



Spring Valley Town Advisory Board

January 27, 2026

MINUTES

Board Members:	Randal Okamura Chair, PRESENT Kriselle Gabriel I PRESENT Justine McDowell, PRESENT	Matthew Tramp Vice Chair, PRESENT Patrick Dierson PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chaves70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Joelene Isfalt, Roxy Pais-Evia 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 **January 13, 2026**, Minutes (For possible action)

Motion by: Patrick Dierson

Action: **APPROVE**

Vote: 5-0/Unanimous

IV. Approval of Agenda for **January 27, 2026** and Hold, Combine or Delete Any Items (For possible action)

Motion by: Matthew Tramp

Action: **APPROVE** as published

Vote: 5-0/Unanimous

V. Informational Items

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

- **Desert Flow Bike Park at Southwest Ridge groundbreaking at 3pm on Wednesday, January 28, 2026. Located at the corner of Warm Springs Road and Fort Apache, the park will feature a wide array of specialized tracks and amenities for beginners to advanced riders.**

VI. Planning & Zoning

1. **UC-25-0878-PASTRY ACADEMY, LLC:**

USE PERMIT to allow an avocational/vocational training facility in conjunction with an existing office complex on a portion of 3.82 acres in a CP (Commercial Professional) Zone. Generally located north of Eldora Avenue and east of Jones Boulevard within Spring Valley. JJ/tpd/cv (For possible action) **02/17/26 PC**

Motion by: **Matthew Tramp**

Action: **APPROVE** with staff conditions

Vote: 5-0/Unanimous

2. **VS-25-0876-HESELGESSER, PAUL L:**

VACATE AND ABANDON easements of interest to Clark County located between Mesa Vista Avenue and Russell Road, and Mann Street and Jones Boulevard within Spring Valley (description on file). MN/nai/cv (For possible action) **02/17/26 PC**

Motion by: **Matthew Tramp**

Action: **APPROVE** with staff conditions

Vote: 5-0/Unanimous

3. **VS-25-0880-KHACHIKYAN MESROP:**

VACATE AND ABANDON a portion of a right-of-way being Jones Boulevard located between Quail Avenue and Oquendo Road within Spring Valley (description on file). MN/ji/cv (For possible action) **02/17/26 PC**

Motion by: **Randy Okamura**

Action: **HOLD** to Spring Valley TAB meeting on February 10, 2026, due to applicant not in attendance

Vote: 5-0/Unanimous

4. **SDR-25-0899-AMERICANA-HARAWAY, LLC:**

SIGN DESIGN REVIEWS for the following: 1) allow electronic message unit, video; 2) reduce the separation between freestanding signs; 3) increase the area of a proposed freestanding sign; and 4) proposed signage in conjunction with an existing office building and mini-warehouse complex on 2.21 acres in a CG (Commercial General) Zone. Generally located south of Sahara Avenue and west of Monte Cristo Way within Spring Valley. JJ/hw/cv (For possible action) **02/18/26 BCC**

Motion by: **Patrick Dierson**

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

Vote: 4-1/NAY - Okamura

5. **UC-25-0891-RAVAN REVOCABLE LIVING TRUST & RAVAN HAMID H TRS:**
USE PERMIT to allow a cannabis establishment (retail store) in conjunction with an existing shopping center on 2.19 acres in a CG (Commercial General) Zone. Generally located north of Warm Springs Road and west of Durango Drive within Spring Valley. JJ/hw/cv (For possible action) **02/18/26 BCC**

Motion by: **Justine McDowell**

Action: **APPROVE** with staff conditions

Vote: 5-0/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: February 10, 2026

X Adjournment

Motion by: **Matthew Tramp**

Action: **ADJOURN** meeting at 6:31 p.m.

Vote: 5-0/Unanimous