



Spring Valley Town Advisory Board

September 29, 2026

MINUTES

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

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

Dane Detommaso, 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 8, 2026**, Minutes (For possible action)

Motion by: Matthew Tramp

Action: **APPROVE** as published

Vote: 4-0/Unanimous

ITEM VII General Business will be moved after announcements.

IV. Approval of Agenda for **September 29, 2026**, and Hold, Combine or Delete Any Items (For possible action)

Motion by: Justine McDowell

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)
- **Roadwork will begin on Sunset Road between Durango Drive and Decatur Boulevard September 21, 2026. The project includes widening to provide a minimum of two travel lanes in each direction.**
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 27, 2027,**

General Business

Jayson Dagher presented the ongoing redevelopment efforts, public art initiatives, and infrastructure improvements within the Spring Mountain/Chinatown Cultural Corridor.

VI. Planning & Zoning

1. **TA-26-0567-BSR 6276, LLC ET. AL.:**
TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action) 10/20/26 PC

Motion by: **JUSTINE MCDOWELL**

Action: **DENY**

Vote: 4-0/Unanimous

2. **WS-26-0564-LUTZ, ROBERT LEE & CONNIE JO:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate the setbacks for an existing accessory structure (carport) in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Westwind Road and north of Edna Avenue within Spring Valley. JJ/tpd/cv (For possible action) 10/20/26 PC

Motion by: **Randy Okamura**

Action: **APPROVE with staff conditions if approve conditions**

Vote: 4-0/Unanimous

3. **ET-26-400081 (ZC-23-0838)-MKAT CAPITAL GROUP, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to allow offices as a primary use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping adjacent to a less intensive use; 2) reduce required parking; and 3) driveway geometrics.
DESIGN REVIEWS for the following: 1) a proposed office/warehouse facility; 2) alternative parking lot landscaping; and 3) finished grade on 2.30 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Santa Margarita Street and south of Patrick Lane within Spring Valley. MN/hw/cv (For possible action) 10/21/26 BCC

Motion by: **Patrick Dierson**
Action: **APPROVE with staff conditions**
Vote: 4-0/Unanimous

4. **WS-26-0578-MILLER ILA RONE LIVING TRUST & MILLER ILA RONE TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) modified driveway geometrics for existing accessory structures in conjunction with an existing single-family residence on 0.44 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Coley Avenue and west of Torrey Pines Drive within Spring Valley. JJ/tpd/cv (For possible action) 10/21/26 BCC

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

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: October 13, 2026

X Adjournment

Motion by Randy Okamura
Action: **ADJOURN** meeting at 7:09 p.m.
Vote: **PASSED** (4-0) /Unanimous