Spring Valley Town Advisory Board

October 13, 2026

MINUTES

Board Members:	Randal Okamura, Chair **PRESENT**	Matthew Tramp, Vice Chair **PRESENT**
	Kriselle Gabriel **PRESENT**	Patrick Dierson **EXCUSED**
	Justine McDowell, **PRESENT**	
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

Tyler DeLorenzo, 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 **September 29, 2026,** Minutes (For possible action)

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

IV. Approval of Agenda for **October 13, 2026,** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Kriselle Gabriel**
Action: **APPROVE** as published
Vote: 4-0/Unanimous

V. Informational Items

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

- Sunset Road between Durango Drive and Decatur Boulevard project began September 21, 2026. The project includes widening to provide a minimum of two travel lanes in each direction. Below is a link to the Clark County Public Works Project Page. https://www.clarkcountynv.gov/government/departments/public_works_department/sunset-durango-to-decatur-ph1
- Applications are available for appointments by the Clark County Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year (2-year) term beginning January 2027. Applications are due by 5:30 p.m. November 14, 2026.

VI. Planning & Zoning

1. **ET-26-400091 (WS-24-0285)-DEPRIETO ELIZABETH N ESTRADA: WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: 1) reduce setbacks; and 2) reduce separation for an accessory structure in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Edna Avenue and east of Lindell Road within Spring Valley. JJ/tpd/kh (For possible action) 11/03/26 PC

   Motion by: **Randy Okamura**
   Action: **APPROVE** with staff "if approved" conditions
   Vote: 4-0/Unanimous

2. **TA-26-0591-:**
   TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action 11/03/26 PC

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

VII. General Business

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 y**our 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: **October 27, 2026**

X. Adjournment

Motion by: **Randy Okamura**
Action**: ADJOURN** meeting at 6:25 p.m.
Vote: 4-0/Unanimous