



Spring Valley Town Advisory Board

January 13, 2026

MINUTES

Board Members:	Randal Okamura PRESENT Kriselle Gabriel PRESENT Patrick Dierson PRESENT	Matthew Tramp PRESENT Justine McDowell EXCUSED
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, Current 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 **December 9, 2025**, Minutes (For possible action)

Motion by: Matthew Tramp

Action: **APPROVE** as published

Vote: 4-0/Unanimous

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

Motion by: Matthew Tramp

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)
 - **NV Energy will be trenching to install conduit for new electrical cable near Desert Inn and Arville over the next several months. The project will last 2-5 months and power outages may be necessary at some point to safely complete electrical work. Advance notice will be provided to impacted customers.**

VI. Planning & Zoning

1. **VS-25-0707-FORT APACHE INVESTMENT, LLC:**
VACATE AND ABANDON a portion of right-of-way being Fort Apache Road located between Post Road and Patrick Lane within Spring Valley (description on file). JJ/sd/cv (For possible action) **01/20/26 PC**

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

2. **VS-25-0808-DEAN JERRY & DEANNA FAMILY TRUST-SURVIVOR'S TRUST & DEAN DEANNA S & MICHAEL JAMES TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Torrey Pines Drive and El Camino Road (alignment), and Mesa Vista Avenue and Dewey Drive within Spring Valley (description on file). MN/my/cv (For possible action) **01/20/26 PC**

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

3. **VS-25-0818-GRAGSON S & J FAMILY TRUST ETAL & GRAGSON SCOTT R & JILL TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and Tenaya Way and Buffalo Drive within Spring Valley (description on file). MN/nai/cv (For possible action) **01/20/26 PC**

Motion by: **Matthew Tramp**
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous

4. **ET-25-400131 (ZC-22-0542)-DURANGO STOREFLEX, LLC:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to reduce driveway throat depth.
DESIGN REVIEWS for the following: **1)** office/warehouse buildings; and **2)** mini-warehouse facility on 2.28 acres in an IP (Industrial Park) Zone. Generally located west of Butler Street and north of Warm Springs Road within Spring Valley. MN/gc/cv (For possible action) **01/21/26 BCC**

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

5. **ET-25-400132 (UC-22-0557)-REDWOOD TORAH CENTER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** increase building height; **2)** reduce height/setback ratio; **3)** alternative landscaping; **4)** reduce landscaping; **5)** architectural compatibility; **6)** eliminate the pedestrian walkway from the adjacent public sidewalk to the principal building; **7)** reduce parking; **8)** allow access to a local street where not permitted; **9)** allow modified driveway design standards; and **10)** allow modified street standards.
DESIGN REVIEWS for the following: **1)** school; and **2)** daycare on 4.08 acres in a CP (Commercial Professional) Zone. Generally located north of Dewey Drive and west of Redwood Street within Spring Valley. MN/md/cv (For possible action) **01/21/26 BCC**
- Motion by: **Patrick Dierson**
Action: **APPROVE** per staff conditions
ADD Condition: extension goes to 2033
Vote: 4-0/Unanimous
6. **ET-25-400141 (UC-23-0529)-MOJAVE SPRINGS REALTY, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** school; and **2)** daycare.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate landscaping; **2)** reduce throat depths; **3)** waive commercial curb return requirements; and **4)** reduce drive aisle width.
DESIGN REVIEW for a proposed school (elementary) and daycare on 0.64 acres in a CP (Commercial Professional) Zone. Generally located north of Desert Inn Road and east of Torrey Pines Drive within Spring Valley. JJ/rr/kh (For possible action) **02/03/26 PC**
- Motion by: **Patrick Dierson**
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous
7. **WS-24-0424-BALLE, PETER S. & JILL L.:**
WAIVER OF DEVELOPMENT STANDARDS to increase the wall height in conjunction with an existing single-family residence on 0.70 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Monte Cristo Way and north of Coley Avenue within Spring Valley. JJ/tpd/syp (For possible action) **02/03/26 PC**
- Motion by: **Patrick Dierson**
Action: **DENY**
Vote: 4-0/Unanimous
8. **ET-25-400134 (UC-23-0664)-KENOWOYO INVESTMENT I, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to re-establish a school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** sidewalk and landscaping; **2)** reduce setback; **3)** off-site improvements; **4)** reduce throat depth; and **5)** driveway geometrics.
DESIGN REVIEW to re-establish the school site redesign for an existing school on a 2.0 acre portion of a 4.2 acre site in an RS20 (Residential single-family 20) Zone. Generally located north of Oakey Boulevard and west of Red Rock Street within the Spring Valley Planning Area. AB/ji/kh (For possible action) **02/04/26 BCC**
- Motion by: **Patrick Dierson**
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous

VII General Business

1. Approve the 2026 Spring Valley Town Advisory Board Meeting Schedule (for possible action).

Motion by: **Kriselle Gabriel**

Action: **APPROVE** Spring Valley Town Advisory Board Calendar for 2026 as presented

Vote: 4-0/Unanimous

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.

- **Mike Shannon noted that Spring Valley Town Advisory Board agendas for meetings on May 19, 2026 and September 1, 2026 will need to be posted early due to holidays.**

IX. Next Meeting Date: **January 27, 2026**

X Adjournment

Motion by: **Randy Okamura**

Action: **ADJOURN** meeting at 6:50 p.m.

VOTE: 4-0/Unanimous