



Spring Valley Town Advisory Board

June 14, 2022

MINUTES

Board Members:	Yvette Williams, Chair - PRESENT Rodney Bell - EXCUSED Brian A. Morris - PRESENT	Catherine Godges, Vice Chair - PRESENT John Getter - 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 & Judith Rodriguez, Current Planning

II. Public Comment

- None

III. Approval of **May 31, 2022** Minutes

Motion by: John Getter
 Action: **APPROVE** as published.
 Vote: 4-0/Unanimous

IV. Approval of Agenda for **June 14, 2022** and Hold, Combine or Delete Any Items (For possible action)

Motion by: Yvette Williams
 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

RECEIVED
 JUL 01 2022
 COUNTY CLERK

6. **ZC-22-0272-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 9.4 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
USE PERMITS for the following: 1) a detached residential planned unit development; and 2) reduce the building setback from project perimeters.
WAIVER OF DEVELOPMENT STANDARDS for street dedication.
DESIGN REVIEW for a proposed detached single family residential planned unit development. Generally located on the north side of Russell Road, 300 feet west of Tenaya Way within Spring Valley (description on file). MN/rk/jo (For possible action) **06/22/22 BCC**

Motion by: Brian Morris
Action: **APPROVE** Zone Change
DENY Use Permit #1
Applicant withdrew Use Permit #2
APPROVE Waiver of Development Standards
DENY Design Review
Vote: 4-0/Unanimous

7. **VS-22-0273-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON a portion of right-of-way being Russell Road located between Tenaya Way and Scottyboy Drive within Spring Valley (description on file). MN/rk/syp (For possible action) **06/22/22 BCC**

Motion by: Brian Morris
Action: **APPROVE** subject to staff conditions
Vote: **PASSED** 4-0/Unanimous

8. **TM-22-500092-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 80 single family residential lots and common lots on 9.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Russell Road, 300 feet west of Tenaya Way within Spring Valley. MN/rk/xx (For possible action) **06/22/22 BCC**

Motion by: Brian Morris
Action: **DENY**
Vote: 4-0/Unanimous

9. **ZC-22-0284-DEAN, JERRY & DEANNA FAMILY TRUST-SURVIVOR'S TRUST & DEAN, DEANNA S. TRS:**
ZONE CHANGE to reclassify 1.2 acres from an R-E (Rural Estates Residential) to an R-D (Suburban Estates Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for modified driveway design.
DESIGN REVIEW for finished grade in conjunction with a single family development in the CMA Design Overlay District. Generally located on the southeast corner of Diablo Drive and Mann Street within Spring Valley (description on file). MN/nr/jo (For possible action) **06/22/22 BCC**

Motion by: John Getter
Action: **APPROVE** Zone Change
APPROVE Design Review
DENY Waiver or Development Standards
Vote: 2-2 **NAY** – Williams and Godges (**Item to move forward with no action by the Town Board**)

10. **VS-22-0283-DEAN, JERRY & DEANNA FAMILY TRUST-SURVIVOR'S TRUST & DEAN, DEANNA S. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Mann Street and El Camino Road and between Mesa Vista Avenue and Dewey Drive (alignment) within Spring Valley (description on file). MN/nr/jo (For possible action) **06/22/22 BCC**

Motion by: Brian Morris

Action: **APPROVE**

Vote: 2-2 NAY – Getter and Williams (**Item to move forward with no action by the Town Board**)

11. **ZC-22-0294-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO, LLC LEASE:**
ZONE CHANGE to reclassify 41.1 acres from a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone to an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an attached sidewalk; 2) allow a modified driveway design; and 3) waive street dedication.
DESIGN REVIEWS for the following: 1) proposed distribution center; 2) alternative parking lot landscaping; and 3) finished grade in the CMA Design Overlay District. Generally located on the north side of Warm Springs Road and the east side of Buffalo Drive within Spring Valley (description on file). MN/rk/jo (For possible action) **06/22/22 BCC**

Motion by: John Getter

Action: **APPROVE** with staff conditions

Vote: 3-1 NAY – Williams

12. **VS-22-0295-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO, LLC LEASE:**
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Badura Avenue, and between Buffalo Drive and Pioneer Way (alignment); and a portion of a right-of-way being Warm Springs Road located between Buffalo Drive and Pioneer Way (alignment); a portion of right-of-way being Badura Avenue located between Buffalo Drive and Pioneer Way (alignment); and a portion of right-of-way being Buffalo Drive located between Warm Springs Road and Badura Avenue within Spring Valley (description on file). MN/rk/jo (For possible action) **06/22/22 BCC**

Motion by: John Getter

Action: **APPROVE** with staff recommendations

Vote: 4-0/Unanimous

VII General Business

- 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 June 28, 2022

X Adjournment

Motion by: Yvette Williams

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

Vote: 4-0/Unanimous