



Spring Valley Town Advisory Board

May 26, 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

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 **May 12, 2026**, Minutes (For possible action)

Motion by: Matthew Tramp

Action: **APPROVE** as published

Vote: 5-0/Unanimous

IV. Approval of Agenda for **May 26, 2026**, and Hold, Combine or Delete Any Items (For possible action)

Motion by: Kriselle Gabriel

Action: **APPROVE** as published

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-26-0142-GALLERIA CENTER, LLC:**

HOLDOVER USE PERMIT for a proposed banquet facility in conjunction with an existing commercial center on a portion of 1.74 acres in a CG (Commercial General) Zone. Generally located south of Tropicana Avenue and east of Duneville Street within Spring Valley. MN/sd/cv (For possible action) 06/02/26 PC

Motion by: **Justine McDowell**

Action: **DENY with a request the item return to Town Board before public hearing by Planning Commission or Board of County Commissioners**

Vote: 5-0/Unanimous

2. **WS-26-0159-MARINO FAMILY TRUST & MARINO WILLIAM J & BARBARA B TRS:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) modify residential adjacency standards; and 3) modify commercial driveway standards.

DESIGN REVIEW for a site redesign for an existing restaurant within an existing shopping center on a 1.07 acre portion of 15.89 acres in a CG (Commercial General) Zone. Generally located north of Reno Avenue and west of Fort Apache Road within Spring Valley. JJ/lm/kh (For possible action) 06/03/26 BCC

Motion by: **Randy Okamura**

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

Vote: 5-0/Unanimous

3. **UC-26-0248-CJD FAMILY TRUST & TURNER MICHAEL TRS:**

USE PERMIT for a proposed avocational/vocational training facility on 0.46 acres in a CP (Commercial Professional) Zone. Generally located west of Torrey Pines Drive and south of Sahara Avenue within Spring Valley. JJ/rp/cv (For possible action) 06/16/26 PC

Motion by: **Justine McDowell**

Action: **APPROVE**

Vote: 5-0/Unanimous

4. **VS-26-0242-MCNUTT REDWOOD, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Redwood Street (alignment) and Santa Margarita Street, and Oquendo Road and Ponderosa Way (alignment) within Spring Valley (description on file). MN/tpd/cv (For possible action)

06/16/26 PC

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

5. **WS-26-0249-MAHALO REVOCABLE LIVING TRUST ETAL & GATES JEFFREY BLAINE TRS:WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase height; and 2) reduce setbacks for proposed and existing accessory buildings in conjunction with an existing single-family residence on 0.44 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Montessouri Street and north of Oquendo Road within Spring Valley. MN/tpd/cv (For possible action) 6/16/26 PC

Motion by: **Justine McDowell**
Action: **APPROVE Waiver of Development Standards #2, 1a and b per staff “if approved” conditions and DENY Waiver of Development Standards #1**
Vote: 5-0/Unanimous

6. **ET-25-400136 (WS-23-0439)-PREMIER PROPERTY PRESERVATION, LLC: WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to eliminate sidewalk and street landscaping. DESIGN REVIEW to increase finished grade in conjunction with a single-family residential development on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located north of Ponderosa Way and west of Duneville Street within Spring Valley. MN/jud/cv (For possible action)06/17/26 BCC

Motion by: **Patrick Dierson**
Action: **APPROVE**
Vote: 5-0/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** 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: **June 9, 2026**

X. Adjournment

Motion by: **Randy Okamura**
Action: **ADJOURN** meeting at 6:58 p.m.
Vote: 5-0/Unanimous