



Spring Valley Town Advisory Board

February 27, 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

Brady Bernhart, 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 **February 13, 2024** Minutes (For possible action)

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

Action: **APPROVE** as published

Vote: 5-0/Unanimous

IV. Approval of Agenda for **February 27, 2024** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Randy Okamura**

Action: **APPROVE** as published

Vote: 5-0/Unanimous

V. Informational Items

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

VI. Planning & Zoning

1. **UC-23-0858-ADRAS FAMILY TRUST & ADRAS PAUL J & SUSAN A TRS:**
USE PERMITS for the following: **1)** increase the area of a proposed accessory structure; and **2)** allow an accessory structure not architecturally compatible with the principal building.
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a single family residential development on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Coley Avenue, 110 feet west of Rosanna Street within Spring Valley. JJ/dd/ng (For possible action) **02/20/24 PC**

Motion by: **John Getter**

Action: **APPROVE** with staff “if approved” conditions.

Vote: 5-0/Unanimous

2. **WS-23-0814-JRJ INVESTMENTS, INC:**
AMENDED HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements in the right-of-way.
HOLDOVER DESIGN REVIEW for an expansion of an existing vehicle sales facility on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Sahara Avenue and Bronco Street within Spring Valley. JJ/sd/syp (For possible action) **03/06/24 BCC**

Motion by: **John Getter**

Action: Recommend item **RETURN** to Spring Valley Town Board as applicant not present.

Vote: 5-0/Unanimous

3. **VS-24-0016-DESERT INN SQUARE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Myers Street and Cimarron Road, and between Arby Avenue and Warm Springs Road within Spring Valley (description on file). MN/jm/ng (For possible action) **03/19/24 PC**

Withdrawn by applicant.

4. **UC-24-0015-DESERT INN SQUARE LLC:**
USE PERMIT for a hospital.
DESIGN REVIEWS for the following: **1)** alternative landscape plan; **2)** lighting; and **3)** a hospital on 5.0 acres in a CG (Commercial General) Zone. Generally located on the north side of Warm Springs Road, 635 feet east of Cimarron Road within Spring Valley. MN/md/ng (For possible action) **03/19/24 PC**

Withdrawn by applicant.

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: **March 12, 2024**

X Adjournment

Motion by: John Getter

Action: **ADJOURN** meeting at 6:35p.m.

Vote: 5-0/Unanimous