



Spring Valley Town Advisory Board

March 31, 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

Dane Detommaso, 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 **March 10,2026** Minutes (For possible action)

Motion by: Patrick Dierson

Action: **APPROVE** after noting Kriselle Gabriel voted NAY on item three

Vote: 5-0/Unanimous

IV. Approval of Agenda for **March 31, 2026** and Hold, Combine or Delete Any Items (For possible action)

Motion by: Kriselle Gabriel

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)
 - **Commissioner Michael Naft and Get Outdoors Nevada Present: Echo Trail Park Day of Play, Saturday April 4, 2026, 11 a.m. – 1 p.m. at Echo Trail Park, 5655 Buffalo Dr. Join us for food, games, music, park cleanup (register for the park cleanup at volunteer.getoutdoorsnevada.org.**

VI. Planning & Zoning

1. **UC-26-0011-DIAB DIAB & CAMERON:**
USE PERMIT to allow a daycare facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify residential adjacency standards; **2)** eliminate and reduce buffering and screening; **3)** reduce building separation; **4)** eliminate bicycle parking; **5)** reduce parking; and **6)** reduce throat depth in conjunction with a proposed daycare on 0.33 acres in an RS10 (Residential Single-Family 10) Zone. Generally located south of Costa Brava Road and west of Redwood Street within Spring Valley. JJ/bb/cv (For possible action) **04/08/26 BCC**

Motion by: **Patrick Dierson**

Action: **DENY**

Vote: 5-0/Unanimous

2. **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 14, 2026 due to applicant being a no show

Vote: 5-0/Unanimous

3. **WS-26-0051-RODRIGUEZ, NAOMY A.:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate setbacks for an accessory living quarters in conjunction with an existing single-family residence on 0.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south Twain Avenue and east of Limewood Circle within Spring Valley. JJ/dd/cv (For possible action) **04/21/26 PC**

Motion by: **Matthew Tramp**

Action: **APPROVE**

ADD Condition: all permits updated and proper with all safety codes up to standards

Vote: 5-0/Unanimous

4. **ET-26-400008 (ZC-23-0794)-DEAN JERRY & DEANNA FAMILY TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** retaining wall height; and **2)** modified driveway geometrics.
DESIGN REVIEW for finished grade in conjunction with a proposed single-family residential subdivision in an RS10 (Residential Single-Family 10) Zone. Generally located south of Diablo Drive and east of Mann Street within Spring Valley. MN/rr/cv (For possible action) **04/22/26 BCC**

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

5. **ET-26-400018 (TM-20-500013)-UNCOMMONS LIVING BLDG 1, LLC:**
TENTATIVE MAP FIRST EXTENSION OF TIME for a mixed-use project consisting of 4 commercial lots, 4 residential lots and common elements on 43.4 acres in a U-V (Urban Village-Mixed Use) Zone within the CMA Design Overlay District. Generally located east of Durango Drive and south of CC 215 within Spring Valley. MN/sd/cv (For possible action) **04/22/26 BCC**

Motion by: **Justine McDowell**
Action: **APPROVE**
Vote: 5-0/Unanimous

6. **WC-26-400013 (ZC-1461-97)-LAS VEGAS DIVERSIFIED PROPERTIES, LLC:**
WAIVER OF CONDITIONS of a zone change requiring the C-P portion of the property to be used for professional offices only in conjunction with an existing commercial center on 1.92 acres in a CP (Commercial Professional) Zone. Generally located north of Flamingo Road and west of Lindell Road within Spring Valley. JJ/tpd/cv (For possible action) **04/22/26 BCC**

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

7. **WS-26-0114-SMITH, CHARLES:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** increase wall height; and **3)** allow modified driveway geometrics in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Boxwood Lane and north of Baywood Avenue within Spring Valley. JJ/rp/cv (For possible action) **04/22/26 BCC**

Motion by: **Patrick Dierson**
Action: **APPROVE** per staff “if approved” conditions
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: **April 14, 2026**

X Adjourment

Motion by: **Randy Okamura**
Action: **ADJOURN** meeting at 7:09 p.m.
Vote: 5-0/Unanimous