



# Spring Valley Town Advisory Board

September 10, 2024

## MINUTES

Board Members:	John Getter, Chair <b>EXCUSED</b> Dale Devitt <b>PRESENT</b> Randal Okamura <b>PRESENT</b>	Brian A. Morris <b>PRESENT</b> Juana Leia Jordan <b>PRESENT</b>
Secretary:	Carmen Hayes, 702 371-7991, <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> PRESENT	
County Liaison:	Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> <b>EXCUSED</b> Jayson Dagher <a href="mailto:Jayson.Dagher@clarkcountynv.gov">Jayson.Dagher@clarkcountynv.gov</a> 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 **August 13, 2024** Minutes (For possible action) Approval of **August 27, 2024** Minutes (For possible action)

Motion by: **Brian Morris**  
Action: **APPROVE** as published  
Vote: 4-0/Unanimous

### IV. Approval of Agenda for **September 10, 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)
  - i. Spring Mountain Redevelopment Plan Update
  - ii. Events.
    1. Park Cleanup – Desert Breeze Park – Sept. 21
    2. Movie Night – Exploration Peak Park – Sept 21
    3. Electric Vehicle Ride & Drive Event – Desert Breeze Community Center – Sept 29
    4. Senior Pickleball Tournament - Desert Breeze Community Center – Oct 2
    5. Family Fun Paint Jam - Desert Breeze Community Center – Oct 12
    6. Hall-O-Breeze - Desert Breeze Community Center – Oct 20
    7. Halloween Block Part – Boys & Girls Club on Lindell – Oct 30

VI. Planning & Zoning

1. **VS-24-0339-ZOO LANDERS, LLC:**  
**AMENDED HOLDOVER VACATE AND ABANDON** a portion of right-of-way being Jones Boulevard located between Oquendo Road and Ponderosa Way (previously not notified); easements of interest to Clark County located between Jones Boulevard and Bronco Street, and between Oquendo Road and Ponderosa Way (easements no longer needed) within Spring Valley (description on file). MN/tpd/syp (For possible action) **09/17/24 PC**

Motion by: **Dale Devitt**  
Action: **APPROVE** with staff conditions  
Vote: 4-0/Unanimous

2. **TM-24-500089-LV SMOB, LLC:**  
**TENTATIVE MAP** for a 1 lot commercial subdivision on 1.77 acres in a CG (Commercial General) Zone. Generally located on the west side of Buffalo Drive, the north side of Laredo Street within Spring Valley. JJ/rp/ng (For possible action) **10/01/24 PC**

Motion by: **Brian Morris**  
Action: **APPROVE** with staff conditions  
Vote: 4-0/Unanimous

3. **UC-24-0425-PROPERTY WEST, LLC:**  
**USE PERMIT** for a vehicle paint/body shop on a portion of 4.0 acres in a CG (Commercial General) Zone. Generally located on the south side of Russell Road, west side of Durango Drive within Spring Valley. JJ/rp/syp (For possible action) **10/01/24 PC**

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

4. **WS-24-0419-MEEKRAT HOLDINGS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** residential adjacency standards; and **2)** throat depth.  
**DESIGN REVIEW** for restaurant buildings on 2.12 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Quail Avenue

and the east side of Jones Boulevard within Spring Valley. MN/sd/syp (For possible action)  
**10/02/24 BCC**

Motion by: **Brian Morris**

Action: **HOLD** to Spring Valley TAB meeting on October 8, 2024.

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 September 24, 2024.

X Adjournment

Motion by Brain Morris

Action: **ADJOURN** meeting at 6:17 p.m.

Motion **PASSED** (4-0) /Unanimous