

IV. Approval of Agenda for September 11, 2018 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

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

- Applications are available for appointment to the Spring Valley Town Advisory Board. Contact Mike Shannon at 702 455-8338 for further information.

VI. Planning & Zoning

1. **VS-18-0633-SDP DEVELOPMENT, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Post Road and Sunset Road and between Durango Drive and Riley Street within Spring Valley (description on file). SB/sd/ml (For possible action) **10/02/18 PC**

2. **VS-18-0638-BIG BUFFALO, LLC & REMARK REVOCABLE TRUST:**

VACATE AND ABANDON a portion of a right-of-way being Buffalo Drive located between Russell Road and Oquendo Road within Spring Valley (description on file). SS/tk/ml (For possible action) **10/02/18 PC**

3. **VS-18-0663-PICERNE SUNSET, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Rafael Rivera Way and between Gagnier Boulevard and Cimarron Road within Spring Valley (description on file). SS/sd/ml (For possible action) **10/02/18 PC**

4. **VS-18-0667-RACCOON ENTERPRISES, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Teco Avenue, and between Buffalo Drive and Tioga Way (alignment) and portion of a right-of-way being Buffalo Drive located between Sunset Road and Teco Avenue within Spring Valley (description on file). SS/lm/ml (For possible action) **10/03/18 BCC**

5. **NZC-18-0478-LHSFS SUNSET HOLDINGS, LLC:**

HOLDOVER ZONE CHANGE to reclassify 18.9 acres from an R-3 (Multiple Family Residential) Zone and a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential - High Density) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height; and **2)** reduced parking.

DESIGN REVIEW for a proposed multi-family residential development in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Sunset Road and the east side of Cimarron Road within Spring Valley (description on file). SS/pb/ml (For possible action) **09/04/18 PC**

6. **TM-18-500141-8480 DESERT INN, LLC:**

TENTATIVE MAP consisting of 83 attached single family residential lots and common lots for a planned unit development (PUD) on a 6.4 acre portion of an 8.6 acre parcel in an R-3 (Multiple Family Residential) Zone. Generally located 400 feet north of Desert Inn Road and 700 feet east of Durango Drive within Spring Valley. SB/al/ml (For possible action) **09/19/18 BCC**

7. **ZC-18-0603-8480 DESERT INN, LLC:**
ZONE CHANGE to reclassify a 6.4 acre portion of an 8.6 acre parcel from C-2 (General Commercial) Zone to R-3 (Multiple Family Residential) Zone.
USE PERMIT for a planned unit development (PUD) consisting of attached single family residences (townhouses) per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** increase the number of units accessed from a stub street; and **3)** reduce street width.
DESIGN REVIEW for an attached single family residential planned unit development. Generally located 400 feet north of Desert Inn Road and 700 feet east of Durango Drive within Spring Valley (description on file). SB/al/ml (For possible action) **09/19/18 BCC**

8. **AR-18-400183 (UC-0123-17)-TAKO, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a day spa within an existing office building on 1.9 acres in a C-P (Office Professional) Zone. Generally located on the north side of Flamingo Road, 300 feet east of Duneville Street within Spring Valley. SB/tk/ml (For possible action) **10/02/18 PC**

9. **UC-18-0618-PRESTIGE HOSPITALITY, LLC:**
USE PERMIT to reduce the separation from an on-premises consumption of alcohol establishment (supper club and brew pub) to a residential use in conjunction with an existing commercial building within an existing shopping center on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Desert Inn Road, 1,100 feet east of Durango Drive within Spring Valley. SB/pb/ml (For possible action) **10/02/18 PC**

10. **UC-18-0625-TOWNE STORAGE BUFFALO, L.C.:**
USE PERMIT for a proposed truck rental space in conjunction with an approved mini-warehouse facility on a portion of 5.0 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive, 700 feet south of Warm Springs Road within Spring Valley. SS/pb/ml (For possible action) **10/02/18 PC**

11. **UC-18-0629-CORIA-CRUZ, SERGIO:**
USE PERMIT to allow a proposed food cart (Mexican-Italian) not located within an enclosed building.
DESIGN REVIEW for a proposed food cart (Mexican-Italian) in conjunction with an existing car wash on 0.8 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the west side of Torrey Pines Drive, 150 feet south of Sahara Avenue within Spring Valley. SB/pb/ml (For possible action) **10/02/18 PC**

12. **UC-18-0630-SAHARA PALM PLAZA, LLC:**
USE PERMIT for proposed secondhand sales within a portion of an existing shopping center on a portion of 2.6 acres in a C-1 (Local Business) Zone and MUD-3 Overly District. Generally located on the south side of Sahara Avenue and the east side of Miller Lane within Spring Valley. SB/rk/ml (For possible action) **10/02/18 PC**

13. **UC-18-0639-LINDQUIST, KRISTOPHER & MONIQUE R:**
USE PERMITS for the following: **1)** allow an existing accessory structure (storage building/shade structure) not architecturally compatible with the principal structure (residence); **2)** allow a proposed accessory structure (garage) to exceed one-half the footprint of the principal structure (residence); **3)** allow the cumulative area of all accessory structures to exceed the footprint of the principal structure (residence); and **4)** allow alternative design standards.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** reduced separation between structures in conjunction with an existing single family residence on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Oquendo Road and Duneville Street within Spring Valley. SS/gc/ml (For possible action) **10/02/18 PC**

- 14. WS-18-0614-L V ROCHELLE II, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback in conjunction with an approved multiple family residential development on 5.4 acres in an R-4 (Multiple Family Residential - High Density) Zone in the MUD-3 Overlay District. Generally located on the south side of Rochelle Avenue (alignment), 905 feet east of Hualapai Way within Spring Valley. SB/pb/ml (For possible action) **10/02/18 PC**
- 15. WS-18-0650-CRP CALIDA FLAMINGO HUALAPAI OWNER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a wall sign; **2)** increased area for project identification signs; and **3)** increased height for project identification signs. **DESIGN REVIEWS** for the following: **1)** a wall sign; and **2)** project identification signs in conjunction with a multiple family residential development on 11.9 acres in an R-4 (Multiple Family Residential - High Density) Zone in the MUD-4 Overlay District. Generally located on the southeast corner of Hualapai Way and Flamingo Road within Spring Valley. SB/gc/ml (For possible action) **10/02/18 PC**
- 16. WC-18-400196 (UC-17-0667) - JO FAM PROPERTY, LLC:**
WAIVERS OF CONDITIONS for a use permit requiring the following: **1)** per revised plans dated September 14, 2017; **2)** on-site work and buildings may be phased with a 1 year review for the 12,000 square foot in-line building (Retail A) regarding the status of construction, and if construction has not commenced within the 1 year, the applicant is required to landscape the building footprint with 1 row of intense landscaping (as shown in Figure 30.64-12) with Mondel Pines; and **3)** perimeter and street landscaping to be installed prior to or concurrent with building permit issuance with a previously approved shopping center on 4.3 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the east side of Fort Apache Road and the north side of Maule Avenue within Spring Valley. SB/pb/ml (For possible action) **10/03/18 BCC**
- 17. WS-18-0655-JO FAM PROPERTY, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.
DESIGN REVIEWS for the following: **1)** proposed site lighting; **2)** proposed signage; and **3)** modified landscaping in conjunction with an approved shopping center on 4.3 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the east side of Fort Apache Road and the north side of Maule Avenue within Spring Valley. SB/pb/ml (For possible action) **10/03/18 BCC**
- 18. ZC-18-0659-SUNSET BUFFALO MEDICAL PLAZA, LLC:**
ZONE CHANGE on 2.5 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the height of outdoor lighting affixed to buildings; **2)** permit roof line without articulation on the facade; **3)** increase retaining wall height; and **4)** allow modified commercial driveway geometrics.
DESIGN REVIEWS for the following: **1)** proposed office buildings with lighting; **2)** alternative parking lot landscaping; and **3)** increase finished grade for an office complex on 10.3 acres in a C-2 (General Commercial)

(AE-60) Zone in the CMA Design Overlay. Generally located on the east side of Buffalo Drive and the north side of Sunset Road within Spring Valley (description on file). SS/lm/ml (For possible action) **10/03/18 BCC**

VII. General Business

- Discuss Transportation Element and roadway construction (For possible action)
- Discuss and take public input regarding suggestions for FY 2019/2020 budget request(s). (For possible action).
- Nominate a representative and an alternate to represent Spring Valley on the Community Development Advisory Committee for a one year appointment beginning January 1, 2019. (For possible action)

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/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 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.

IX. Next Meeting Date: September 25, 2018

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Desert Breeze Community Center, 8275 W. Spring Mountain Rd.

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
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