



Spring Valley Town Advisory Board

May 12, 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

Judith Rodriguez, 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 Minutes for April 14 and April 28, 2206 (For possible action)

Motion by: **Patrick Dierson**

Action: **APPROVE** April 14 and April 28 Minutes

Vote: 5-0/Unanimous

IV. Approval of Agenda for May 12, 2026 and Hold, Combine or Delete Any Items (For possible action)

Move items 7, 8 and 9 to front of the agenda

Motion by: **Matthew Tramp**

Action: **APPROVE** as amended by the Chair

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-26-0229-LEE & YU INVESTMENT, LLC:**

USE PERMIT for household pets in conjunction with a proposed recreational or entertainment facility within an existing shopping center on 1.67 acres in a CG (Commercial General) Zone. Generally located east of Rainbow Boulevard and north of Spring Mountain Road within Spring Valley. JJ/jl/kh (For possible action) **06/02/26 PC**

Motion by: **Justine McDowell**

Action: **APPROVE**

Vote: 3-2/NAY-Dierson & Tramp

2. **UC-26-0232-R W BUFFALO, LLC:**

USE PERMIT for proposed vehicle maintenance or repair in conjunction with an existing vehicle sales facility within an existing office/warehouse complex on 4.31 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Warm Springs Road and west of Buffalo Drive within Spring Valley. MN/bb/kh (For possible action) **06/02/26 PC**

Motion by: **Patrick Dierson**

Action: **APPROVE** per staff “if approved” conditions

Vote: 5-0/Unanimous

3. **PA-26-700018-DIAMOND QUAIL, LLC:**

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 1.24 acres. Generally located north of Quail Avenue and east of Santa Margarita Street (alignment) within Spring Valley. MN/gc (For possible action) **06/02/26 PC**

Motion by: **Patrick Dierson**

Action: **APPROVE** per staff “if approved” conditions

Vote: 4-1/NAY-McDowell

4. **ZC-26-0214-DIAMOND QUAIL, LLC:**

ZONE CHANGE to reclassify 1.24 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located north of Quail Avenue and east of Santa Margarita Street (alignment) within Spring Valley (description on file). MN/gc (For possible action) **06/02/26 PC**

Motion by: **Patrick Dierson**

Action: **DENY**

Vote: 5-0/Unanimous

5. **VS-26-0216-DIAMOND QUAIL, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Quail Avenue, and Rainbow Boulevard and Torrey Pines Drive, and a portion of a right-of-way being Quail Avenue located between Rainbow Boulevard and Torrey Pines Drive within Spring Valley (description on file). MN/mh/kh (For possible action) **06/02/26 PC**

Motion by: **Patrick Dierson**

Action: **APPROVE**

Vote: 5-0/Unanimous

6. **WS-26-0215-DIAMOND QUAIL, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering; and 2) increase parking.

DESIGN REVIEW for a proposed office/warehouse on 1.24 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Quail Avenue and east of Santa Margarita Street (alignment) within Spring Valley. MN/mh/kh (For possible action) **06/02/26 PC**

Motion by: **Justine McDowell**

Action: **DENY**

Vote: 5-0/Unanimous

7. **ZC-26-0**

8. **225-ERICKSON ELIZABETH & WILLIAM W. REVOCABLE TRUST & ERICKSON WILLIAM W. & ELIZABETH TRS:**

ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Martin Avenue and east of Fort Apache Road within Spring Valley (description on file). JJ/rk (For possible action) **06/03/26 BCC**

Motion by: **Patrick Dierson**

Action: **APPROVE** with a condition zoning reduced to Commercial Neighborhood rather than Commercial General

Vote: 5-0/Unanimous

9. **VS-26-0226-ERICKSON ELIZABETH & WILLIAM W. REVOCABLE TRUST & ERICKSON WILLIAM W. & ELIZABETH TRS:**

VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Quarterhorse Lane, and Sunset Road and Maule Avenue within Spring Valley (description on file). JJ/lm/kh (For possible action) **06/03/26 BCC**

Motion by: **Patrick Dierson**

Action: **APPROVE**

Vote: 5-0/Unanimous

10. **WS-26-0227-ERICKSON ELIZABETH & WILLIAM W REVOCABLE TRUST & ERICKSON WILLIAM W & ELIZABETH TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify residential adjacency standards; **2)** allow an attached sidewalk; and **3)** alternative driveway geometrics. **DESIGN REVIEW** for a proposed personal services facility (fitness center) on 1.25 acres in a CG (Commercial General) Zone. Generally located north of Martin Avenue and east of Fort Apache Road within Spring Valley. JJ/lm/kh (For possible action) **06/03/26 BCC**

Motion by: **Patrick Dierson**

Action: **APPROVE** with staff “if approved” conditions

Vote: 3-2/NAY-McDowell & Okamura

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** 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:

X Adjournment

Motion by Randy Okamura

Action: **ADJOURN** meeting at 7:34 p.m.

Vote: 5-0/Unanimous