



Spring Valley Town Advisory Board

July 30, 2024

MINUTES

Board Members:	John Getter, Chair EXCUSED Dale Devitt EXCUSED Randal Okamura PRESENT	Brian A. Morris, Vice Chair PRESENT Juana Leia Jordan PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes70@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**

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

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

VI. Planning & Zoning

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:**
VACATE AND ABANDON 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 renotece.**
Vote: **3-0/Unanimous**

3. **ET-24-400077 (UC-22-0319)-MAVERIK INC:**
USE PERMIT FIRST EXTENSION OF TIME to reduce separations to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; and 2) allow modified driveways.
DESIGN REVIEWS 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

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 August 13, 2024.

X Adjournment

Motion by: **Brian Morris**

Action: **ADJOURN meeting at 6:31 p.m.**

Vote: **5-0/Unanimous**