 7:26 p.m.  
Vote: 5-0/Unanimous