



Spring Valley Town Advisory Board

August 11, 2026

MINUTES

Board Members:	Randal Okamura, Chair PRESENT Kriselle Gabriel PRESENT Justine McDowell, PRESENT	Matthew Tramp, Vice Chair EXCUSED Patrick Dierson PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov EXCUSED Jayson Dagher 702-455-64-88 jayson.dager@clarkcountynv.gov PRESENT	

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

Steven DeMerrit, Comprehensive 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 **July 28, 2026**, Minutes (For possible action)

Motion by: Justine McDowell

Action: **APPROVE** as published

Vote: 4-0/Unanimous

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

Motion by: Kriselle Gabriel

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)
 - **Jayson Dagher gave updates on the Construction Projects in Spring Valley.**
 - **September 5, 2026, at Desert Breeze Community Center, Dog Daze Aquatics registration closes on September 1, 2026, 7am to 10:30am, cost is \$10.00 dog.**

VI. Planning & Zoning

1. **UC-26-0365-CHURCH DEBREMIHRET ST MICHAEL E O T C LAS VEGAS:**
USE PERMIT for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase building height; 3) modify residential adjacency standards; 4) eliminate parking lot landscaping island; and 5) reduce parking requirements.
DESIGN REVIEW for a place of worship on 1.59 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Sahara Avenue and east of Westwind Road within Spring Valley. JJ/jam/cv (For possible action) 08/18/26 PC

Motion: by: **Patrick Dierson**

Action: **APPROVE Use Permit**

APPROVE Waiver of Development #1

DENY Waiver of Development #2, #3, #4 and #5

DENY Design Review

Vote: **4-0/Unanimous**

2. **UC-26-0391-MATRAVERS FAMILY TRUST ETAL & MATRAVERS PETER TRS:**
USE PERMIT to allow a proposed avocational/vocational training facility in conjunction with an existing commercial complex on a portion of 3.82 acres in a CP (Commercial Professional) Zone. Generally located west of Jones Boulevard and north of Harmon Avenue within Spring Valley. MN/tpd/cv (For possible action) 08/18/26 PC

Motion: by: **Patrick Dierson**

Action: **APPROVE with staff conditions**

Vote: **4-0/Unanimous**

3. **WS-26-0390-BARTON, BRIDGET & JAMES:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce setbacks; and 2) reduce building separation for existing accessory structures in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within a Neighborhood Protection (NPO) Overlay. Generally located west of Westwind Road and north of Edna Avenue within Spring Valley. JJ/rp/cv (For possible action) 08/18/26 PC

Motion: **by: Justine McDowell**

Action: **APPROVE with staff conditions**

Vote: **4-0/Unanimous**

4. **UC-26-0424-GARDEN FOUNDATION INC & MARSON JAN T:**
USE PERMIT for a restaurant and related facilities in conjunction with an existing training facility on 4.69 acres in a CP (Commercial Professional) Zone. Generally located north of Windmill Lane and east of Gagnier Boulevard (alignment) within Spring Valley. MN/bb/kh (For possible action) 09/01/26 PC

Motion: **by: Krisell Gabriel**

Action: **APPROVE with staff conditions**

Vote: **4-0/Unanimous**

5. **ZC-26-0427-SELCO LAND HOLDINGS, LLC:**
ZONE CHANGE to reclassify 1.91 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone. Generally located west of Tenaya Way and north of Sunset Road within Spring Valley (description on file). MN/jgh (For possible action) 09/02/26 BCC

Motion: **by: Patrick Dierson**

Action: **APPROVE with staff conditions**

Vote: **4-0/Unanimous**

6. **VS-26-0428-SELCO LAND HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Post Road (alignment) and Tenaya Way and Pioneer Way within Spring Valley (description on file). MN/jl/kh (For possible action) 09/02/26 BCC

Motion: **by: Justine McDowell**

Action: **APPROVE with staff conditions**

Vote: **4-0/Unanimous**

7. **WS-26-0429-SELCO LAND HOLDINGS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the retaining wall height; and 2) alternative driveway geometrics.
DESIGN REVIEW for a proposed office warehouse building on 1.91 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Tenaya Way and north of Sunset Road within Spring Valley. MN/jgh/kh
(For possible action) 09/02/26 BCC

Motion: **by: Justine McDowell**

Action: **APPROVE with staff conditions**

Vote: **4-0/Unanimous**

VII General Business

- **Jayson Dagher noted requests from the Spring Valley Town Board members for the FY2025-FY2026 budget requests.**

VIII. Public Comment:

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:

The next regular meeting will be **August 25, 2026**, at 6:00 pm at the Desert Breeze Community Center.

X Adjournment:

Motion by Randy Okamura

Action: **ADJOURN** meeting at 7:25 p.m.

Vote: **4-0 /Unanimous**