# BP/RD 08.13.2024 (09.03.2024



## **Spring Valley Town Advisory Board**

### July 30, 2024

### **MINUTES**

John Getter, Chair EXCUSED **Board Members:** 

> Dale Devitt EXCUSED Randal Okamura PRESENT

Brian A. Morris, Vice Chair PRESENT

Juana Leia Jordan PRESENT

Secretary:

Carmen Hayes, 702 371-7991, chayes 70@yahoo.com EXCUSED

County Liaison:

Mike Shannon 702-455-8338 mds@clarkcountynv.gov\_PRESENT

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

#### Dane Detommaso, 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 July 9, 2024 Minutes (For possible action)

> Motion by: Randy Okamura

Action: Approve

Vote: 3-0/Unanimous

Approval of Agenda for July 30, 2024 and Hold, Combine or Delete Any Items (For possible IV. action)

Motion by: **Brian Morris** 

Action: Approve after noting item 2 would be held until September 10, 2024.

Vote: 3-0/Unanimous

V. Informational Items

> Announcements of upcoming meetings and County and community meetings and events. (for discussion)

> > None

VI. Planning & Zoning

### RECEIVED

BOARD OF COUNTY COMMISSIONERS TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

AUG 13 2024

### 1. WS-24-0285-DE PRIETO, ELIZABETH N ESTRADA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce separation for an accessory structure in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Edna Avenue, 175 feet east of Lindell Road within Spring Valley. JJ/jm/syp (For possible action) 08/06/24 PC

Motion by:

**Brian Morris** 

Action:

Hold to August 27, 2024 meeting to give applicant time to prepare.

Vote:

3-0/Unanimous

## 2. **VS-24-0339-ZOO LANDERS, LLC:**

<u>VACATE AND ABANDON</u> easements of interest to Clark County located between Jones Boulevard and Bronco Street, and between Oquendo Road and Ponderosa Way within Spring Valley (description on file). MN/tpd/syp (For possible action) 08/20/24 PC

Motion by:

**Brian Morris** 

Action:

Hold to August 13, 2024 meeting to give time to renotice.

Vote:

3-0/Unanimous

### 3. ET-24-400077 (UC-22-0319)-MAVERIK INC:

<u>USE PERMIT FIRST EXTENSION OF TIME</u> to reduce separations to a residential use. <u>WAIVERS OF DEVELOPMENT STANDARDS</u> for the following: 1) alternative landscaping, and 2) allow modified driveways.

<u>DESIGN REVIEWS</u> for the following: 1) convenience store with gasoline station and restaurant; and 2) finished grade on 1.7 acres in a CG (Commercial General) Zone. Generally located on the northwest corner of Durango Drive and Russell Road within Spring Valley. JJ/my/syp (For possible action) 08/21/24 BCC

Motion by:

**Brian Morris** 

Action:

Hold to August 13, 2024 meeting as applicant not present.

Vote:

3-0/Unanimous

#### 4. UC-24-0323-DUONGTRAN LLC:

USE PERMIT for a banquet facility in conjunction with an existing commercial complex on a portion of 7.79 acres in an CG (Commercial General) Zone. Generally located on the south side of Sahara Avenue, 550 feet east of Tenaya Way within Spring Valley. JJ/rp/syp (For possible action) 08/21/24 BCC

Motion by:

Dr. Juana Leia Jordan

Action:

Approve with staff conditions.

Vote:

3-0/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

Next Meeting Date August 13, 2024. IX.

#### $\mathbf{X}$ Adjournment

Motion by: Brian Morris

Action: ADJOURN meeting at 6:31 p.m. Vote: 5-0/Unanimous