



Spring Valley Town Advisory Board

November 25, 2025

MINUTES

Board Members:	Randal Okamura PRESENT Carol Lee White PRESENT	Matthew Tramp ABSENT Patrick Dierson PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes70@yahoo.com PRESENT	
County Liaison:	Jayson Dagher 702-455-6488 jayson.dagher@clarkcountynv.gov PRESENT Mike Shannon 702-455-8338 mds@clarkcountynv.gov EXCUSED	

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

Jennifer Leslie and Tyler DeLorenz, 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 **October 28, 2025** Minutes (For possible action)

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

IV. Approval of Agenda for **November 25, 2025** and Hold, Combine or Delete Any Items (For possible action)

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

V. Informational Items

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

RECEIVED

FEB 02 2026

COUNTY CLERK

- None.

VI. Planning & Zoning

1. **DR-25-0729-CHURCH LIFE BAPTIST:**
DESIGN REVIEW for a proposed expansion of an existing place of worship building and parking lot re-design on 4.4 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Tenaya Way and south of Post Road within Spring Valley. MN/rp/kh (For possible action) **12/02/25 PC**

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

2. **WS-25-0650-MARIN, CHARITY P:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback in conjunction with an existing single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Goody Court and east of Mann Street within Spring Valley. MN/my/kh (For possible action) **12/02/25 PC**

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

3. **ET-25-400115 (SDR-23-0831)-SUNSET & DURANGO PARTNERS, LLC:**
SIGN DESIGN REVIEW FIRST EXTENSION OF TIME for signage in conjunction with an approved shopping center on 6.5 acres in a CG (Commercial General) Zone. Generally located north of Sunset Road and west of Durango Drive within Spring Valley. JJ/my/cv (For possible action) **12/16/25 PC**

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

4. **PA-25-700049-TOBLER RUSSELL K & BELLA NOIR, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 4.61 acres. Generally located on the west of Edmonds Street and the south of Russell Road within Spring Valley. MN/rk (For possible action) **12/16/25 PC**

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

5. **ZC-25-0767-TOBLER RUSSELL K & BELLA NOIR, LLC:**
ZONE CHANGE to reclassify 4.61 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Edmond Street and the south of Russell Road within Spring Valley (description on file). MN/rk (For possible action) **12/16/25 PC**

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

6. **VS-25-0768-TOBLER RUSSELL K & BELLA NOIR, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Edmond Street, and Russell Road and Quail Avenue; and a portion of right-of-way being Russell Road located between Lindell Road and Edmond Street within Spring Valley (description on file). MN/rg/cv (For possible action) **12/16/25 PC**

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

7. **WS-25-0769-TOBLER, RUSSELL K & BELLA NOIR, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; and **2)** alternative driveway geometrics.
DESIGN REVIEW for a warehouse and distribution center on 4.61 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and west of Edmond Street within Spring Valley. MN/rg/cv (For possible action) **12/16/25 PC**

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

8. **UC-25-0703-ITZHAKI ENTERPRISES, LLC:**
USE PERMITS for the following: **1)** banquet facility, and **2)** live entertainment in conjunction with an existing shopping center on 1.86 acres in a CG (Commercial General) Zone within Airport Environs (AE-60) Overlay. Generally located west of Rainbow Boulevard and north of Oquendo Road within Spring Valley. MN/tpd/cv (For possible action) **12/16/25 PC**

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

9. **UC-25-0761-MAVERIK, INC.:**
USE PERMIT for a vehicle wash facility.
WAIVER OF DEVELOPMENT STANDARDS for modified residential adjacency standards.
DESIGN REVIEW for a vehicle wash facility on 3.7 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and west of Jones Boulevard within Spring Valley. MN/sd/cv (For possible action) **12/16/25 PC**

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

10. **ZC-25-0758-MOHAWK CAPITAL MANAGEMENT, LLC:**
ZONE CHANGES for the following: **1)** reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay; and **2)** remove the Neighborhood Protection (RNP) Overlay. Generally located west of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley (description on file). MN/gc (For possible action) **12/17/25 BCC**

Motion by: **Patrick Dierson**
Action: **DENY**

Vote: 2-1/NAY – Carol Lee White

11. **VS-25-0759-MOHAWK CAPITAL MANAGEMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sobb Avenue (alignment) and Post Road, and Lindell Road and Mohawk Street within Spring Valley (description on file). MN/jud/cv (For possible action) **12/17/25 BCC**

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

12. **WS-25-0754-UNCOMMONS LIVING BLDG 1, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase sign height.
DESIGN REVIEW for modifications to previously approved comprehensive sign package in conjunction with an existing mixed-use project on 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 CC 215 within Spring Valley. MN/rg/cv (For possible action) **12/17/25 BCC**

Motion by: **Patrick Dierson**
Action: **APPROVE** with staff conditions
Vote: 3-0/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: December 9, 2025

X Adjournment

Motion by **Patrick Dierson**
Action: **ADJOURN** meeting at 7:25 p.m.
Vote: 3-0/Unanimous