



Spring Valley Town Advisory Board

May 13, 2025

MINUTES

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

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 **April 29, 2025** Minutes (For possible action)

Motion by: **Matthew Tramp**

Action: **HOLD** to Spring Valley Town Board Meeting on May 27, 2025

Vote: 4-0/Unanimous

IV. Approval of Agenda for **May 13, 2025** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Matthew Tramp**

Action: **APPROVE** as published

Vote: 4-0/Unanimous

V. Informational Items

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

VI. Planning & Zoning

1. **UC-25-0296-L V WAREHOUSE, LLC:**

USE PERMIT to allow a recreational facility in conjunction with an existing warehouse facility on a portion of 12.35 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Pioneer Way and the north side of Teco Avenue within Spring Valley. MN/lm/kh (For possible action) **06/03/25 PC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

2. **VS-25-0282-TKCZ, LLC:**

VACATE AND ABANDON a portion of a right-of-way being Patrick Lane located between Red Rock Street and Westwind Road within Spring Valley (description on file). MN/my/kh (For possible action) **06/03/25 PC**

Motion by: **John Getter**

Action: **HOLD** to Spring Valley May 27, 2025 meeting due to applicant not present.

Vote: 4-0/Unanimous

3. **VS-25-0305-GRAGSON S & J FAMILY TRUST ETAL & GRAGSON SCOTT R. & JILL TRS:**

VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Buffalo Drive and Tenaya Way; a portion of right-of-way being Arby Avenue located between Buffalo Drive and Tenaya Way, a portion of right-of-way being Tenaya Way located between Arby Avenue and Warm Springs Road, and a portion of right-of-way being Monte Cristo Way located between Arby Avenue and Warm Springs Road within Spring Valley (description on file). MN/rr/kh (For possible action) **06/04/25 BCC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

4. **WS-25-0306-GRAGSON S & J FAMILY TRUST ETAL & GRAGSON SCOTT R. & JILL TRS:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce and eliminate buffering and screening; **2)** increase retaining wall height; **3)** eliminate electric vehicle parking; and **4)** reduce throat depths.

DESIGN REVIEW for a warehouse and distribution center on 6.47 acres in an IL (Industrial Light) Zone. Generally located on the west side of Tenaya Way and the south side of Arby Avenue within Spring Valley (description on file). MN/rr/kh (For possible action) **06/04/25 BCC**

Motion by: **John Getter**

Action: **DENY** per staff recommendations

Vote: 4-0/Unanimous

5. **WC-25-400049 (ZC-0576-99)-FORT APACHE DOMINUS, LLC:**
WAIVER OF CONDITIONS of a zone change restricting the maximum density to 15.02 dwelling units per acre in conjunction with an existing multi-family residential development and a daycare on 16.9 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Tropicana Avenue and the east side of Tee Pee Lane within Spring Valley. JJ/lm/kh (For possible action) **06/04/25 BCC**

Motion by: **Matthew Tramp**
Action: **APPROVE** with staff recommendations
Vote: 4-0/Unanimous

6. **ZC-25-0289-FORT APACHE DOMINUS, LLC:**
ZONE CHANGE to reclassify a portion of 16.3 acres from an RS3.3 (Residential Single-Family 3.3) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Tee Pee Lane between Tropicana Avenue and Tompkins Avenue within Spring Valley (description on file). JJ/rk (For possible action) **06/04/25 BCC**

Motion by: **Matthew Tramp**
Action: **APPROVE** with staff recommendations
Vote: 4-0/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 27, 2025**

X. Adjournment

Motion by: **John Getter**
Action: **ADJOURN** meeting at 6:57 p.m.
Vote: 4-0/Unanimous