



# Spring Valley Town Advisory Board

May 28, 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>EXCUSED</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

**Judith Rodriguez, Jonathan Marenfeld, 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 **May 14, 2024** Minutes (For possible action)

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

Action: **APPROVE**

Vote: 4-0/Unanimous

IV. Approval of Agenda for **May 28, 2024** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Randal Okamura**

Action: **APPROVE** after noting the next meeting date is June 25, 2024

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-24-0176-WPI-GRAND TROP, LLC & UAP-GRAND TROP, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Grand Canyon Drive and Tee Pee Lane, and between Tropicana Avenue and Reno Avenue within Spring Valley (description on file). JJ/rg/ng (For possible action) **06/18/24 PC**

Motion by: **Dr. Juana Leia Jordan**  
Action: **APPROVE** with staff recommendations  
Vote: 4-0/Unanimous

2. **WS-24-0173-ONE NEVADA CREDIT UNION:**  
**WAIVER OF DEVELOPMENT STANDARDS** for residential adjacency standards.  
**DESIGN REVIEW** for modification to an existing site on 1.78 acres in conjunction with an existing financial service business in a CG (Commercial General) Zone. Generally located on the south side of Spanish Ridge Avenue and the west side of Durango Drive within Spring Valley. JJ/rp/ng (For possible action) **06/18/24 PC**

Motion by: **John Getter**  
Action: **APPROVE** with staff conditions  
Vote: 4-0/Unanimous

3. **ET-24-400051 (WS-0793-16)-TPG/CORE ACQUISITIONS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS FOURTH EXTENSION OF TIME** for the following: **1)** increase building height; and **2)** alternative landscaping.  
**DESIGN REVIEWS** for the following: **1)** multi-family residential development; and **2)** finished grade on 10.5 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the east side of Durango Drive and the north side of Badura Avenue within Spring Valley. MN/nai/ng (For possible action) **06/18/24 BCC**

Motion by: **Randal Okamura**  
Action: **DENY**  
Vote: 4-0/Unanimous

4. **ZC-24-0155-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):**  
**ZONE CHANGE** to reclassify 8.21 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Tenaya Way and Badura Avenue within Spring Valley (description on file). MN/sd (For possible action) **06/18/24 BCC**

Motion by: **Randal Okamura**  
Action: **APPROVE** with staff conditions  
Vote: 4-0/Unanimous

5. **VS-24-0157-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):**  
**VACATE AND ABANDON** a portion of a right-of-way being Badura Avenue located between Tenaya Way and Pioneer Way and a portion of right-of-way being Tenaya Way located between Arby Avenue and Badura Avenue within Spring Valley (description on file). MN/sd/ng (For possible action) **06/18/24 BCC**

Motion by: **Randal Okamura**  
Action: **APPROVE** with staff conditions  
Vote: 4-0/Unanimous

6. **WS-24-0156-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street landscaping; **2)** reduce throat depth; and **3)** reduce departure distance.  
**DESIGN REVIEW** for a distribution center on 8.21 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Badura Avenue and Tenaya Way within Spring Valley. MN/sd/ng (For possible action) **06/18/24 BCC**

Motion by: **Randal Okamura**  
Action: **APPROVE** as presented with staff “if approved” conditions  
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 **June 25, 2024**

X Adjournment

Motion by: John Getter  
Action: **ADJOURN** meeting at 6:46p.m.  
Vote: 4-0/Unanimous