



Spring Valley Town Advisory Board

March 26, 2024

MINUTES

Board Members:	John Getter, Chair PRESENT Dale Devitt PRESENT Randal Okamura PRESENT	Brian A. Morris PRESENT Juana Leia Jordan 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

Michael Huling, 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 **March 12, 2024** Minutes (For possible action)

Motion by: **Randy Okamura**

Action: **APPROVE** as published

Vote: 4-0/Unanimous

IV. Approval of Agenda for **March 26, 2024** and Hold, Combine or Delete Any Items (For possible action)

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

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. **VS-24-0052-PN II, INC.:**

VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Cimarron Road and between Oquendo Road and Russell Road within Spring Valley (description on file). MN/rp/ng (For possible action) **04/16/24 PC**

Motion by: **Randy Okamura**

Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

2. **VS-24-0055-MORGA, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Ponderosa Way (alignment), and between Bronco Street and El Camino Road within Spring Valley (description on file). MN/nai/ng (For possible action) **04/16/24 PC**

Motion by: **Randy Okamura**

Action: **APPROVE** with staff conditions

Vote: 5-0/Unanimous, after the arrival of Brian Morris to the meeting.

3. **ZC-24-0067-DESERT INN SQUARE, LLC:**

ZONE CHANGE to reclassify 5.0 acres from an RS20 (Residential Single Family 20) Zone to a CG (Commercial General) Zone. Generally located on the south side of Eldorado Lane and the west side of Buffalo Drive within Spring Valley (description on file). MN/md/ng (For possible action) **04/17/24 BCC**

Motion by: **Brian Morris**

Action: **APPROVE** with staff conditions

Vote: 5-0/Unanimous

4. **VS-24-0069-DESERT INN SQUARE, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Robindale Road, and between Buffalo Drive and Warbonnet Way within Spring Valley (description on file). MN/md/ng (For possible action) **04/17/24 BCC**

Motion by: **Brian Morris**

Action: **APPROVE** with staff conditions

Vote: 5-0/Unanimous

5. **WS-24-0068-DESERT INN SQUARE LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** buffering and screening standards; **2)** reduce parking lot landscaping; **3)** increase wall height; **4)** allow modified driveway design standards; and **5)** reduced street width.

DESIGN REVIEWS for the following: **1)** restaurant buildings with drive-thru lanes; and **2)** retail buildings with drive-thru lanes on 5.0 acres in a CG (Commercial General) Zone. Generally located on the south side of Eldorado Lane and the west side of Buffalo Drive within Spring Valley. MN/md/ng (For possible action) **04/17/24 BCC**

Motion by: **Brian Morris**

Action: **DENY**

Vote: 3-2/NAY – Devitt and Jordan

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 April 9, 2024.

X Adjournment

Motion by: John Getter

Action: **ADJOURN** meeting at 7:35 p.m.

Vote: 5-0/Unanimous