



Spring Valley Town Advisory Board

April 28, 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, 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, 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 14, 2026** Minutes (For possible action)

Motion by: **Patrick Dierson**

Action: **Hold** to next meeting

Vote: 5-0/Unanimous

IV. Approval of Agenda for **April 28, 2026** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Patrick Dierson**

Action: **APPROVE** as published

Vote: 5-0/Unanimous

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)

- **Red Rock Legacy Trail phase I Ribbon Cutting April 28, 2026 at 10am located near Charleston and Sky Vista.**
- **Desert Breeze Baseball Complex Grand Opening May 2, 2026 from 10am to 1pm.**

VI. Planning & Zoning

1. **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**

Motion by: **Patrick Dierson**

Action: **DENY with prejudice and a request the item return to Town Board prior to a formal hearing at BCC or Planning Commission**

Vote: 5-0/Unanimous

2. **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: **Justine McDowell**

Action: **DENY**

Vote: 5-0/Unanimous

3. **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: **Kriselle Gabriel**

Action: **DENY**

Vote: 5-0/Unanimous

4. **ET-26-400028 (UC-23-0014)-WELL DONE, LLC:**

USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** outside dining in conjunction with an existing restaurant; and **2)** eliminate pedestrian access.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate setbacks; **2)** alternative street landscaping; **3)** waive parking lot trees; and **4)** allow non-standard improvements in the right-of-way.

DESIGN REVIEW for a proposed addition and outside dining and drinking area to an existing restaurant on 1.0 acre in a CG (Commercial General) Zone. Generally located south of Sahara Avenue and west of Cimarron Road within Spring Valley. AB/jm/cv (For possible action) **05/19/26 PC**

Motion by: **Matthew Tramp**

Action: **APPROVE**

Vote: 5-0/Unanimous

5. **PA-26-700005-DIAMOND EDMOND, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 4.12 acres. Generally located west of Edmond Street and north of Oquendo Road within Spring Valley. MN/md (For possible action) **05/19/26 PC**

Motion by: **Patrick Dierson**

Action: **DENY**

Vote: 5-0/Unanimous

6. **ZC-26-0070-DIAMOND EDMOND, LLC:**
ZONE CHANGE to reclassify 4.12 acres from an RS20 (Residential Single-Family 20) Zone and a CP (Commercial Professional) Zone to an IP (Industrial Park) Zone. Generally located west of Edmond Street and north of Oquendo Road within Spring Valley (description on file). MN/md (For possible action) **05/19/26 PC**

Motion by: **Patrick Dierson**

Action: **DENY**

Vote: 5-0/Unanimous

7. **VS-26-0071-DIAMOND EDMOND, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Quail Avenue, and Edmond Street and Mohawk Street; a portion of right-of-way being Oquendo Road located between Edmond Street and Mohawk Street; a portion of right-of-way being Edmond Street located between Oquendo Road and Quail Avenue; and a portion of right-of-way being Quail Avenue located between Edmond Street and Mohawk Street within Spring Valley (description on file). MN/hw/cv (For possible action) **05/19/26 PC**

Motion by: **Patrick Dierson**

Action: **APPROVE** per staff “if approved” conditions

Vote: 5-0/Unanimous

8. **WS-26-0072-DIAMOND EDMOND, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** modify residential adjacency standards; and **3)** alternative driveway geometrics.
DESIGN REVIEW for a proposed office/warehouse building on 4.12 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Oquendo Road and west of Edmond Street within Spring Valley. MN/hw/cv (For possible action) **05/19/26 PC**

Motion by: **Patrick Dierson**

Action: **DENY**

Vote: 5-0/Unanimous

9. **PA-26-700014-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 4.21 acres. Generally located south of Russell Road and east of Jones Boulevard within Spring Valley. MN/gc (For possible action) **05/19/26 PC**

Motion by: **Justine McDowell**
Action: **APPROVE** per staff “if approved” conditions
Vote: 5-0/Unanimous

10. **ZC-26-0182-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:**
ZONE CHANGE to reclassify 4.21 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located south of Russell Road and east of Jones Boulevard within Spring Valley (description on file). MN/gc (For possible action) **05/19/26 PC**

Motion by: **Patrick Dierson**
Action: **APPROVE** per staff “if approved” conditions
Vote: 5-0/Unanimous

11. **VS-26-0181- ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:**
VACATE AND ABANDON portions of right-of-way being Russell Road located between Jones Boulevard and Duneville Street; and portions of right-of-way being Red Rock Street located between Russell Road and Quail Avenue within Spring Valley (description on file). MN/hw/cv (For possible action) **05/19/26 PC**

Motion by: **Patrick Dierson**
Action: **APPROVE** per staff “if approved” conditions
Vote: 5-0/Unanimous

12. **WS-26-0183-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce lot size; **2)** increase wall height; **3)** increase retaining wall height; **4)** reduce back of curb radius; and **5)** alternative driveway geometrics.
DESIGN REVIEW for an attached single-family residential development on 4.21 acres in an RS2 (Residential Single-Family 2) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and east of Jones Boulevard within Spring Valley. MN/hw/cv (For possible action) **05/19/26 PC**

Motion by: **Justine McDowell**
Action: **APPROVE** per staff “if approved” conditions
Vote: 5-0/Unanimous

13. **TM-26-500050-ANTERASIAN FAMILY TRUST ETAL & ANTERASIAN GEORGE PAUL & ANN ELIZABETH TRS:**
TENTATIVE MAP consisting of 54 single-family residential lots and common lots on 4.21 acres in an RS2 (Residential Single-Family 2) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and east of Jones Boulevard within Spring Valley. MN/hw/cv (For possible action) **05/19/26 PC**
- Motion by: **Justine McDowell**
Action: **APPROVE** per staff “if approved” conditions
Vote: 5-0/Unanimous
14. **PA-26-700015-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 8.46 acres. Generally located north of Russell Road and west of Redwood Street within Spring Valley. MN/gc (For possible action) **05/19/26 PC**
- Motion by: **Justine McDowell**
Action: **APPROVE** per staff conditions
Vote: 5-0/Unanimous
15. **ZC-26-0188-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:**
ZONE CHANGE to reclassify 8.46 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located north of Russell Road and west of Redwood Street within Spring Valley (description on file). MN/gc (For possible action) **05/19/26 PC**
- Motion by: **Justine McDowell**
Action: **APPROVE** per staff conditions
Vote: 5-0/Unanimous
16. **VS-26-0189-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:**
VACATE AND ABANDON easements of interests to Clark County located between Dewey Drive and Russell Road, and Redwood Street and Rainbow Boulevard; a portion of a right-of-way being Dewey Drive located between Rainbow Boulevard and Redwood Street; a portion of a right-of-way being Russell Road located between Rainbow Boulevard and Redwood Street; and a portion of a right-of-way being Redwood Street located between Dewey Drive and Russell Road within Spring Valley (description on file). MN/jam/cv (For possible action) **05/19/26 PC**
- Motion by: **Patrick Dierson**
Action: **APPROVE** per staff “if approved” conditions
Vote: 5-0/Unanimous
17. **WS-26-0190-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN MICHAEL JAMES & DEANNA S TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) increase building height; and 3) reduce setback.
DESIGN REVIEW for a proposed multi-family development on 8.46 acres in an RM32 (Residential Multi-family 32) Zone. Generally located north of Russell Road and west of Redwood Street within Spring Valley. MN/jam/cv (For possible action) **05/19/26 PC**

Motion by: **Randy Okamura**
Action: **APPROVE**
Vote: 4-1/NAY - Tramp

18. **WS-26-0074-CHEYENNE DRIVE PROFESSIONAL BUILDING PTNRSHIP ET AL & HANCOCK RANDALL:**
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for modifications to a previously approved mini-warehouse facility on 1.06 acres within a CG (Commercial General) Zone. Generally located north of Twain Avenue and east of Tenaya Way within Spring Valley. JJ/hw/cv (For possible action) **05/19/26 PC**

Motion by: **Matthew Tramp**
Action: **APPROVE**
Vote: 5-0/Unanimous

19. **TM-26-500019-CHEYENNE DRIVE PROFESSIONAL BUILDING PTNRSHIP ETAL & HANCOCK RANDALL:**
TENTATIVE MAP consisting of 1 commercial lot on 1.06 acres within a CG (Commercial General) Zone. Generally located north of Twain Avenue and east of Tenaya Way within Spring Valley. JJ/hw/cv (For possible action) **05/19/26 PC**

Motion by: **Matthew Tramp**
Action: **APPROVE**
Vote: 5-0/Unanimous

20. **VS-26-0176-TOMPKINS PLAZA, LLC:**
VACATE AND ABANDON portion of a right-of-way being Tompkins Avenue located between Fort Apache Road and Tee Pee Lane, and portion of a right-of-way being Fort Apache Road located between Tompkins Avenue and Tropicana Avenue within Spring Valley (description on file). JJ/mh/cv (For possible action) **05/20/26 BCC**

Motion by: **Matthew Tramp**
Action: **APPROVE**
Vote: 5-0/Unanimous

21. **UC-25-0033-TOMPKINS PLAZA, LLC:**
AMENDED HOLDOVER USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce buffering and screening; **2)** increase retaining wall height (no longer needed); **3)** increase maximum parking (no longer needed); **4)** modify residential adjacency standards; **5)** allow attached sidewalks (no longer needed); and **6)** reduce throat depth.
DESIGN REVIEW for a vehicle wash and restaurants with drive-thrus on a 3.14 acre portion of a 4.19 acre site in a CG (Commercial General) Zone. Generally located on the southwest corner of Tompkins Avenue and Fort Apache Road within Spring Valley. JJ/mh/kh (For possible action) **05/20/26 BCC**

Motion by: **Matthew Tramp**
Action: **APPROVE**
Vote: 5-0/Unanimous

22. **VS-26-0169-UNLV RESEARCH FOUNDATION:**
VACATE AND ABANDON a portion of a right-of-way being Durango Drive located between Patrick Lane and Post Road and a portion of right-of-way being Patrick Lane located between Durango Drive and Jim Rogers Way within Spring Valley (description on file). MN/rr/cv (For possible action) **05/20/26 BCC**

Motion by: **Kriselle Gabriel**
Action: **APPROVE** per staff conditions
Vote: 5-0/Unanimous

23. **UC-26-0170-UNLV RESEARCH FOUNDATION:**
USE PERMITS for the following: **1)** hospital; and **2)** heliport.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce loading spaces; and **3)** allow modified driveway geometrics.
DESIGN REVIEWS for a proposed hospital and heliport on 32.19 acres in an IP (Industrial Park) Zone. Generally located east of Durango Drive and south of Patrick Lane within Spring Valley. MN/rr/cv (For possible action) **05/20/26 BCC**

Motion by: **Justine McDowell**
Action: **APPROVE**
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.

- **None**

IX. Next Meeting Date: **May 12, 2026**

X Adjournment

Motion by: **Randy Okamura**
Action: **ADJOURN** meeting at 8:31pm
Vote: 5-0/Unanimous