



Spring Valley Town Advisory Board

July 14, 2026

MINUTES

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

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

Jennifer Leslie, 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 **June 30, 2026**, Minutes (For possible action)

Motion by: Kriselle Gabriel

Action: **APPROVE** as amended

Vote: 3-0/Unanimous

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

Motion by: Matthew Tramp

Action: **APPROVE** as published

Vote: 3-0/Unanimous

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events.
(for discussion)
 - **Applications are available to serve on the Family Services Citizen's Advisory Committee.**

VI. Planning & Zoning

1. **SDR-26-0312-LVWS CIMARRON, LLC SIGN DESIGN** REVIEWS for the following: 1) increase the area of project entrance signs; and 2) increase the height of project entrance signs in conjunction with an existing multi-family residential development on 13.68 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Warm Springs Road and east of Cimarron Road within Spring Valley. MN/rr/cv (For possible action) 07/21/26 PC
Motion by: **Matthew Tramp**
Action: **DENY**
Vote: 3-0/Unanimous

2. **WC-26-400059 (UC-23-0529)-MOJAVE SPRINGS REALTY, LLC: WAIVERS OF CONDITIONS** of use permits requiring the following: 1) traffic study update and compliance; and 2) coordinate with Public Works the installation of school zone/pedestrian flashers on Desert Inn Road in conjunction with a school and daycare on 0.64 acres in a CP (Commercial Professional) Zone. Generally located north of Desert Inn Road and east of Torrey Pines Drive within Spring Valley. JJ/rr/kh (For possible action) 08/04/26 PC
Motion by: **Randy Okamura**
Action: **DENY**
Vote: 3-0/Unanimous

3. **UC-26-0345-HOVHANNISYAN ASYA: USE PERMIT** to allow a daycare **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modify residential adjacency standards; 2) eliminate and reduce buffering and screening; 3) parking area design access; 4) eliminate bicycle parking; 5) reduce parking; and 6) alternative driveway geometrics for a proposed daycare in conjunction with an existing single-family residence on 0.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Grand Canyon Drive and north of Reno Avenue within Spring Valley. JJ/ji/kh (For possible action) 08/05/26 BCC
Motion by: **Matthew Tramp**
Action: **DENY**
Vote: 3-0/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.

- **Neighbor requested the County install left turn signal at Torrey Pines and Desert Inn.**

IX. Next Meeting Date: **July 28, 2026**

X. Adjournment

Motion by: Randy Okamura

Action: **ADJOURN** meeting at 7:01 p.m.

Vote: 3-0/Unanimous