



# Spring Valley Town Advisory Board

February 24, 2026

## MINUTES

---

Board Members:	Randal Okamura, Chair <b>PRESENT</b> Kriselle Gabriel <b>PRESENT</b> Justine McDowell, <b>PRESENT</b>	Matthew Tramp, Vice Chair <b>PRESENT</b> Patrick Dierson <b>PRESENT</b>
Secretary:	Carmen Hayes, 702 371-7991, <a href="mailto:chaves70@yahoo.com">chaves70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> <b>PRESENT</b>	

---

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

**Judith M. Rodriguez**, 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 **February 10, 2026** Minutes (For possible action)

Motion by: Matthew Tramp

Action: **APPROVE** as published

Vote: **5-0/Unanimous**

### IV. Approval of Agenda for **February 24, 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)

- **Commissioner Michael Naft and Helen Meyer Community Center Present: Spring Family Fun Fair & Children’s Mini Market, Saturday March 28, 2026 10 a.m. – 1 p.m. at the Helen Meyer Community Center, 4525 New Forest Drive.**

VI. Planning & Zoning

1. **PA-26-700003-BUFFALO LAS VEGAS LAND, LLC:**  
**PLAN AMENDMENT** to redesignate the land use category from Business Employment (BE) to Neighborhood Commercial (NC) on 9.55 acres. Generally located east of Buffalo Drive and south of Sunset Road within Spring Valley. MN/rk (For possible action) **03/17/26 PC**

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

2. **ZC-26-0052-BUFFALO LAS VEGAS LAND, LLC:**  
**ZONE CHANGE** to reclassify 9.55 acres from a CC (Commercial Core) Zone to a CG (Commercial General) Zone. Generally located east of Buffalo Drive and south of Sunset Road within Spring Valley (description on file). MN/rk (For possible action) **03/17/26 PC**

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

3. **VS-26-0053-BUFFALO LAS VEGAS LAND, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Buffalo Drive and Arroyo Springs Street, and Sunset Road and Rafael Rivera Way; and a portion of right-of-way being Tioga Way located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/rg/cv (For possible action) **03/17/26 PC**

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

4. **WS-26-0054-BUFFALO LAS VEGAS LAND, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; **2)** increase retaining wall height; and **3)** allow attached sidewalk; and **4)** alternative driveway geometrics.  
**DESIGN REVIEW** for a vehicle sales facility on 9.67 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Buffalo Drive and south of Sunset Road within Spring Valley. MN/rg/cv (For possible action) **03/17/26 PC**

Motion by: **Patrick Dierson**

Action: **APPROVE** with staff conditions

**APPROVE** Waivers of Development Standards # 1, 2, and 4.

**DENY** Waivers of Development Standards # 3.

**APPROVE** Design Review with detached sidewalks.

Vote: 5-0/Unanimous

5. **WS-26-0040-STANFILL, TIFFANY LEIGH:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** reduce building separation for existing sheds in conjunction with an existing single-family residence on 0.18 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Westpark Court and west of Aspen Street within Spring Valley. MN/rp/cv (For possible action) **03/17/26 PC**

Motion by: **Patrick Dierson**

Action: **DENY** per staff conditions

Vote: 4-1/NAY - McDowell

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: **March 10, 2026**

X. Adjournment

Motion by: **Patrick Dierson**

Action: **ADJOURN** meeting at 6:36 p.m.

Vote: 5-0/Unanimous