



Spring Valley Town Advisory Board

August 13, 2024

MINUTES

Board Members:	John Getter, Chair EXCUSED 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

Nairee Agulian, 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 30, 2024** Minutes (For possible action)

Motion by: **Juana Leia Jordan**

Action: **APPROVE** as published

Vote: 4-0/Unanimous

IV. Approval of Agenda for **August 13, 2024** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Brian Morris**

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-24-0339-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 Spring Valley TAB meeting on August 27, 2024 due to applicant being not present.

Vote: 4-0/Unanimous

2. **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: **Dr. Juana Leia Jordan**

Action: **APPROVE** subject to staff conditions

Vote: 4-0/Unanimous

3. **ZC-24-0368-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):**

ZONE CHANGE to reclassify 21.38 from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southeast corner of Tenaya Way and Badura Avenue within Spring Valley. MN/sd (For possible action) **09/04/24 BCC**

Motion by: **Randy Okamura**

Action: **APPROVE** subject to staff conditions

Vote: 4-0/Unanimous

4. **VS-24-0369-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):**

VACATE AND ABANDON easements of interest to Clark County located between Montessori Street and Tenaya Way, and between Badura Avenue and Arby Avenue; a portion of a right-of-way being Montessori Street located between Badura Avenue and Arby Avenue; and a portion of right-of-way being Arby Avenue located between Montessori Street and Tenaya Way within Spring Valley (description on file). MN/sd/syp (For possible action) **09/04/24 BCC**

Motion by: **Randy Okamura**

Action: **APPROVE** subject to staff conditions

Vote: 4-0/Unanimous

5. **WS-24-0370-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):**
WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards. **DESIGN REVIEW** for a distribution center on 21.38 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southeast corner of Tenaya Way and Badura Avenue within Spring Valley. MN/sd/syp (For possible action) **09/04/24 BCC**

Motion by: **Randy Okamura**
Action: **APPROVE** subject to staff conditions
Vote: 4-0/Unanimous

6. **TM-24-500072-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):**
TENTATIVE MAP consisting of 1 commercial lot on 21.38 acres in an IP (Industrial Park) (AE-60) Zone. Generally located on the southeast corner of Tenaya Way and Badura Avenue within Spring Valley. MN/sd/syp (For possible action) **09/04/24 BCC**

Motion by: **Randy Okamura**
Action: **APPROVE** subject to staff 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 August 27, 2024.

X Adjournment

Motion by Brian Morris
Action: **ADJOURNMENT** meeting at 6:33 p.m.
Vote: **PASSED** (4-0) /Unanimous