Spring Valley Town Advisory Board

October 27, 2026

MINUTES

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

Roxy Pais-Evia, 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 **October 13, 2026,** Minutes (For possible action)

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

IV. Approval of Agenda for **October 27, 2026,** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Justine McDowell**
Action: **APPROVE** as posted
Vote: 4-0/Unanimous

V. Informational Items

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

- **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 due by 5:30pm November 14, 2026.**

- **Mighty Motor Mania will be held at Desert Breeze Community Center from 10:00am to 2:00pm on November 7, 2026. The free, with the donation of a new unwrapped toy, family friendly event will feature over 80 vehicles, food trucks, face painting, balloon art and circus performances.**

VI. Planning & Zoning

UC-26-0619-CL ARROYO RIDGE SHOPPES NV, LLC:
USE PERMITS for the following: 1) banquet facility; and 2) live entertainment in conjunction with an existing shopping center on a portion of 4.12 acres in a CG (Commercial General) Zone. Generally located west of Rainbow Boulevard and south of Maule Avenue within Spring Valley. MN/tpd/cv (For possible action) 11/17/26 PC

Motion by: **Patrick Dierson**
Action: **APPROVE** as published
Vote: 4-0/Unanimous

2. **AR-26-400106 (UC-25-0092)-PINECREST ACADEMY NEVADA:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a school.
WAIVER OF DEVELOPMENT STANDARDS to eliminate buffering and screening.
DESIGN REVIEW for a school in conjunction with an existing community youth club on 6.09 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Edna Avenue and east of Lindell Road within Spring Valley. JJ/bb/cv (For possible action) 11/18/26 BCC

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

3. **UC-26-0633-GONG INVESTMENT, LLC:**
USE PERMIT for a proposed kennel.
WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.
DESIGN REVIEW for a proposed kennel with an outdoor dog run/play area in conjunction with an existing commercial development on 0.81 acres in a CP (Commercial Professional) Zone. Generally located west of Jones Boulevard and south of Palmyra Avenue within Spring Valley. JJ/jud/cv (For possible action) 11/18/26 BCC

Motion by: **Patrick Dierson**
Action: **DENY Use Permit and Design Review**
APPROVE Waiver of Development Standards
Vote: 4-0/Unanimous

4. **WC-26-400100 (UC-23-0467)-DURANGO 215 APTS, LLC:**
WAIVER OF CONDITIONS of a use permit requiring coordination with Public Works-Development Review to pay a cost contribution for pedestrian flashers in conjunction with a previously approved multi-family residential development on 8.07 acres in an H-1 (Limited Resort and Apartment District) Zone. Generally located east of El Capitan Way and north of Maule Avenue within Spring Valley. JJ/tpd/cv (For possible action) 11/18/26 BCC

Motion by: Kriselle Gabriel
Action: DENY
Vote: 4-0/Unanimous

5. **WS-26-0627-MADISON MOHAWK, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) modify residential adjacency standards; and 3) waive street dedication requirements. DESIGN REVIEW for a proposed office/warehouse facility on 2.45 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Post Road and west of Mohawk Street (alignment) within Spring Valley. MN/dd/cv (For possible action) 11/18/26 BCC

Motion by: **Patrick Dierson**
Action: **APPROVE Waiver Development Standards #3**
DENY Waiver Development Standards #1and #2
DENY Design Review
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: **November 10, 2026**

X. Adjournment

Motion by: Matthew Tramp
Action**: ADJOURN** meeting at 7:33 p.m.
Vote: 4-0/Unanimous