



Spring Valley Town Advisory Board

April 14, 2026

MINUTES

Board Members:	Randal Okamura, Chair PRESENT Kriselle Gabriel EXCUSED Justine McDowell, PRESENT	Matthew Tramp, Vice Chair PRESENT Patrick Dierson PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chaves70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Hunter White, Jose Mendoza 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 **March 31, 2026** Minutes (For possible action)

Motion by: Patrick Dierson
Action: **APPROVE** as published
Vote: 4-0/Unanimous

IV. Approval of Agenda for **April 14, 2026** and Hold, Combine or Delete Any Items (For possible action)

Motion by: Matthew Tramp
Action: **APPROVE** after noting items 9 and 10 would be held until April 28, 2026 meeting.
Vote: 4-0/Unanimous

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
 - **Desert Breeze Baseball Complex Grand Opening May 2, 2026 from 10:00am to 1:00pm. The complex includes 4 junior size fields and the first all-inclusive adaptive field for players with physical and cognitive disabilities built by Clark County. The Grand Opening will feature Little League games, activities for children, traditional ballpark food and a dedication ceremony naming the all-inclusive field after Mike Aker in honor of his 22-year service as the Nevada District 4 Little league Administrator.**

VI. Planning & Zoning

1. **PA-26-700009-BR OVATION LIMITED PARTNERSHIP:**
PLAN AMENDMENT to redesignate the land use category from Business Employment (BE) to Entertainment Mixed-Use (EM) on 14.6 acres. Generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley. MN/rk (For possible action) **04/21/26 PC**

Motion by: **Justine McDowell**
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous

2. **UC-26-0135-BR OVATION LIMITED PARTNERSHIP:**
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; and **2)** eliminate EV-capable parking spaces.
DESIGN REVIEW for a proposed multi-family residential development on a 4.18 acre portion of 14.57 acres site in a CC (Commercial Core) Zone. Generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley. MN/jam/kh (For possible action) **04/21/26 PC**

Motion by: **Matthew Tramp**
Action: **APPROVE** with staff recommendations
Vote: 4-0/Unanimous

3. **UC-26-0149-BR OVATION LIMITED PARTNERSHIP:**
USE PERMIT for senior housing.
WAIVER OF DEVELOPMENT STANDARDS to eliminate EV-capable parking spaces.
DESIGN REVIEW for a proposed multi-family residential development on a 3.46 acre portion of 14.57 acres in a CC (Commercial Core) Zone. Generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley. MN/jam/cv (For possible action) **04/21/26 PC**

Motion by: **Patrick Dierson**
Action: **APPROVE**
Vote: 4-0/Unanimous

4. **WS-26-0150-BR OVATION LIMITED PARTNERSHIP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** reduce driveway throat depth.
DESIGN REVIEW for a proposed mixed-use development on a 6.93 acre portion of 14.57 acres in a CC (Commercial Core) Zone. Generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley. MN/jam/cv (For possible action) **04/21/26 PC**

Motion by: **Justine McDowell**
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous

5. **UC-26-0142-GALLERIA CENTER, LLC:**
USE PERMIT for a proposed banquet facility in conjunction with an existing commercial center on a portion of 1.74 acres in a CG (Commercial General) Zone. Generally located south of Tropicana Avenue and east of Duneville Street within Spring Valley. MN/sd/cv (For possible action) **04/21/26 PC**

Motion by: **Randy Okamura**
Action: **HOLD** to Spring Valley TAB Meeting on April 28, 2026 due to applicant absence for second time. Request return to Town Board before Planning Commission action.
Vote: 4-0/Unanimous

6. **VS-26-0155-UNLV RESEARCH FOUNDATION:**
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Sobb Avenue (alignment), and Jim Rogers Way and Cimarron Road within Spring Valley (description on file). MN/nai/kh (For possible action) **05/05/26 PC**

Motion by: **Patrick Dierson**
Action: **APPROVE**
Vote: 4-0/Unanimous

7. **WS-26-0160-MONARCH MARKETING CORPORATION:**
WAIVER OF DEVELOPMENT STANDARDS to increase the wall height in conjunction with an existing single-family residence on 1.64 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Spanish Gate Drive and west of Butler National Drive within Spring Valley. MN/ji/kh (For possible action) **05/05/26 PC**

Motion by: **Patrick Dierson**
Action: **APPROVE** per staff “if approved” conditions
Vote: 3-1/NAY - McDowell

8. **ET-26-400020 (ZC-23-0042)-AXIOM LIVING, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** increase building height; **2)** reduce building separation; and **3)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** off-site parking; and **3)** a multi-family development on 4.50 acres in an RM50 (Residential Multi-Family 50) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Montessouri Street (alignment) and south of Wagon Trail Avenue (alignment) within Spring Valley. MN/md/kh (For possible action) **05/06/26 BCC**

Motion by: **Matthew Tramp**
Action: **APPROVE**
Vote: 4-0/Unanimous

9. **ZC-26-0157-LAS VEGAS NEVADA BPO ELKS NUMBER 1468, INC.:**
ZONE CHANGE to reclassify 2.82 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located north of Palmyra Avenue and west of Rainbow Boulevard within Spring Valley (description on file). JJ/rk (For possible action) **05/06/26 BCC**

Motion by: **Randy Okamura**
Action: **HOLD** to Spring Valley TAB Meeting on April 28, 2026 per applicant request
Vote: 4-0/Unanimous

10. **UC-26-0158-LAS VEGAS NEVADA BPO ELKS NUMBER 1468, INC.:**
USE PERMITS for the following: **1)** a banquet facility; and **2)** outdoor dining, drinking, and cooking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** attached sidewalks; and **2)** alternative driveway geometrics.
DESIGN REVIEW for a commercial building on 2.82 acres in a CG (Commercial General) Zone. Generally located north of Palmyra Avenue and west of Rainbow Boulevard within Spring Valley. JJ/bb/kh (For possible action) **05/06/26 BCC**

Motion by: **Randy Okamura**
Action: **HOLD** to Spring Valley TAB Meeting on April 28, 2026 per applicant request
Vote: 4-0/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: **April 28, 2026**

X Adjournment

Motion by: Randy Okamura

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

Vote: 4-0/Unanimous