

EP/RD 4/2/26 (4/21/26)



# Spring Valley Town Advisory Board

March 10, 2026

## MINUTES

Board Members:	Randal Okamura, Chair <b>PRESENT</b> Kriselle Gabriel <b>PRESENT</b> Justine McDowell, <b>PRESENT</b>	Matthew Tramp, Vice Chair <b>PRESENT</b> Patrick Dierson <b>PRESENT</b>
Secretary:	Carmen Hayes, 702 371-7991, <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> <b>PRESENT</b>	

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

**Richard Ruggles**, 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 **February 24, 2026**, Minutes (For possible action)

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

IV. Approval of Agenda for **March 10, 2026**, and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Patrick Dierson**  
 Action: **APPROVE** after noting item 9 would be held until April 28, 2026  
 Vote: 5-0/Unanimous

V. Informational Items

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

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COUNTY CLERK

- Commissioner Michael Naft and Helen Meyer Community Center Present: Spring Family Fun Fair & Children's Mini Market, Saturday March 28, 2026 10 a.m – 1 p.m. at the Helen Meyer Community Center, 4525 New Forest Dr. Join us for games, music, food (available for purchase), a resource fair, and a market with young entrepreneurs showcasing their businesses. Questions: 702-455-7723.
- Commissioner Michael Naft and Get Outdoors Nevada Present: Echo Trail Park Day of Play, Saturday April 4, 2026 11 a.m. – 1 p.m. at Echo Trail Park, 5655 Buffalo Dr. Join us for food, games, music, park cleanup (register for the park cleanup at [volunteer.getoutdoorsnevada.org](http://volunteer.getoutdoorsnevada.org)).

VI. Planning & Zoning

1. **WS-26-0050-C H D CONVENIENCE, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase building height.  
**DESIGN REVIEW** for modification to the previously approved commercial complex to include a new hotel building on a 2.16 acre portion of a 14.0 acre site in a CG (General Commercial) Zone. Generally located east of Quarterhouse Lane and south of Sobb Avenue within Spring Valley. JJ/sd/cv (For possible action) **03/18/26 BCC**

Motion by: **Patrick Dierson**  
 Action: **APPROVE** with staff conditions  
 Vote: 5-0/Unanimous

2. **VS-26-0078-COUNTY OF CLARK (AVIATION) & EJM ARROYO SUNALO STORAGE PROPERTY LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Tioga Way located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/mh/kh (For possible action) **04/07/26 PC**

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

3. **UC-26-0077-COUNTY OF CLARK (AVIATION) & EJM ARROYO SUNALO STORAGE PROPERTY, LLC:**  
**USE PERMIT** for a transportation service.  
**DESIGN REVIEW** for a proposed transportation service on 4.15 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Sunset Road and west of Tioga Way within Spring Valley. MN/mh/kh (For possible action) **04/07/26 PC**

Motion by: **Matthew Tramp**  
 Action: **APPROVE** per staff conditions  
 Vote: 4-1/NAY – Kriselle Gabriel

4. **UC-26-0079-CHON YOUNG S TRUST & CHON YOUNG S TRS:**  
**USE PERMIT** for a proposed kennel.  
**DESIGN REVIEW** for a proposed kennel with an outdoor dog run/play area in conjunction with an existing commercial complex on a 0.94 acre portion of a 1.80 acre site in a CG (Commercial General) Zone. Generally located north of Tropicana Avenue and east of Fort Apache Road within Spring Valley. JJ/md/kh (For possible action) **04/07/26 PC**

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

5. **WS-26-0096-FARLEY, JAKKE L & JARED A:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate and reduce setbacks; and **2)** reduce separation in conjunction with an existing single-family residence on 0.23 acres in an RS10 (Residential Single-Family 10) Zone. Generally located north of Mondell Pine Circle and west of Bristlecone Street within Spring Valley. JJ/lm/kh (For possible action) **04/07/26 PC**

Motion by: **Justine McDowell**  
Action: **APPROVE** with staff “if approved” conditions  
Vote: 5-0/Unanimous

6. **ET-26-400010 (UC-23-0032)-ALL IN TENNIS ACADEMY, LLC:**  
**USE PERMIT SECOND EXTENSION OF TIME** for a recreational (tennis) facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive full off-site improvements (curb return driveway, gutter, sidewalk, and streetlights); and **2)** allow modified driveway design.  
**DESIGN REVIEW** for a proposed tennis complex on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Mann Street and north of Quail Avenue within Spring Valley. MN/rk/kh (For possible action) **04/08/26 BCC**

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

7. **WS-26-0080-CHURCH BAPTIST FIRST KOREAN:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase retaining wall height; **2)** modify residential adjacency standards; **3)** eliminate and reduce street landscaping; and **4)** allow an attached sidewalk.  
**DESIGN REVIEW** for a proposed single-family residential development on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rr/kh (For possible action) **04/08/26 BCC**

Motion by: **Patrick Dierson**  
Action: **APPROVE** Waivers of Development Standards #1-3  
**DENY** Waivers of Development Standards #4.  
with staff “if approved” conditions  
Vote: 5-0/Unanimous

8. **TM-26-500021-CHURCH BAPTIST FIRST KOREAN:**  
**TENTATIVE MAP** consisting of 25 single-family lots and common lots on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rr/kh (For possible action) **04/08/26 BCC**

Motion by: **Patrick Dierson**  
Action: **APPROVE** with staff conditions  
Vote: 5-0/Unanimous

9. **UC-25-0033-TOMPKINS PLAZA, LLC:**  
**HOLDOVER USE PERMIT** for a vehicle wash.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce buffering and screening; **2)** increase retaining wall height; **3)** increase maximum parking; **4)** modify residential adjacency standards; **5)** allow attached sidewalks; and **6)** reduce throat depth.  
**DESIGN REVIEW** for a vehicle wash and restaurants with drive-thrus on a 3.14 acre portion of a 4.19 acre site in a CG (Commercial General) Zone. Generally located on the southwest corner of Tompkins Avenue and Fort Apache Road within Spring Valley. JJ/mh/kh (For possible action) **04/08/26 BCC**

Motion by: **Randy Okamura**  
Action: **HOLD** to Spring Valley TAB Meeting on April 28, 2026 per applicant request.  
Vote: 5-0/Unanimous

10. **ZC-26-0091-SONODA JAMES DAVID:**  
**ZONE CHANGE** to reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located west of Cimarron Road and south of Patrick Lane within Spring Valley (description on file). MN/rk (For possible action) **04/08/26 BCC**

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

11. **VS-26-0092-SONODA, JAMES DAVID:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Patrick Lane and Post Road (alignment), and Jim Rogers Way and Cimarron Road within Spring Valley (description on file). MN/rr/kh (For possible action) **04/08/26 BCC**

Motion by: **Patrick Dierson**  
Action: **APPROVE** with staff conditions  
Vote: 5-0/Unanimous

12. **WS-26-0093-SONODA, JAMES DAVID:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the front setback; **2)** reduce parking area landscaping; and **3)** increase retaining wall height.  
**DESIGN REVIEW** for an office/warehouse development on 5.00 acres in an IP (Industrial Park) Zone. Generally located west of Cimarron Road and south of Patrick Lane within Spring Valley. MN/rr/kh (For possible action) **04/08/26 BCC**

Motion by: **Patrick Dierson**  
Action: **APPROVE** with staff "if approved" conditions  
Vote: 5-0/Unanimous

13. **VS-26-0108- SUMMERLIN GATEWAY PLAZA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Tropicana Avenue and Bell Drive (alignment), and Conquistador Street and Grand Canyon Drive; and a portion of right-of-way being Tropicana Avenue located between Conquistador Street and Grand Canyon Drive within Spring Valley (description on file). JJ/md/kh (For possible action) **04/08/26 BCC**

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

14. **WS-26-0107-SUMMERLIN GATEWAY PLAZA, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modify residential adjacency standards; **2)** eliminate and reduce buffering and screening; **3)** increase retaining wall height; **4)** increase maximum parking; and **5)** reduce throat depth.  
**DESIGN REVIEW** for a proposed shopping center on a 7.88 acre portion of a 9.24 acre site in a CG (Commercial General) Zone. Generally located south of Tropicana Avenue and west of Grand Canyon Drive within Spring Valley. JJ/md/kh (For possible action) **04/08/26 BCC**

Motion by: **Patrick Dierson**  
Action: **DENY**  
Vote: 4-1/NAY – Justine McDowell

VII General Business

1. **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.

**An attendee stated that Desert Breeze is a fantastic facility but there were several areas in need of improvement:**

- **Street light lamp is out west of the crosswalk on Spring Mountain Road.**
- **Crosswalks are faded in the parking lot, which poses a danger for children running around the community center.**
- **Air conditioning is not working in the dance room, gym and meeting room.**

IX. Next Meeting Date: **March 31, 2026**

X Adjournment

Motion by: **Patrick Dierson**  
Action: **ADJOURN** meeting at 7:36 p.m.  
Vote: 5-0/Unanimous