



Spring Valley Town Advisory Board

October 28, 2025

MINUTES

Board Members:	Randal Okamura, Chair EXCUSED Carol Lee White 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 mdsa@clarkcountynv.gov PRESENT	

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

Tyler DeLorenzo, Current 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 **October 14, 2025** Minutes (For possible action)

Motion by: Carol White

Action: **APPROVE** after noting the word "face" should be inserted in front of "painting" under

Informational Items

Vote: 3-0/Unanimous

IV. Approval of Agenda for **October 28, 2025** and Hold, Combine or Delete Any Items (For possible action)

Motion by: Carol White

Action: **APPROVE after noting next meeting is November 25, 2025**

Vote: 3-0/Unanimous

V. Informational Items

RECEIVED

DEC - 2 2025

COUNTY CLERK

1. Announcements of upcoming meetings and County and community meetings and events.
(for discussion)
 - **Announced Mighty Motor Mania event Saturday November 1, 2025.**

VI. Planning & Zoning

1. **WS-25-0398-REDWOOD TORAH CENTER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** increase fence height; and **3)** reduce egress gate setback.
DESIGN REVIEW for a proposed guard shack and proposed access gates on 4.08 acres in a CP (Commercial Professional) Zone. Generally located north of Dewey Drive and west of Redwood Street within Spring Valley. MN/dd/cv (For possible action) **11/04/25 PC**

Motion by: **Patrick Dierson**

Action: **APPROVE** with staff conditions

ADD condition: add tire strip or other device to maintain egress only

Vote: 3-0/Unanimous

2. **VS-25-0680-PT LAW P, LLC & GL HOLDING, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Palmyra Avenue and Darby Avenue, and Jones Boulevard and Bronco Street within Spring Valley (description on file). JJ/tpd (For possible action) **11/18/25 PC**

Motion by: **Carol White**

Action: **APPROVE** with staff recommendations

Vote: 3-0/Unanimous

3. **VS-25-0704-APOLLO PROPERTY HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Post Road, and Lindell Road and Decatur Boulevard within Spring Valley (description on file). MN/ji (For possible action) **11/18/25 PC**

Motion by: **Patrick Dierson**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

4. **WS-25-0693-ZANNI FAMILY REVOCABLE LIVING TRUST & ZANNI JOSEPH L & THELMA K TRS:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of De Forest Street and south of Garden Grove Avenue within Spring Valley. MN/tpd (For possible action) **11/18/25 PC**

Motion by: **Patrick Dierson**

Action: **APPROVE** with staff "if approved" conditions

Vote: 3-0/Unanimous

5. **ZC-25-0715-KHACHIKYAN MESROP:**
ZONE CHANGE to reclassify 2.12 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Jones Boulevard and north of Oquendo Road within Spring Valley (description on file). MN/rk/xx (For possible action) **11/19/25 BCC**

Motion by: **Patrick Dierson**
Action: **DENY**
Vote: 2-1/Nay - White

6. **VS-25-0717-KHACHIKYAN MESROP:**
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Bronco Street, and Oquendo Road and Quail Avenue within Spring Valley (description on file). MN/dd/xx (For possible action) **11/19/25 BCC**

Motion by: **Patrick Dierson**
Action: **APPROVE**
Vote: 3-0/Unanimous

7. **UC-25-0716-KHACHIKYAN MESROP:**
USE PERMIT for a vehicle paint and body shop.
DESIGN REVIEW for a proposed vehicle paint and body shop on 2.12 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Jones Boulevard and north of Oquendo Road within Spring Valley. MN/dd/xx (For possible action) **11/19/25 BCC**

Motion by: **Patrick Dierson**
Action: **DENY**
Vote: 2-1/Nay - White

8. **ZC-25-0686-APOLLO PROPERTY HOLDINGS, LLC:**
ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Sunset Road and west of Tenaya Way within Spring Valley (description on file). MN/gc (For possible action) **11/19/25 BCC**

Motion by: **Patrick Dierson**
Action: **APPROVE** with staff recommendations
Vote: 3-0/Unanimous

9. **VS-25-0697-APOLLO PROPERTY HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Pioneer Way and Sunset Road and Teco Avenue (alignment) within Spring Valley (description on file). MN/hw/xx (For possible action) **11/19/25 BCC**

Motion by: **Carol White**
Action: **APPROVE** with staff recommendations
Vote: 3-0/Unanimous

10. **WS-25-0700-COUNTY OF CLARK (AVIATION) & ARROYO TARGET CENTER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the driveway throat depth in conjunction with a previously approved warehouse and distribution complex on 19.32 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Rainbow Boulevard and south of Sunset Road within Spring Valley. MN/dd/xx (For possible action) **11/19/25 BCC**

Motion by: **Carol White**
Action: **APPROVE** with staff recommendations
Vote: 3-0/Unanimous

VII General Business

1. Nominate a representative and alternate for the 2026/2027 Community Development Advisory Committee (CDAC). (For possible action)

Motion by: **Carol White**

Action: **Nominate Patrick Dierson representative and Matthew Tramp as alternate**

Vote: 3-0/Unanimous

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.

IX. Next Meeting Date: **November 25, 2025**

X Adjournment

Motion by: Matthew Tramp

Action: **ADJOURN** meeting at 7:03 p.m.

Vote: 3-0/Unanimous