



# Spring Valley Town Advisory Board

May 9, 2023

## MINUTES

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Board Members:	John Getter, Chair <b>PRESENT</b> Dale Devitt <b>PRESENT</b> Randal Okamura <b>PRESENT</b>	Brian A. Morris, Vice Chair <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> PRESENT	

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### I. Call to Order, Pledge of Allegiance and Roll Call

No Planner Present, 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 **April 25, 2023** Minutes (For possible action)

Motion by: **Brian Morris**

Action: **APPROVE** as published

Vote: 5-0/Unanimous

### IV. Approval of Agenda for **May 9, 2023** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Randy Okamura**

Action: **APPROVE after noting Item 5 would be held.**

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. **TM-23-500042-BADURA ARBY 008, LLC:**

**TENTATIVE MAP** consisting of 1 commercial lot on 4.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Badura Avenue and the west side of Pioneer Way within Spring Valley. MN/md/syp (For possible action) **05/16/23 PC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions

Vote: 5-0/Unanimous

2. **UC-23-0165-BRUCE-ROCHELLE APARTMENT, LLC:**

**USE PERMIT** for a swap meet (outdoor).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking; and **2)** landscaping.

**DESIGN REVIEW** for a swap meet in conjunction with a vehicle repair facility on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Spring Mountain Road, 290 feet east of Duneville Street within Spring Valley. JJ/al/syp (For possible action) **06/06/23 PC**

Motion by: **Randy Okamura**

Action: Applicant requested **HOLD** to Spring Valley TAB Meeting on May 30, 2023.

Vote: 4-0 with Dale Devitt abstaining

3. **VS-23-0170-UNLV RESEARCH FOUNDATION:**

**VACATE AND ABANDON** easements of interest to Clark County located between Cimarron Road and Jim Rogers Way, and between Sunset Road and Patrick Lane within Spring Valley (description on file). MN/jgh/syp (For possible action) **06/06/23 PC**

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

Action: **APPROVE** per staff conditions

Vote: 5-0/Unanimous

4. **WS-23-0158-AMH NV4 DEVELOPMENT, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** non-standard improvements in the right of way on 8.7 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Peace Way, 636 feet west of Lone Mesa Drive within Spring Valley. JJ/jud/syp (For possible action) **06/06/23 PC**

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

Action: **APPROVE** per staff conditions

Vote: 5-0/Unanimous

5. **UC-23-0182-WOW BUILD CO. ONE, L C:**  
**USE PERMITS** for the following: **1)** reduce setbacks from a residential use; and **2)** allow a service bay door facing a street without screening.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow non-standard improvements (landscaping) in the right-of-way; and **2)** reduce landscaping.  
**DESIGN REVIEW** for a vehicle wash facility (automobile) on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Desert Inn Road and the east side of Durango Drive within Spring Valley. RM/bb/syp (For possible action) **06/07/23 BCC**

**Held (5-0) at request of the applicant**

6. **ZC-23-0171-KKAZ, LLC:**  
**ZONE CHANGE** to reclassify 5.1 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.  
**USE PERMIT** for a vehicle (automobile) wash.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow alternative screening adjacent to a vehicle stacking lane.  
**DESIGN REVIEWS** for the following: **1)** alternative parking lot landscaping; **2)** vehicle wash; and **3)** finished grade in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 810 feet north of Robindale Road within Spring Valley. MN/md/syp (For possible action) **06/07/23 BCC**

Motion by: **Randy Okamura**

Action: **APPROVE** subject to staff conditions

Vote: 5-0/Unanimous

7. **VS-23-0172-KKAZ, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Durango Drive and Cimarron Road, and between Robindale Road and Eldorado Lane (alignment) within Spring Valley (description on file). MN/md/syp (For possible action) **06/07/23 BCC**

Motion by: **Randy Okamura**

Action: **APPROVE** subject to staff conditions

Vote: 5-0/Unanimous

8. **TM-23-500046-KKAZ, LLC:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 5.1 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 810 feet north of Robindale Road within Spring Valley. MN/md/syp (For possible action) **06/07/23 BCC**

Motion by: **Randy Okamura**

Action: **APPROVE** subject to 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.

**Dale Devitt commented that Planning and Zoning items should require a Traffic Study before an item is referred to the Town Advisory Board.**

IX. Next Meeting Date **May 30, 2023**

X Adjournment

Motion by **John Getter**

Action: **ADJOURN** meeting at 7:09 p.m.

Vote: 5-0 /Unanimous