BP/RD 7/22/2026 (8/4/2026)

Spring Valley Town Advisory Board

June 30, 2026

MINUTES

Board Members:	Randal Okamura, Chair **PRESENT** Kriselle Gabriel **PRESENT** Justine McDowell, **PRESENT**	Matthew Tramp, Vice Chair **PRESENT** Patrick Dierson **EXCUSED**
Secretary:	Carmen Hayes, 702 371-7991, chayes70@yahoo.com EXCUSED	
County Liaison:	Mike Shannon 702-55-8338 mds@clarkcountynv.gov EXCISED Kristina Bedikian Kristina.bedikian@clarkcountynv.gov PRESENT	

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

Lorena Phagley, 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 **June 9** Minutes (For possible action)

Motion by: Matthew Tramp
Action: **APPROVE** as published
Vote: 4-0/Unanimous

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

HOLD APPLICATION SDR-26-0312 UNIL JULY 14, 2026, Spring Valley Town Board meeting

Motion by: Justine McDowell
Action: **APPROVE** as published
Vote: 4-0/Unanimous

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COUNTY CLERK

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)07/07/26 PC

Motion by: **Justine McDowell**
Action: **APPROVE**
Vote: 4-0/Unanimous

2. **SDR-26-0312-LVWS CIMARRON, LLCSIGN DESIGN REVIEWS**
for the following: 1) increase the area of project entrance signs; and 2) increase the height of project entrance signs in conjunction with an existing multi-family residential development on 13.68 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Warm Springs Road and east of Cimarron Road within Spring Valley. MN/rr/cv (For possible action)07/21/26 PC

Motion by: **Randy Okamura**
Action: **Hold until July 14, 2026**
Vote: 4-0/Unanimous

3. **UC-26-0303-VISIBLE NOISE, LLC:USE PERMIT**
for a proposed recreational or entertainment facility within an existing office/warehouse complex on a portion of 5.31 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Tenaya Way and north of Sunset Road within Spring Valley. MN/rp/cv (For possible action)07/21/26 PC

Motion by: **Randy Okamura**
Action: **APPROVE**
Adding conditions from justification letter on operational oversight and management standards through guest control and site polices, and parking and transportation management, plus 1 year review as public hearing.
Vote: 4-0/Unanimous

4. **UC-26-0330-AKA SPANISH VISTA, LLC:USE PERMIT**
to allow personal services within an existing office building on 3.99 acres in a CP (Commercial Professional) Zone. Generally located south of Tropicana Avenue and west of Durango Drive within Spring Valley. JJ/dd/cv (For possible action)07/21/26 PC

Motion by: **Kriselle Gabriiel**
Action: **APPROVE**
Vote: 4-0/Unanimous

5. **WS-26-0305-BRITTON MARY HANNAH & FRAHM RICHARD HANS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate access gate setback; 2) allow a non-decorative wall; and 3) modified driveway geometrics in conjunction with an existing single-family residence on 0.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Eldora Avenue and west of Torrey Pines Drive within Spring Valley. JJ/tpd/cv (For possible action) 07/22/26 BCC

Motion by: **Justine McDowell**
Action: **APPROVE**
Vote: 4-0/Unanimous

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.

- None.

IX. Next Meeting Date: Jully 14,2026

X Adjournment

Motion by Randy Okamura
Action**: ADJOURN** meeting at 7:00 p.m.
Vote: **PASSED** (4-0) /Unanimous