

VI. Planning & Zoning

1. **UC-18-0013 - HAYWARD AND ELIZABETH ROSSUM FAMILY TRUST:**
USE PERMIT for a proposed minor training facility (voice/acting studio) within an existing office building on 1.4 acres in a C-P (Office & Professional) Zone. Generally located on the northwest corner of Jones Boulevard and Viking Road within Spring Valley. SB/gc/ml (For possible action) **03/06/18 PC**

Motion by: Angie Heath Younce
Action: **APPROVE** per staff conditions
Vote: 4-0 / Unanimous

2. **UC-18-0015 - BENCH CORP:**
USE PERMIT for a proposed food cart not within an enclosed building.
DESIGN REVIEW for a food cart in conjunction with a convenience store with car wash and gasoline sales on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Flamingo Road and El Capitan Way within Spring Valley. SB/bk/xx (For possible action) **03/06/18 PC**

Motion by: John Getter
Action: **APPROVE** per staff conditions
Vote: 4-0 / Unanimous

3. **UC-18-0021-RUSSELL L V, LLC:**
USE PERMIT to allow a tattoo parlor within an existing shopping center on 2.4 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the south side of Russell Road, 190 feet east of Rainbow Boulevard within Spring Valley. SS/rk/ml (For possible action) **03/06/18 PC**

WITHDRAWN per the applicant.

4. **UC-18-0024-NAPOLITANO, MICHAEL D.:**
USE PERMITS for the following: **1)** allow existing accessory structures not architecturally compatible with the existing principal building (single family residence); and **2)** waive design standard (roofing) for existing accessory structures (sheds).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks for accessory structures (sheds and patio cover); **2)** reduce separation between accessory structures; and **3)** increase wall height in conjunction with an existing single family residence on 0.3 acres in a R-1 (Single Family Residential) Zone. Generally located on the east side of Higley Street and the north side of Winston Drive within Spring Valley. SB/lm/ml (For possible action) **03/06/18 PC**

Motion by: John Getter
Action: **DENY** per staff
Vote: 4-0 / Unanimous

5. **UC-18-0032-SHIN SOOKWE:**
USE PERMIT for a proposed personal service (beauty salon) within an existing office park on 0.3 acres in a C-P (Office & Professional) Zone in the MUD-3 Overlay District. Generally located on the west side of Montessouri Street, 150 feet north of Laredo Street within Spring Valley. SB/lm/ml (For possible action) **03/06/18 PC**

Motion by: Angie Heath Younce
Action: **APPROVE** per staff recommendations
Motion PASSED 4-0 / Unanimous

6. **UC-18-0033-ALAN SEIDEMAN TRUST:**
USE PERMIT for a place of worship.
DESIGN REVIEW for a place of worship on 2.5 acres in a R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Mohawk Street and the south side of Quail Avenue (alignment) within Spring Valley. SS/gc/ml (For possible action) **03/06/18 PC**

HELD per applicant request to February 27, 2018 Spring Valley Town Advisory Board meeting.

7. **VS-18-0029-PUCKETT, JASON:**
VACATE AND ABANDON easements of interest to Clark County located between Red Rock Street and Duneville Street, and between Russell Road and Quail Avenue within Spring Valley (description on file). SS/tk/ml (For possible action) **03/06/18 PC**

Motion by: Angie Heath Younce
Action: **APPROVE** per staff recommendations
Vote: 4-0 / Unanimous

8. **WS-18-0052-RYLAND HOMES NEVADA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an approved townhouse residential development on 10.1 acres in a R-3 (Multiple Family Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Post Road, 300 feet west of Durango Drive within Spring Valley. SB/pb/ml (For possible action) **03/06/18 PC**

Motion by: Mike Hessling
Action: **APPROVE** per staff conditions
Vote: 3-0 / with John Getter out of the room.

9. **AR-18-400005 (UC-1908-05)-SPRING MOUNTAIN PLAZA, LLC:**
SIXTH APPLICATION FOR REVIEW for a massage establishment in conjunction with an existing retail center on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Red Rock Street and Spring Mountain Road within Spring Valley. SB/bk/ml (For possible action) **03/07/18 BCC**

Motion by: Mike Hessling
Action: **APPROVE** per Current Planning “if approved” conditions.
Vote: 4-0 / Unanimous

10. **DR-18-0002-COUNTY OF CLARK (PK & COMM SERV):**
DESIGN REVIEW for a proposed fire station on a 1.5 acre portion of a 65.7 site in a P-F (Public Facility) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Robindale Road and Warbonnet Way within Spring Valley. SS/rk/ml (For possible action) **03/07/18 BCC**

Motion by: John Getter
Action: **APPROVE** per staff conditions
Vote: 4-0 / Unanimous

11. **DR-18-0018-TOWNE STORAGE BUFFALO L.C.:**
DESIGN REVIEW for signage 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/gc/ml (For possible action) **03/07/18 BCC**

Motion by: John Getter
Action: **APPROVE** per staff conditions and delete future site for sign on east side of the building
Vote: 4-0 / Unanimous

12. **DR-18-0043-HAND PROPERTY HOLDING COMPANY:**
DESIGN REVIEW for modifications to an approved senior housing facility on 5.1 acres in a R-4 (Multiple Family Residential) Zone. Generally located on the north side of Flamingo Road, 660 feet west of Durango Drive within Spring Valley. SB/pb/ml (For possible action) **03/07/18 BCC**

Motion by: John Getter
Action: **APPROVE** per staff condition
Vote: 4-0 / Unanimous

13. **DR-18-0051-PICERNE OQUENDO, LLC:**
DESIGN REVIEW for a proposed comprehensive sign package in conjunction with an approved multiple family residential development on 10.6 acres in a R-4 (Multiple Family Residential - High Density) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southwest corner of Oquendo Road and Jerry Tarkanian Way within Spring Valley. SB/lm/ml (For possible action) **03/07/18 BCC**

Motion by: Angie Heath Younce
Action: **APPROVE** per staff recommendations
Vote: 4-0 / Unanimous

14. **ET-18-400009 (NZN-0864-13)-WELLS TENAYA PROPERTIES, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 7.7 acres from C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for increased wall height.
DESIGN REVIEW for a single family residential development. Generally located on the east side of Tenaya Way, 400 feet south of Spring Mountain Road within Spring Valley (description on file). SB/co/ml (For possible action) **03/07/18 BCC**

Motion by: John Getter
Action: **APPROVE** per staff conditions
Vote: 4-0/ Unanimous

15. **UC-18-0062-SUMMERLIN ASSET MANAGEMENT, LLC:**
USE PERMIT to allow office as a principal use.
DESIGN REVIEWS for the following **1)** a proposed office/warehouse building; and **2)** increase finished grade on 2.5 acres in a M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive, 630 feet north of Patrick Lane within Spring Valley. SS/pb/ml (For possible action) **03/07/18 BCC**

Motion by: John Getter
Action: **APPROVE** per staff conditions
Vote: 4-0 / Unanimous

16. **VS-18-0040-GK ACQUISITIONS, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Buffalo Drive and Myers Street within Spring Valley (description on file). SS/gc/ml (For possible action) **03/07/18 BCC**

Motion by: John Getter
Action: **APPROVE** per staff conditions
Vote: 4-0 / Unanimous

17. **ZC-18-0039 – GK ACQUISITIONS, LLC, ET AL:**
ZONE CHANGE to reclassify 10.0 acres from C-P (Office and Professional) Zone and C-P (Office and Professional) (AE-60) Zone to M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts.
DESIGN REVIEW for an office/warehouse complex.
Generally located on the north side of Warm Springs Road, 350 feet east of Myers Street within Spring Valley (description on file). SS/gc/ml (For possible action) **03/07/18 BCC**

Motion by: John Getter
Action: **APPROVE** per staff conditions and desert hues for exterior colors
Vote: 4-0 / Unanimous

VII. General Business:

NONE

VIII. Public Comment:

NONE

IX. Next Meeting Date

The next regular meeting will be February 27, 2018 at 6:30 p.m.

X. Adjournment

The meeting was adjourned at 9:18 p.m.