



Spring Valley Town Advisory Board

March 12, 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 EXCUSED	

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 **February 27, 2024** Minutes (For possible action)

Motion by: **John Getter**

Action: **APPROVE** as published

Vote: 5-0/Unanimous

IV. Approval of Agenda for **March 12, 2024** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **John Getter**

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. **WS-23-0814-JRJ INVESTMENTS, INC:**
AMENDED HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements in the right-of-way (previously not notified).
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**

Action: **APPROVE** by BCC on March 6, 2024.

2. **UC-24-0028-4401 WILSHIRE LP:**
USE PERMIT for a vocational training facility in conjunction with an existing office building on a 0.6 acre portion of 14.2 acres in a CP (Commercial Professional) Zone. Generally located on the east side of Fort Apache Road and the south side of Diablo Drive within Spring Valley. JJ/lm/ng (For possible action) **04/02/24 PC**

Motion by: **Randy Okamura**

Action: **APPROVE** with staff conditions

Vote: 5-0/Unanimous

3. **VS-24-0036-LV WS CIMARRON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Eldorado Lane, and between Cimarron Road and Buffalo Drive within Spring Valley (description on file). MN/rp/ng (For possible action) **04/02/24 PC**

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

Action: **APPROVE** with staff conditions

Vote: 5-0/Unanimous

4. **ET-24-400011 (UC-22-0580)-CAZAREZ IRMA:**
USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** increase the area of an existing accessory structure; **2)** increase the cumulative area of all accessory structures; **3)** allow accessory structures not architecturally compatible with the principal building; and **4)** waive applicable design standards.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate setbacks; and **2)** increase wall height in conjunction with an existing single family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone within the RNP-NPO Overlay. Generally located on the south side of Coley Avenue, 141 feet west of Westwind Road within Spring Valley. JJ/rp/ng (For possible action) **04/03/24 BCC**

Motion by: **Randy Okamura**

Action: **APPROVE** with staff conditions

Vote: 5-0/Unanimous

5. **ET-24-400013 (NZC-19-0921)-PICERNE QUARTERHORSE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** increased building height; **2)** reduce setback; and **3)** reduce landscaping.
DESIGN REVIEWS for the following: **1)** proposed multiple family residential development; and **2)** alternative parking lot landscaping on 16.4 acres in an RM32 (Residential Multi-Family 32) Zone within the CMA Design Overlay District. Generally located on the east side of Quarterhorse Lane and the south side of Sunset Road within Spring Valley (description on file). JJ/mh/ng (For possible action) **04/03/24 BCC**

Motion by: **Dr. Juana Leia Jordan**
Action: **APPROVE** with staff conditions
Vote: 5-0/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.

- Neighbor wanted to inform the board that her neighborhood was never supporting application ET-24-400013. Neighbor stated she is waiting on a call back from Commissar Jones and she also thanked the Spring Valley Town Board for all their hard work.

IX. Next Meeting Date March 26, 2024

X Adjournment

Motion by John Getter
Action: **ADJOURN** meeting at 6:34 p.m.
Motion **PASSED** (5-0) /Unanimous