



Spring Valley Town Advisory Board

August 12, 2025

MINUTES

Board Members:	Randal Okamura PRESENT Carol Lee White PRESENT	Matthew Tramp PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes70@yahoo.com EXCUSED	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

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 **July 29, 2025** Minutes (For possible action)

Motion by: **Matthew Tramp**

Action: **APPROVE** as published

Vote: 3-0/Unanimous

IV. Approval of Agenda for **August 12, 2025** 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 until August 25, 2025 at 5:30pm for appointment by the Board of County Commissioners to serve on the Spring Valley Town Advisory Board to fulfill the remainder of a two-year term which began January 2025.**

VI. Planning & Zoning

1. **SC-25-0555-COUNTY OF CLARK (AVIATION):**

STREET NAME CHANGE to name an unnamed public right-of-way to Costco Way. Generally located south of Roy Horn Way and east of Buffalo Drive within Spring Valley. MN/mh/kh (For possible action) **09/02/25 PC**

Motion by: **Matthew Tramp**

Action: **APPROVE** “Costco Circle” as the name

Vote: 3-0/Unanimous

2. **UC-25-0491-SOCARRAS DALMARA ARIAS:**

USE PERMIT for accessory living quarters.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; and **2)** increase wall height in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Single-Family Residential 20) Zone in the Neighborhood Protection (NPO) Overlay. Generally located south of Eldora Avenue and west of Red Rock Street within Spring Valley. JJ/nai/kh (For possible action) **09/02/25 PC**

Motion by: **Matthew Tramp**

Action: **APPROVE** as presented

Vote: 3-0/Unanimous

3. **ET-25-400082 (UC-23-0225)-NP DURANGO, LLC:**

USE PERMIT FIRST EXTENSION OF TIME for live entertainment.

DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: **1)** minor expansion to a resort hotel; and **2)** tandem parking spaces on 50.0 acres in an H-1 (Limited Resort and Apartment) Zone within a P-C (Planned Community) Overlay District within the Rhodes Ranch Master Planned Community. Generally located between the CC 215 Beltway and Maule Avenue west of Durango Drive within Spring Valley. JJ/mc/kh (For possible action) **09/03/25 BCC**

Motion by: **Randy Okamura**

Action: **APPROVE** with staff comments

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.

- **None**

IX. Next Meeting Date: **August 26, 2025.**

X Adjournment

Motion by: **Randy Okamura**

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

Vote: 3-0