



Spring Valley Town Advisory Board

August 27, 2024

MINUTES

Board Members:	John Getter, Chair EXCUSED Dale Devitt PRESENT Randal Okamura EXCUSED	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

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)
Held until Spring Valley Town Board Meeting September 10, 2024.

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

Motion by: **Brian Morris**

Action: **APPROVE** after noting item 1 would be held until September 10, 2024.

Vote: 3-0/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 Town Advisory Board meeting on September 10, 2024.

Vote: 3-0/Unanimous

2. **WS-24-0285-DE PRIETO, ELIZABETH N ESTRADA:**

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce separation for an accessory structure in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Edna Avenue, 175 feet east of Lindell Road within Spring Valley. JJ/jm/syp (For possible action) **09/03/24 PC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions.

ADD condition of a 1-year review.

Vote: 3-0/Unanimous

3. **PA-24-700018-ORVPP TRUST & KUMAR RSHMI TRS:**

PLAN AMENDMENT to redesignate the land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 5.00 acres. Generally located 630 feet east of Fort Apache Road and the north side of Oquendo Road within Spring Valley (description on file). JJ /al (For possible action) **09/17/24 PC**

Motion by: **Dale Devitt**

Action: **APPROVE** subject to staff recommendations.

Vote: 3-0/Unanimous

4. **ZC-24-0409-ORVPP TRUST & KUMAR RSHMI TRS:**

ZONE CHANGE to reclassify 5.24 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located 630 feet east of Fort Apache Road and the north side of Oquendo Road within Spring Valley (description on file). JJ/rg (For possible action) **09/17/24 PC**

Motion by: **Dale Devitt**

Action: **APPROVE** with staff conditions.

Vote: 3-0/Unanimous

5. **VS-24-0418-ORVPP TRUST & KUMAR RSHMI TRS:**

VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Quarterhorse Lane (alignment), and between Oquendo Road and Russell Road within Spring Valley (description on file). JJ/rg/syp (For possible action) **09/17/24 PC**

Motion by: **Dale Devitt**

Action: **APPROVE** with staff conditions.

Vote: 3-0/Unanimous

6. **PUD-24-0417-ORVPP TRUST & KUMAR RSHMI TRS:**
PLANNED UNIT DEVELOPMENT for a 94 lot single-family residential attached development with modified development standards on 5.24 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Oquendo Road and 630 feet east of Fort Apache Road within Spring Valley (description on file). JJ/rg/syp (For possible action) **09/17/24 PC**

Motion by: **Dale Devitt**
Action: **DENY**
Vote: 3-0/Unanimous

7. **TM-24-500084-ORVPP TRUST & KUMAR RSHMI TRS:**
TENTATIVE MAP consisting of 94 lots and 4 common lots on 5.24 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located 630 feet east of Fort Apache Road and the north side of Oquendo Road within Spring Valley. JJ/rg/syp (For possible action) **09/17/24 PC**

Motion by: **Dale Devitt**
Action: **DENY**
Vote: 3-0/Unanimous

8. **WS-24-0392-AU-YEUNG, KA:**
WAIVER OF DEVELOPMENT STANDARDS to increase the fence height in conjunction with an existing single-family residence on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Westwind Road and approximately 300 feet north of Spring Mountain Road within Spring Valley. JJ/my/syp (For possible action) **09/17/24 PC**

Motion by: **Dale Devitt**
Action: **APPROVE** as presented with staff conditions.
Vote: 3-0/Unanimous

9. **UC-24-0399-TENAYA LOFTS, LLC:**
USE PERMIT for live-work dwellings.
WAIVER OF DEVELOPMENT STANDARDS to reduce of buffering and screening.
DESIGN REVIEW for an office/warehouse complex with live-work dwelling units on 5.60 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay. Generally located on the west side of Tenaya Way, 660 feet north of Sunset Road within Spring Valley. MN/rg/syp (For possible action) **09/18/24 BCC**

Motion by: **Dale Devitt**
Action: **DENY**
Vote: 3-0/Unanimous

10. **ZC-24-0400-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V., LLC**
LEASE:
ZONE CHANGE to reclassify 21.60 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Arby Avenue, 330 feet west of Tenaya Way within Spring Valley. MN/lm (For possible action) **09/18/24 BCC**

Motion by: **Dale Devitt**
Action: **APPROVE** with staff recommendations.
Vote: 3-0/Unanimous

11. **VS-24-0402-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V., LLC LEASE:**
VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Buffalo Drive, and between Warm Springs Road and Arby Avenue and portion of a right-of-way being Arby Avenue located between Tenaya Way and Buffalo Drive; portion of a right-of-way being Warm Springs Road located between Tenaya Way and Buffalo Drive; a portion of right-of-way being Monte Cristo Way located between Warm Springs Road and Arby Avenue and a portion of Capovilla Avenue located between Tenaya Way and Buffalo Drive within Spring Valley (description on file). MN/rp/syp (For possible action) **09/18/24 BCC**

Motion by: **Dale Devitt**

Action: **APPROVE** with staff recommendations.

Vote: 3-0/Unanimous

12. **WS-24-0401-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V., LLC LEASE:**
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for an office/warehouse distribution facility on 21.60 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Arby Avenue, 330 feet west of Tenaya Way within Spring Valley. MN/lm/syp (For possible action) **09/18/24 BCC**

Motion by: **Brian Morris**

Action: **APPROVE** as presented with staff conditions.

ADD condition of intensive landscaping.

Vote: 3-0/Unanimous

13. **TM-24-500081-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V., LLC LEASE:**
TENTATIVE MAP consisting of 1 commercial lot on 21.60 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Arby Avenue, 330 feet west of Tenaya Way within Spring Valley. MN/rp/syp (For possible action) **09/18/24 BCC**

Motion by: **Brian Morris**

Action: **APPROVE** with staff conditions.

Vote: 3-0/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 10, 2024**

X. Adjournment

Motion by: **Brian Morris**

Action: **ADJOURN** meeting at 7:30 pm

Vote: 3-0/Unanimous