



Spring Valley Town Advisory Board

August 25, 2026

MINUTES

Board Members:	Randal Okamura, Chair PRESENT Kriselle Gabriel PRESENT Justine McDowell, PRESENT	Matthew Tramp, Vice Chair PRESENT Patrick Dierson PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT Tiffany Hesser (702-455-1388 TLH@clarkcountynv.gov PRESENT	

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

Lorna Phegley, 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 Minutes for **August 11, 2026** (For possible action)

Motion by: Patrick Dierson

Action: **APPROVE** as edited

UC-26-0365 – Approve Use Permit and Waiver of Development Standards 1 with Denial of Waivers 2, 3, 4, 5 and Design Review

Vote: **5-0/Unanimous**

IV. Approval of Agenda for **August 25, 2026**, and Hold, Combine or Delete Any Items (For possible action)

Application: PA-26-70007, ZC-26-0498, WS-26-0499 and VS-26-0454 moved to the front of Agenda

Motion by: Justine McDowell

Action: **APPROVE** as amended

Vote: **5-0/Unanimous**

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events.
(for discussion)
 - **Commissioner Michael Naft and West Flamingo Senior Center Presents: Grandparent Day Celebration, Thursday, September 10, from 5pm to 7pm at West Flamingo Senior Center 6255 W Flamingo Road.**

VI. Planning & Zoning

1. **UC-26-0302-RDXNWP, LLC:**
HOLDOVER USE PERMIT to allow outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate electric vehicle charging spaces; and 2) modified driveway geometrics.
DESIGN REVIEW for a proposed recreational and entertainment facility (ice rink) within an existing shopping center on a 7.02 acre portion of 10.85 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and west of Decatur Boulevard within Spring Valley. MN/bb/kh (For possible action) **09/16/26 BCC**

Motion by: Patrick Dierson

Action: APPROVE with staff “if approved” conditions and removal of Waiver of Development Standards 1B

Vote: 5-0/Unanimous

2. **PA-26-700037-COUNTY OF CLARK(AVIATION):**
PLAN AMENDMENT to amend the Clark County Trails Map - Southwest - Las Vegas Valley of the Clark County Master Plan, along with related text in Appendix A, deleting trail alignments along the Bronco Street alignment between Patrick Lane and Post Road; and along a portion of the Sobb Avenue alignment between El Camino Road and Jones Boulevard and adding new trail alignments along a portion of Patrick Lane between Jones Boulevard and El Camino Road and along the western boundary of APN 163-35-703-007 from Patrick Lane to Sobb Avenue on 24.15 acres. Generally located between Patrick Lane and Post Road and between El Camino Road and Jones Boulevard within Spring Valley. MN/jgh (For possible action) **08/19/26 BCC**

Motion by: Patrick Dierson

Action: APPROVE as published

Vote: 5-0/Unanimous

3. **ZC-26-0498-COUNTY OF CLARK(AVIATION):**

ZONE CHANGE to reclassify 24.15 acres from an RS20 (residential single-family) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located north of Post Road and west of Jones Boulevard within Spring Valley (description on file). MN/jgh (For possible action) **09/01/26 PC**

Motion by: Kriselle Gabriel

Action: APPROVE with Staff Conditions

Vote: 5-0/Unanimous

4. **WS-26-0499-COUNTY OF CLARK(AVIATION):**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; 2) reduce throat depth; and 3) modified driveway geometrics.

DESIGN REVIEW for a proposed public facility (animal resource center) on a portion of 24.15 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located west of Jones Boulevard and north of Post Road within Spring Valley. MN/lm/cv (For possible action) **09/01/26PC**

Motion by: Patrick Dierson

Action: APPROVE per Staff Conditions

Vote: 5-0/Unanimous

5. **PA-26-700036-LIGHTSPEED PROPERTY ENTERPRISE, LLC:**

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) on 1.52 acres. Generally located east of Westwind Road and north of Eldora Avenue within Spring Valley. JJ/gc (For possible action) **09/15/26 PC**

Motion by: Justin McDowell

Action: DENY

Vote: 5-0/Unanimous

6. **ZC-26-0484-LIGHTSPEED PROPERTY ENTERPRISE, LLC:**

ZONE CHANGES for the following: 1) reclassify 1.52 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located east of Westwind Road and north of Eldora Avenue within Spring Valley (description on file). JJ/gc (For possible action) **09/15/26/ PC**

Motion by: Patrick Dierson

Action: DENY

Vote: 5-0/Unanimous

7. **VS-26-0485-LIGHTSPEED PROPERTY ENTERPRISE LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Eldora Avenue and Westwind Road and Lindell Road, and a portion of a right-of-way being Westwind Road located between Sahara Avenue and Eldora Avenue within Spring Valley (description on file). JJ/r/cv (For possible action) **09/15/26 PC**

Motion by: Patrick Dierson

Action: APPROVE with Staff “if approved” Conditions

Vote: 5-0/Unanimous

8. **UC-26-0486-LIGHTSPEED PROPERTY ENTERPRISE, LLC:**

USE PERMIT to allow outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate buffering and screening; 2) modify residential adjacency standards; and 3) allow modified driveway geometrics.

DESIGN REVIEW for outdoor storage and display on 1.52 acres in a CG (Commercial General) Zone. Generally located east of Westwind Road and north of Eldora Avenue within Spring Valley. JJ/r/cv (For possible action) **09/15/26/PC**

Motion by: Justine McDowell

Action: DENY

Vote: 5-0/Unanimous

9. **VS-26-0454-D W W F C F, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Cimarron Road and Buffalo Drive, and Roy Horn Way and Maule Avenue within Spring Valley (description on file). MN/rp/cv (For possible action) **09/15/26 PC**

Motion by: Justine McDowell

Action: APPROVE with Staff Conditions

Vote: 5-0/Unanimous

VII. General Business

Take public input regarding suggestions for FY2026-FY2027 budget request(s) and finalize Recommendations (For possible action)

Motion by: Patrick Dierson

Action:

- **Public Works add delineators and paint colors to create a protected bike/bus lane along Fort Apache, from Blue Diamond to Maule**
- **Purchase new chairs for Spring Valley Town Advisory Board members**
- **Increase the number of shaded bus stops along Peace Way, noting Flamingo as one of the cross streets**
- **Repaint crosswalk on Erva near Bendorf Elementary School**

- **Fund 4 additional Public Response Officers dedicated to Spring Valley area to improve weekend and evening coverage targeting commercial yards, outside storage, unlicensed businesses, short term rentals, illegal dumping, abandoned vehicles and zoning conditions of approval**
- **Increased funding for pedestrian safety focusing on missing sidewalk segments, ADA curb ramps, enhanced crossings with pedestrian beacons, safer routes to school, lighting and shade at bus stops along with traffic calming within RNP areas**
- **Traffic study at Jones and Patrick to determine if a 4-way traffic signal is warranted**
- **Funding for removal of A-Frame political signs throughout Spring Valley**

Vote: 5-0/Unanimous

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.

- **An attendee thanked the Spring Valley Town Board members for clarifying August 11, 2026 Minutes and ongoing support of neighborhoods**

IX. Next Meeting Date: **September 8, 2026**

X. Adjournment

Motion by: Randy Okamura

Action: ADJOURN meeting at 7: 55 p.m.

Vote : 5-0/Unanimous