



Spring Valley Town Advisory Board

December 9, 2025

MINUTES

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

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

Matt Young, 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 **November 25, 2025** Minutes (For possible action)

Motion by: Patrick Dierson

Action: **APPROVE** as published

Vote: 3-0/Unanimous

IV. Approval of Agenda for **December 9, 2025** and Hold, Combine or Delete Any Items (For possible action)

Motion by: Matthew Tramp

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)

- **None**

VI. Planning & Zoning

1. **ET-25-400123 (WS-24-0464)-BAUMGARTNER NICOLE IRENE:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** reduce setbacks; and **2)** reduce building separation in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Palmyra Avenue and east of Sorrel Street within Spring Valley. JJ/my/kh (For possible action) **01/06/26 PC**

Motion by: **Patrick Dierson**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

2. **PA-25-700051-POSTHAWK, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.71 acres. Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley. MN/rk (For possible action) **01/06/26 PC**

Motion by: **Patrick Dierson**

Action: **APPROVE**

Vote: 3-0/Unanimous

3. **ZC-25-0795-POSTHAWK, LLC:**
ZONE CHANGE to reclassify 2.71 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley (description on file). MN/rk (For possible action) **01/06/26 PC**

Motion by: **Patrick Dierson**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

4. **VS-25-0796-POSTHAWK, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sobb Avenue (alignment) and Teco Avenue (alignment), and Mohawk Street (alignment) and Edmond Street (alignment) within Spring Valley (description on file). MN/md/kh (For possible action) **01/06/26 PC**

Motion by: **Patrick Dierson**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

5. **WS-25-0797-POSTHAWK, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEW for a proposed office/warehouse building on 2.71 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley. MN/md/kh (For possible action) **01/06/26 PC**
- Motion by: **Patrick Dierson**
Action: **APPROVE** with staff conditions
ADD Condition: 6-foot sound attenuation wall on west side along with trees on west side for additional buffer; hours of operation: 8 am to 8 pm.
Vote: 3-0/Unanimous
6. **UC-25-0784-MOUNTAINTOP FAITH MINISTRIES:**
USE PERMIT to allow a recreational facility in conjunction with an existing place of worship on 11.33 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Edna Avenue and west of Lindell Road within Spring Valley. JJ/mh/kh (For possible action) **01/06/26 PC**
- Motion by: **Patrick Dierson**
Action: **APPROVE** with staff conditions
Vote: 3-0/Unanimous
7. **UC-25-0793-CALIFORNIA SUNSHINE PROPERTIES, LLC:**
USE PERMIT to allow a massage establishment within an existing retail center on 1.32 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Patrick Lane and west of Rainbow Boulevard within Spring Valley. MN/ji/kh (For possible action) **01/06/26 PC**
- Motion by: **Matthew Tramp**
Action: **APPROVE** with staff conditions
Vote: 3-0/Unanimous
8. **ET-25-400126 (UC-21-0495)-5335 LAS VEGAS, LLC:**
USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (cannabis retail store).
WAIVER OF DEVELOPMENT STANDARDS to reduce landscaping.
DESIGN REVIEWS for the following: **1)** commercial building; and **2)** finished grade on 0.37 acres in a CG (Commercial General) Zone. Generally located west of Fort Apache Road and south of Hacienda Avenue within Spring Valley. JJ/tpd/kh (For possible action) **01/07/26 BCC**
- Motion by: **Matthew Tramp**
Action: **APPROVE** with staff conditions
Vote: 3-0/Unanimous

9. **ET-25-400129 (ZC-23-0272)-ROADRUNNER TRUST & CARRISON ANDREW JOHN TRS:**
USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** mini-warehouse; and **2)** off-highway vehicle, recreational vehicle, and watercraft storage facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** access local street; **2)** reduce parking; **3)** increase wall height; **4)** allow attached sidewalk; and **5)** allow modified driveway design standards.
DESIGN REVIEW for a mini-warehouse with vehicle storage facility on 2.5 acres in a CG (Commercial General) Zone. Generally located east of Jones Boulevard and the south of O'Bannon Drive within Spring Valley Planning Area. AB/lm/kh (For possible action) **01/07/26 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: **January 13, 2026**

X Adjournment

Motion by: **Randy Okamura**
Action: **ADJOURN** meeting at 6:35 p.m.
Vote: 3-0/Unanimous