Spring Valley Town Advisory Board

JUNE 9, 2026

MINUTES

Board Members:	Randal Okamura, Chair **PRESENT** Kriselle Gabriel **PRESENT** 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 **PRESENT**	

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

Lorena Phegley, 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 **May 26, 2026,** Minutes (For possible action)

Motion by: Matthew Tramp
Action: **APPROVE** as published
Vote: 5-0/Unanimous

IV. Approval of Agenda for **June 9, 2026,** and Hold, Combine or Delete Any Items (For possible action)

HOLD APPLICATION UC-26-0302 Until July 28, 2026, Spring Vallely Town Board meeting

Motion by: Matthew Tramp
Action: **APPROVE** after tabling item 3 until July 28th Town Board meeting
Vote: 5-0/Unanimous

V. Informational Items

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

   - **None**

VI. Planning & Zoning

1. **UC-26-0301-COUNTY OF CLARK(AVIATION) & MAJESTIC E J M ARROYO V, LLC LEASE:**
   USE PERMIT for a proposed recreational or entertainment facility in conjunction with an existing office/warehouse and distribution facility on 21.59 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Warm Springs Road and west of Tenaya Way within Spring Valley. MN/rr/kh (For possible action)07/07/26 BCC

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

2. **ET-26-400048 (TM-23-500071)-PN II, INC.:**
   TENTATIVE MAP FIRST EXTENSION OF TIME consisting of 47 lots and common lots on 6.1 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Patrick Lane and the west side of Cimarron Road within Spring Valley. MN/rk/kh (For possible action) 07/08/26 BCC

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

3 **UC-26-0302-RDXNWP, LLC:**
   USE PERMIT to allow outdoor storage.
   WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate electric vehicle charging spaces; and 2) modified driveway geometrics.
   DESIGN REVIEW for a proposed recreational and entertainment facility (ice rink) within an existing shopping center on a 7.02 acre portion of 10.85 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and west of Decatur Boulevard within Spring Valley. MN/bb/kh (For possible action) 07/08/26BCC

   Motion by: **Randy Okamura**
   Action: **HOLD until 07/28/26 meeting**
   Vote: 5-0/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 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: June **30, 2026**

X Adjournment

Motion by: Randy Okamura
Action**: ADJOURN** meeting at 6:12 p.m.
Vote: 5-0/Unanimous