



Spring Valley Town Advisory Board

July 28, 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 Tiffany Hesser 702-455-7338 TLH@clarkcountynv.gov PRESENT	

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

Brady Bernhardt, 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 July 14, 2026, Minutes (For possible action)

Motion by: Matthew Tramp

Action: **APPROVE** as published

Vote: 5-0/Unanimous

IV. Approval of Agenda for **July 28, 2026**, and Hold, Combine or Delete Any Items (For possible action)

HOLD item UC-26-0302 at request of the applicant for the next Spring Valley Town Board Meeting on August 11, 2026

Move Items **DR-26-0408** and **WS-26-0369** to the top of 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-26-0391-MATRAVERS FAMILY TRUST ETAL & MATRAVERS PETER TRS:**

USE PERMIT to allow a proposed avocational/vocational training facility in conjunction with an existing commercial complex on a portion of 3.82 acres in a CP (Commercial Professional) Zone. Generally located west of Jones Boulevard and north of Harmon Avenue within Spring Valley. MN/tpd/cv (For possible action) 08/18/26 PC

Motion by: **Patrick Dierson**

Action: **Hold to next meeting as applicant was not present**

Vote: **5-0/Unanimous**

2. **AR-26-400060 (ZC-21-0095)-GARDEN FOUNDATION INC & MARSON JAN T: NE CHANGE FIRST APPLICATION FOR REVIEW** to reclassify 4.70 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone.

USE PERMITS for the following: 1) major training facility; 2) recreational facility with temporary commercial outdoor events; and 3) live entertainment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce separation from a temporary commercial outdoor event to a residential use; 3) reduce separation from outdoor live entertainment to a residential use; and 4) allow modified driveway design standards.

DESIGN REVIEW for a major training facility, office uses, and recreational facility in conjunction with a non-profit disability service provider. Generally located north of Windmill Lane and east of Gagnier Boulevard (alignment) within Spring Valley. MN/rp/cv (For possible action) 08/19/26 BCC

Motion by: **Patrick Dierson**

Action: **APPROVE with existing staff conditions**

Vote: **5-0/Unanimous**

3. **ZC-26-0370-PALM MORTUARY, INC.:**
ZONE CHANGE to reclassify a 1.61 acre portion of a 4.34 acre site from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located north of Warm Springs Road and east of Myers Street within Spring Valley (description on file). MN/md (For possible action) 08/19/26 BCC

Motion by: **Justine McDowell**

Action: **APPROVE with staff conditions**

Vote: **5-0/Unanimous**

4. **VS-26-0371-PALM MORTUARY INC:**
VACATE AND ABANDON a portion of a right-of-way being Myers Street located between Warm Springs Road and Arby Avenue within Spring Valley (description on file). MN/jam/cv (For possible action) 08/19/26 BCC

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

5. **DR-26-0372-PALM MORTUARY, INC.:**
DESIGN REVIEW for a proposed parking lot on a 4.34 acre portion of an 8.89 total acre site in conjunction with an existing commercial development in an IP (Industrial Professional) Zone. Generally located north of Warm Springs Road and east of Myers Street within Spring Valley. MN/jam/cv (For possible action) 08/19/26 BCC

Motion by: **Kriselle Gabriel**
Action: **APPROVE with staff conditions**
Vote: **5-0/Unanimous**

6. **DR-26-0408-UNCOMMONS LIVING BLDG 1, LLC:**
DESIGN REVIEWS for the following: 1) office and retail building; and 2) modifications to the existing pedestrian realm on a 1.39 acre portion of 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located east of Durango Drive and south of CC215 within Spring Valley. MN/rr/cv (For possible action) 08/19/26 BCC

Motion by: **Kriselle Gabriel**
Action: **APPROVE with staff conditions**
Vote: **5-0/Unanimous**

7. **ET-26-400067 (UC-25-0092)-PINECREST ACADEMY NEVADA:**
USE PERMIT FIRST EXTENSION OF TIME 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/jm/cv (For possible action) 08/19/26 BCC

Motion by: **Justine McDowell**
Action: **APPROVE**
Vote: **5-0/Unanimous**

8. **VS-26-0381-REMINGTON UTE, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street, and Oquendo Road and Patrick Lane; and a portion of right-of-way being Rainbow Boulevard located between Oquendo Road and Patrick Lane within Spring Valley (description on file). MN/hw/cv (For possible action) 08/19/26 BCC

Motion by: **Kriselle Gabriel**

Action: **APPROVE with staff conditions**

Vote: **5-0/Unanimous**

9. **WS-26-0382-REMINGTON UTE, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.

DESIGN REVIEW for a proposed office building on 2.04 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Rainbow Boulevard and south of Oquendo Road within Spring Valley. MN/hw/cv (For possible action) 08/19/26 BCC

Motion by: **Patrick Dierson**

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

Vote: **5-0/Unanimous**

10. **TM-26-500096-REMINGTON UTE, LLC:**

TENTATIVE MAP consisting of 1 commercial lot on 2.04 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Rainbow Boulevard and south of Oquendo Road within Spring Valley. MN/hw/cv (For possible action) 08/19/26 BCC

Motion by: **Matthew Tramp**

Action: **APPROVE with staff conditions**

Vote: **5-0/Unanimous**

11. **UC-26-0302-RDXNWP, LLC:**

HOLDOVER 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) 08/19/26 BCC

Motion by: **Randy Okamura**

Action: **HOLD until August 11, 2026 at request of the applicant**

Vote: **5-0/Unanimous**

12. **WS-26-0369-COUNTY OF CLARK (PK & COMM SERV):**

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEWS for the expansion of an existing park (Echo Trail Park) including the following: 1) public facility (recreation center); 2) accessory structures; and 3) signage on a portion of 36.3 acres in a P-F (Public Facility) Zone. Generally located on the northwest corner of Buffalo Drive and Russell Road within Spring Valley. MN/jgh/cv (For possible action) 08/19/26 BCC

Motion by: **Patrick Dierson**

Action: **APPROVE with staff conditions**

Vote: **5-0/Unanimous**

13. **WS-26-0385-MILLROSE PROPERTIES NEVADA, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with a previously approved single-family residential development on 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Rochelle Avenue and west of El Captain way within Spring Valley JJ/hw/cv (For possible action) 08/19/26 BCC

Motion by: **Randy Okamura**

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

Vote: **5-0/Unanimous**

VII General Business

1. **Michael Shannon reviewed the status of Spring Valley Town Advisory Board FY2025-FY2026 budget requests.**

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: **August 11, 2026**

X Adjournment

Motion by: **Randy Okamura**

Action: **ADJOURN meeting at 7:43 p.m.**

Vote: **5-0/Unanimous**