



Whitney Town Advisory Board

Whitney Community Center
5712 Missouri Ave.
Las Vegas, NV. 89122

January 31, 2019
6:00 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm at phone number 702-606-0747 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members:

Amy Beaulieu – Chair
Geraldine Ramirez- Vice Chair

Paul Friedman
Christopher Fobes

Secretary:

Maureen Helm, 702-606-0747, mhelmtab@gmail.com

County Liaison:

Blanca Vazquez, 702-455-8531, bva@clarkcountynv.gov

- I. Call to Order, Invocation, Pledge of Allegiance, Roll Call
- 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.
- III. Approval of Minutes December 27, 2018 (For possible action)
- IV. Approval of Agenda for January 31, 2019 and Hold, Combine or Delete Any Items (For possible action)

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

- V. General Business (For possible action)
1. Appoint Chair and Vice-Chair
 2. Review Bylaws

VI. Planning & Zoning

1. **DR-18-0985-HARMONY HOMES NEVADA, LLC:**
DESIGN REVIEW to increase the finished grade for an approved single family residential development on 4.8 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Greyhound Lane, 650 feet east of Steptoe Street within Whitney. JG/sd/ja (For possible action) **BCC 2/6/19**
2. **UC-18-0902-CLARK COUNTY WATER RECLAMATION:**
HOLDOVER USE PERMIT to increase the height of an existing communication tower.
DESIGN REVIEW for an existing communication tower on a portion of 280 acres in a P-F (Public Facility) Zone. Generally located on the west side of Hollywood Boulevard, 730 feet east of Flamingo Road (alignment) within Whitney. CG/jor/ja (For possible action) **PC 2/19/19**

VII. Informational Items

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

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: February 28, 2019

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
NAME OF LOCATION Whitney Library, Whitney Senior Center, Jack-in-the-box @Boulder Highway/Russell, CVS @ Tropicana/Boulder Highway
<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

02/06/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

STEPTOE ST/GREYHOUND LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-18-0985-HARMONY HOMES NEVADA, LLC:

DESIGN REVIEW to increase the finished grade for an approved single family residential development on 4.8 acres in an RUD (Residential Urban Density) Zone.

Generally located on the north side of Greyhound Lane, 650 feet east of Steptoe Street within Whitney. JG/sd/ja (For possible action)

RELATED INFORMATION:

APN:

161-27-510-009

DESIGN REVIEW:

Increase finished grade up to 42 inches where a maximum of 18 inches is allowed per Section 30.32.040 (a 133% increase).

LAND USE PLAN:

WHITNEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.8
- Number of Lots/Units: 43 residential lots/5 common lots
- Density (du/ac): 9.0
- Minimum/Maximum Lot Size (square feet): 2,485/4,635
- Project Type: Single family residential development
- Building Height (feet): 24
- Square Feet: 1,106 to 1,597
- Open Space Required/Provided: 8,600/15,220

Site Plans

The approved plans depict a single family residential development located between Greyhound Lane and Kimberly Avenue. Access to the lots within the subdivision is provided by 38 foot wide private streets with sidewalks on 1 side of the streets. The entrance to the development is by a private street that intersects with Greyhound Lane approximately 75 feet west of the southeast

corner of the parcel. A pedestrian access is provided to Kimberly Avenue on the north side of the site. This request is to increase the finished grade along the north, east, and west property lines up to 42 inches.

Landscaping

The approved plans depict minimum 6 foot wide landscape areas located adjacent to Greyhound Lane and Kimberly Avenue consisting of trees, shrubs, and groundcover. A 10 foot wide landscape area consisting of large evergreen trees is located along the west property line, which is adjacent to existing office/warehouse buildings in an M-D zone.

Elevations

The approved plans depict 4, two story residential models. The residences have a maximum height of 24 feet with pitched roofs and concrete tile roofing material. All the residential models have options for covered porches, building pop-outs, and window fenestrations to enhance the architecture of all building elevations.

Floor Plans

The proposed residential models are between 1,106 square feet and 1,597 square feet in area. Each residence will have a 1 or 2 car garage and options for 3 or 4 bedrooms.

Applicant's Justification

The applicant states that there is a need to provide for extra fill on-site due to the parcel having high groundwater levels which require finished floor elevation to be raised. There will be excess fill on the site above the maximum 18 inches per Code. The maximum fill for the perimeter wall will be 42 inches.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0378	Reclassified 4.8 acres from R-E Zone to RUD Zone, waived standards to reduce back of curb radius and street intersection off-set, with a design review for a single family residential development	Approved by BCC	August 2018
TM-18-500079	43 single family residential lots and common lots	Approved by BCC	August 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Office/warehouse facility
South	Residential Medium (3 to 14 du/ac)	RUD	Partially developed single family residential
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	Business and Design/Research Park	M-D	Office/warehouse facilities

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Public Works - Development Review

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0155-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: HARMONY HOMES

**CONTACT: JANNA FELIPE, TANEY ENGINEERING, 6030 S. JONES BLVD, LAS
VEGAS, NV 89118**

DRAFT

02/19/19 PC AGENDA SHEET

COMMUNICATION TOWER
(TITLE 30)

UPDATE
HOLLYWOOD BLVD/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0902-CLARK COUNTY WATER RECLAMATION:

HOLDOVER USE PERMIT to increase the height of an existing communication tower.
DESIGN REVIEW for an existing communication tower on a portion of 280 acres in a P-F (Public Facility) Zone.

Generally located on the west side of Hollywood Boulevard, 730 feet east of Flamingo Road (alignment) within Whitney. CG/jor/ja (For possible action)

RELATED INFORMATION:

APN:

161-23-101-001 ptn

USE PERMIT:

Increase the height of an existing communication tower to 90 feet where 80 feet is the standard per Table 30.44-1 (a 12.5% increase).

LAND USE PLAN:

WHITNEY - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 4150 S. Hollywood Boulevard
- Site Acreage: 280 (portion)
- Project Type: Communication tower height increase
- Tower Height (feet): 80 (existing) /90 (with new antenna extension)

Site Plan

The site plan depicts an existing communication tower and ground level equipment in the Clark County Water Reclamation District (CCWRD) facility. The lease space is located on the northwest corner of the site. Hollywood Boulevard is 900 feet to the east, Desert Inn Road is 5,500 feet to the north, and an existing single family residential development is 1,500 feet to the west. An existing drainage channel is located 400 feet west of the communication tower compound.

Landscaping

Natural vegetation exists on the subject property, and changes to the landscaping is not a part of this request.

Elevations

The elevation plans depict an existing communication tower with existing wireless company carrier antennas. The applicant is proposing to increase the overall height to 90 feet due to an additional antenna installation. Per the elevation plans, any new tower equipment will be painted to match the existing structure. The proposed Sprint antenna addition is a T-frame antenna with 3 arrays.

Floor Plans

The existing communication tower is in the center of the lease space and existing ground level equipment is on the north and east sides of the lease space. An existing chain-link fence surrounds the communication tower and the ground level equipment. Two cabinets will be added to the ground level equipment and will also be painted to match the existing ground level equipment.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, the modification to the existing tower will allow for new collocation for Sprint PCS. Increasing the height from 80 feet to 90 feet will allow the tower to accommodate 3 antenna arrays. All new equipment will be painted to match any existing equipment to ensure compatibility with the surrounding existing structures.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0661-04	Communication tower	Approved Administratively	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Public Facilities	P-F	CCWRD facility

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The tower does not exceed more than 20 feet above the highest structure within the substation and the nearest residential development is 1,500 feet to the west. Staff does not anticipate any negative impacts of increasing the height of the existing communication tower from 80 feet to 90 feet. The existing tower has served an imperative purpose of wireless communication and the antenna extension will continue to offer the public needed telecommunication services in the surrounding region. Staff is in support of this request.

Design Review

The applicant is also proposing to paint the new communication tower antenna extension to match any existing equipment. Staff finds that painting the tower to match the surrounding equipment encourages the reduction of visual impact of the tower's proposed height, new antennas, and upgraded ground equipment. Staff recommends approval.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: 1 card

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: January 8, 2019 – HELD – To 02/19/19 – per the applicant.

APPLICANT: SPRINT PCS

CONTACT: GWENDOLYN FISCHER, CROWN CASTLE, 200 SPECTRUM CENTER DRIVE, SUITE 1700, IRVINE, CA 92618

DRAFT