



# Spring Valley Town Advisory Board

July 8, 2025

## MINUTES

---

Board Members:	John Getter, <b>PRESENT</b> Carol Lee White <b>EXCUSED</b>	Randal Okamura, Chair <b>PRESENT</b> Matthew Tramp <b>PRESENT</b>
Secretary:	Carmen Hayes, 702 371-7991, <a href="mailto:chaves70@yahoo.com">chaves70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> <b>PRESENT</b>	

---

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

**Tyler DeLorenzo**, 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 **June 24, 2025**, Minutes (For possible action)

Motion by: Matthew Tramp

Action: **APPROVE** as published

Vote: 3-0/Unanimous

### IV. Approval of Agenda for **July 8, 2025**, and Hold, Combine or Delete Any Items (For possible action)

Motion by: Matthew Tramp

Action: **APPROVE** as amended

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. **UC-25-0394-TZORTZIS SURVIVORS TRUST A ETAL & TZORTZIS MARIA V TRS:**  
**USE PERMIT** for a proposed vocational training facility within an existing commercial building on 0.94 acres in CP (Commercial Professional) Zone. Generally located west of Jones Boulevard and south of Eldora Avenue within Spring Valley. JJ/md/kh (For possible action) **08/05/25 PC**

Motion by: **Matthew Tramp**

Action: **APPROVE** per staff conditions

Vote: 3-0/Unanimous

2. **WS-25-0441-LE MEE THI & KEATY STEVEN:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the height of a boundary wall in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Single-family Residence RS20) Zone in the Neighborhood Protection (RNP) Overlay. Generally located north of Palmyra Avenue and east of Redwood Street within Spring Valley. JJ/nai/kh (For possible action) **08/05/25 PC**

Motion by: **John Getter**

Action: **DENY** per staff recommendation

Vote: 3-0/Unanimous

3. **WS-25-0442-COUNTY OF CLARK(AVIATION):**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase retaining wall height in conjunction with a single-family residential development on 4.62 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Oquendo Road and west of Pioneer Way within Spring Valley. MN/rr/kh (For possible action) **08/05/25 PC**

Motion by: **Matthew Tramp**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

4. **WS-25-0443-PN II, INC.:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase retaining wall height in conjunction with a single-family residential development on 2.41 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Oquendo Road and east of Pioneer Way within Spring Valley. MN/md/kh (For possible action) **08/05/25 PC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

5. **ET-25-400067 (NZC-22-0200)-PHMPDI, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 2.6 acres from a CG (Commercial General) Zone to an RM50 (Residential Multi-Family 50) Zone.  
**USE PERMIT** for a senior housing project.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** reduce setback; **3)** modified wall requirements; and **4)** modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** senior housing project with associated structures and uses; and **2)** alternative parking lot landscaping. Generally located north of Milagro Court and east of Hualapai Way within Spring Valley. JJ/rk/kh (For possible action) **08/06/25 BCC**

Motion by: **Matthew Tramp**  
Action: **APPROVE** with staff conditions  
Vote: 3-0/Unanimous

6. **WC-25-400068 (AR-18-400100 (UC-0652-14))-CHURCH ST. JOHN BAPT GREEK ORTHOD:**  
**WAIVER OF CONDITIONS** of an application review for a use permit restricting parking on Torrey Pines Drive, north of Hacienda Avenue in conjunction with a recreational facility on 8.5 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Hacienda Avenue and east of El Camino Road within Spring Valley. MN/jud/kh (For possible action) **08/06/25 BCC**

Motion by: **John Getter**  
Action: **APPROVE** per staff conditions and review change in 1 year  
Vote: 3-0/Unanimous

7. **WS-25-0463-2.00 ACRES @ EDMOND, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate landscape buffer; **2)** reduce street landscaping; **3)** eliminate loading spaces; and **4)** alternative driveway geometrics.  
**DESIGN REVIEW** for an office/warehouse complex on 2.01 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Patrick Lane and west of Edmond Street within Spring Valley. MN/bb/kh (For possible action) **08/06/25 BCC**

Motion by: **John Getter**  
Action: **APPROVE** per staff recommendations  
Vote: 3-0/Unanimous

8. **TM-25-500103-PN II, INC.:**  
**TENTATIVE MAP** consisting of 37 single-family residential lots and common lots on 4.78 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Lone Mesa Drive and south of Naples Drive (alignment) within Spring Valley. JJ/md/kh (For possible action) **08/06/25 BCC**

Motion by: **John Getter**  
Action: **APPROVE** with staff “if approved” conditions  
Vote: 3-0/Unanimous

9. **ZC-25-0462-2.00 ACRES @ EDMOND, LLC:**  
**ZONE CHANGE** to reclassify 2.01 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Patrick Lane and west of Edmond Street within Spring Valley (description on file). MN/gc (For possible action) **08/06/25 BCC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions

Vote: 3-0/Unanimous

10. **VS-25-0464-2.00 ACRES @ EDMOND, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Patrick Lane located between Edmond Street and Mohawk Street (alignment); and a portion of right-of-way being Edmond Street located between Patrick Lane and Sobb Avenue (alignment) within Spring Valley (description on file). MN/bb/kh (For possible action) **08/06/25 BCC**

Motion by: **John Getter**

Action: **APPROVE** per staff recommendation

Vote: 3-0/Unanimous

11. **WS-25-0435-PN II, INC.:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase retaining wall height.  
**DESIGN REVIEW** for a proposed single-family residential development on 4.78 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Lone Mesa Drive and south of Naples Drive (alignment) within Spring Valley. JJ/md/kh (For possible action) **08/06/25 BCC**

Motion by: **John Getter**

Action: **APPROVE** with staff “if approved” 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.

- **An attendee stated the Town Board should be empowered to recommend that there be a moratorium on zoning items in Section 36 going forward.**

IX. Next Meeting Date **July 29, 2025**

X Adjournment

Motion by: Randy Okamura

Action: **ADJOURN** meeting at 7:29 p.m.

Vote: 3-0/Unanimous