



Spring Valley Town Advisory Board

September 8, 2026

MINUTES

Board Members:	Randal Okamura, Chair PRESENT Kriselle Gabriel PRESENT Justine McDowell, EXCUSED	Matthew Tramp, Vice Chair PRESENT Patrick Dierson EXCUSED
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

Joelene Isfalt, 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 **August 25, 2026** Minutes (For possible action)

Motion by: **Matthew Tramp**

Action: **APPROVE**

Vote: 3-0/Unanimous

IV. Approval of Agenda for **September 8, 2026** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Kriselle Gabriel**

Action: **APPROVE**

Vote: 3-0/Unanimous

V. Informational Items

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

- **Grandparents Day Celebration, Thursday, September 10, 5pm-7pm, West Flamingo Senior Center (6255 W. Flamingo Rd.) Questions 702-455-7742. Food , Music, Lawn Games.**
- **Kickball Tournament and Grill-Off Challenge at Desert Bree Baseball Complex 4pm-7pm Saturday, September 12, 2026, between the Metropolitan Police Department, Clark County Fire Department, Parks and Recreation and Veterans Association of Real Estate Professionals. Car show prior to the Kickball Tournament, free food while supplies last, music, games, activities and face painting.**
- **Fall Festival, Music, Crafts and Food: Beer Garden, Saturday, October 3, 2026, 2pm– 4pm. Laurelwood Park 4300 New Castle Rd. For Purchase Ages 21, Questions call 702-455-3535.**
- **Applications are available for appointments by the Clark County Board of Commissioners to serve on the Spring Valley Town Board for a two-year (2-year) term beginning January 2027.**

VI. Planning & Zoning

1. **PA-26-700038-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:**

PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 4.86 acres. Generally located north of Tropicana Avenue and west of Conquistador Street within Spring Valley. JJ/gc (For possible action) **10/06/26PC**

Motion by: **Matthew Tramp**

Action: **APPROVE** per staff conditions

Vote: 3-0/Unanimous

2. **ZC-26-0518-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:**

ZONE CHANGE to reclassify 4.86 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located north of Tropicana Avenue and west of Conquistador Street within Spring Valley (description on file). JJ/gc (For possible action) **10/06/26PC**

Motion by: **Kriselle Gabriel**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

3. **VS-26-0519-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:**

VACATE AND ABANDON easements of interest to Clark County located between Tompkins Avenue and Tropicana Avenue, and Hualapai Way and Conquistador Street and a portion of a right-of-way being Tropicana Avenue located between Hualapai Way and Conquistador Street within Spring Valley (description on file). JJ/r/kh (For possible action) **10/06/26PC**

Motion by: **Kriselle Gabriel**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

4. **UC-26-0520-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:**
USE PERMITS for the following: 1) senior housing; 2) assisted living; and 3) congregate care.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate screen wall; 2) increase retaining wall height; and 3) modified driveway geometrics.
DESIGN REVIEW for proposed senior housing, assisted living, and congregate care in conjunction with a multi-family residential development on 4.86 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located north of Tropicana Avenue and west of Conquistador Street within Spring Valley. JJ/rr/kh (For possible action) **10/06/26PC**

Motion by: **Matthew Tramp**

Action: **APPROVE** Use Permits, Waivers #1 and #2 along with Design Review

DENY Waiver #3 with staff comments

Vote: 3-0/Unanimous

5. **ZC-26-0515-KHADIVI NOOSHIN TRUST & SEPEHRI NILOOFAR K TRUST:**
ZONE CHANGE to reclassify 2.33 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Generally located west of Fort Apache Road and north of Post Road within Spring Valley (description on file). JJ/rk/kh (For possible action) **10/07/26 BCC**

Motion by: **Matthew Tramp**

Action: **APPROVE** per staff conditions “as amended”

Vote: 3-0/Unanimous

6. **VS-26-0517-KHADIVI NOOSHIN TRUST & SEPEHRI NILOOFAR K TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Grand Canyon Drive, and Patrick Lane and Post Road; and a portion of a right-of-way being Fort Apache Road located between Patrick Lane and Post Road within Spring Valley (description on file). JJ/mh/kh (For possible action) **10/07/26 BCC**

Motion by: **Kriselle Gabriel**

Action: **APPROVE** per staff conditions

Vote: 3-0/Unanimous

7. **WS-26-0516-KHADIVI NOOSHIN TRUST & SEPEHRI NILOOFAR K TRUST:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback.
DESIGN REVIEW for a proposed office development on 2.63 acres in a CP (Commercial Professional) Zone. Generally located west of Fort Apache Road and north of Post Road within Spring Valley. JJ/mh/kh (For possible action) **10/07/26 BCC**

Motion by: **Randy Okamura**

Action: **APPROVE** Design Review with Waiver withdrawn

Vote: 3-0/Unanimous

8. **TM-26-500119-KHADIVI NOOSHIN TRUST & SEPEHRI NILOOFAR K TRUST:**
TENTATIVE MAP consisting of 1 commercial lot on 2.63 acres in a CP (Commercial Professional) Zone. Generally located west of Fort Apache Road and north of Post Road within Spring Valley. JJ/mh/kh (For possible action) **10/07/26 BCC**

Motion by: **Kriselle Gabriel**

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.ab

- **An attendee expressed concern with graffiti and ongoing delays with roadwork along Tropicana, Flamingo, Decatur and Jones. Concern was also expressed about numerous inoperable vehicles, with no license plates, along Nevso Drive. The speaker indicated the comments were previously submitted as a request for action to the Clark County Fix It application.**

IX. Next Meeting Date: **September 29, 2026**

X. Adjournment

Motion by: **Randy Okamura**

Action: **ADJOURN** meeting at **7:09 p.m.**

Vote: 3-0/Unanimous