



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave.

Las Vegas, NV. 89122

September 12, 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: Geraldine Ramirez – Chair Paul Friedman
 Christopher Fobes - Vice Chair Amy Beaulieu

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

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

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- 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 August 29, 2019 (For possible action)
- IV. Approval of Agenda for September 12, 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. Informational Items

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

VI. Planning & Zoning

1. **UC-19-0616-MOSER LELAND V & INEZ E:**
USE PERMIT for a vehicle rental (recreational/campers) facility on a 1.5 acre portion of a 4.1 acre site in a C-2 (General Commercial) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Boulder Highway and Whitney Avenue within Whitney. JG/rk/jd (For possible action)

PC 10/01/19

VII. General Business

1. Review FY 2019 budget request(s) and review/finalize 2021 Budget request(s) and take public comment on the budget request(s). (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 26, 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



Whitney Town Advisory Board

August 29, 2019

MINUTES

Board Members: Geraldine Ramirez –Chair **PRESENT**
Christopher Fobes - Vice Chair- **PRESENT**
Paul Friedman -**EXCUSED**
Amy Beaulieu-**PRESENT**

Secretary: Maureen Helm 702-606-0747 mhelmtab@gmail.com

Town Liaison: Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call,(see above) County Staff Introductions
Brady Bernhart; Planning, Blanca Vazquez; Town Liaison

The meeting was called to order by Ramirez at 6:00 p.m.

- II. Public Comment
None
- III. Approval of August 1, 2019 Minutes

Moved by: Beaulieu
Approve minutes as submitted
Vote: 3-0 Unanimous

Approval of Agenda for August 29, 2019

Moved by: Fobes
Approve agenda as submitted
Vote: 3-0 Unanimous

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

V. Planning & Zoning:

1. **UC-19-0608-RHINE MARIANNE R TRUST AGREEMENT & RHINE MARIANNE R TRS:**

USE PERMIT for a restaurant in conjunction with an existing adult use (Minks) on 1.8 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Emerald Avenue, 560 feet east of Stephanie Street within Whitney. JG/bb/jd (For possible action) **PC 09/17/19**

MOVED BY- Fobes

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

2. **DR-19-0603-NEVADA SKYLINE PROPERTIES, LLC:**

DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) increase finished grade on 5.0 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Kimberly Avenue and the west side of Broadbent Boulevard within Whitney. JG/md/jd (For possible action) **BCC 09/18/19**

MOVED BY- Beaulieu

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

3. **TM-19-500163-NEVADA SKYLINE PROPERTIES, LLC:**

TENTATIVE MAP consisting of 43 single family residential lots and common lots on 5.0 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Kimberly Avenue and the west side of Broadbent Boulevard within Whitney. JG/md/jd (For possible action) **BCC 09/18/19**

MOVED BY- Beaulieu

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

4. **VS-19-0602-NEVADA SKYLINE PROPERTIES, LLC:**

VACATE AND ABANDON a portion of a right-of-way being Broadbent Boulevard located between Tropicana Avenue (alignment) and Kimberly Avenue within Whitney (description on file). JG/md/jd (For possible action) **BCC 09/18/19**

MOVED BY- Beaulieu

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

5. **TM-19-500159-HOWELL JIM:**

TENTATIVE MAP consisting of 26 single family residential lots and common lots for a detached single family residential planned unit development on 2.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the north and south sides of Hamilton Avenue and the east side of Dodd Street within Whitney. JG/al/ja (For possible action) **BCC 09/18/19**

Motion for Denial failed

6. **VS-19-0593-HOWELL JIM:**
VACATE AND ABANDON a portion of a right-of-way being Hamilton Avenue located between Dodd Street and Belmont Mill Court (alignment) within Whitney (description on file).
JG/al/ja (For possible action) **BCC 09/18/19**

MOVED BY- Ramirez
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

7. **ZC-19-0413-HOWELL, JIM:**
ZONE CHANGE to reclassify 1.2 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.

USE PERMIT for a residential planned unit development (PUD).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the area of a PUD; 2) reduced setbacks; 3) alternative residential driveway geometrics; and 4) reduced street intersection off-set.

DESIGN REVIEW for a detached single family residential planned unit development on 2.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the north and south sides of Hamilton Avenue and the east side of Dodd Street within Whitney (description on file).
JG/al/ja (For possible action) **BCC 9/18/19**

MOVED BY- Beaulieu
APPROVE- Zone change Subject to staff conditions
DENY- Use Permit, Waivers, Design Review
VOTE: 3-0 Unanimous

- VI. General Business
1. **Improved crosswalk and signage @ Tropicana & Morris**
2. **Motion was made to appoint Karen Miller to serve as Representative on the CDAC Committee, Geraldine Ramirez as Alternate**
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be September 12, 2019
- IX. Adjournment
The meeting was adjourned at 7:09 p.m.

10/01/19 PC AGENDA SHEET

RECREATIONAL VEHICLE RENTAL
(TITLE 30)

BOULDER HWY/WHITNEY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0616-MOSER LELAND V & INEZ E:

USE PERMIT for a vehicle rental (recreational/campers) facility on a 1.5 acre portion of a 4.1 acre site in a C-2 (General Commercial) Zone and an R-2 (Medium Density Residential) Zone.

Generally located on the northeast corner of Boulder Highway and Whitney Avenue within Whitney. JG/rk/jd (For possible action)

RELATED INFORMATION:

APN:

161-27-201-002 ptn

LAND USE PLAN:

WHITNEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5895 Boulder Highway
- Site Acreage: 1.5 portion of a 4.1 parcel
- Project Type: Vehicle rental (recreational/campers) facility
- Number of Stories: 1
- Building Height (feet): 12 existing office/8 existing storage container
- Square Feet: 840 existing office/320 existing storage container
- Parking Required/Provided: 8/8

Site Plans

The plans show an inventory storage area for recreational vehicles (camper vans) surrounded by a chain link fence on the northeastern portion of the site. An existing office building and parking spaces are located on the southwestern portion of the site. In addition, there is a storage container behind the building that is no higher than 2 feet above the screened fence. The site has access to Boulder Highway and Whitney Avenue.

Landscaping

The plans depict an existing 17 foot wide landscape area with small palm trees and gravel groundcover along Boulder Highway. Along Whitney Avenue there is an attached sidewalk with

a 6 foot wide landscape planter with a screened fence. No additional landscaping is proposed or required for this project.

Elevations

The plans show an existing 12 foot high office building with a light green stucco finish on the southwestern portion of the site. The inventory storage yard is surrounded by a 6 foot high chain-link fence with mesh screening. An 8 foot high storage container is located in the rear inventory storage yard.

Floor Plans

The plans depict an 840 square foot office building and a 320 square foot storage container.

Signage

The site plan shows an existing 32 square foot freestanding sign near the entrance to Boulder Highway; however, signage is not a part of this application.

Applicant's Justification

The applicant indicates that the company rents compact fuel efficient camper vans. There will be between 10 and 20 vehicles in the storage area on-site at any given time. The company has been operating the same business with Apollo Motorhomes on the adjacent parcel for a number of years. Additionally, similar businesses exist along Boulder Highway making the use appropriate for the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0478-14	Allowed a vehicle rental (recreational/campers) facility on the site -- expired	Approved by PC	July 2014
UC-0256-09	Allowed a recreational vehicle sales and rental facility on the northwestern 2.6 acre portion of the site	Approved by PC	May 2009
ZC-0793-98	Reclassified a portion of this site to C-2 zoning for a mobile home sales lot	Approved by BCC	September 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
Northwest	Commercial General	C-2 & R-2	RV sales/rental & single family residential
Southwest	Commercial General	C-2	Retail uses
Northeast	Residential Suburban (up to 8 du/ac)	R-2	Single family residential & undeveloped
Southeast	Commercial General		Retail uses & single family residential

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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 site is planned for commercial and a similar use has been approved for the northwestern portion of the site. There have been no significant changes in development or uses to the surrounding area; therefore, staff finds that the use is compatible with the surrounding area and conforms to Urban Land Use Policy 8 of the Comprehensive Master Plan, which encourages the implementation of infill development where existing land use patterns are considered underutilized and are subject to revitalization while providing mixed-use development.

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**

- All recreational vehicles to be stored on paved areas of parcel.
- 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

- No comment.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JUCY, INC
CONTACT: ANTHONY AVRIL, JUCY INC., 5895 BOULDER HWY, LAS VEGAS, NV
89122

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>8-6-19</u> APP. NUMBER: <u>UC-19-0616</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Whitney</u> ACCEPTED BY: _____ TAB/CAC MTG DATE: <u>9/2/19</u> TIME: <u>6:00pm</u> FEE: <u>\$1350.00</u> PC MEETING DATE: <u>10/1/19 7:00pm</u> CHECK #: <u>1375</u> BCC MEETING DATE: _____ COMMISSIONER: <u>JG</u> ZONE / AE / RNP: <u>C-2</u> OVERLAY(S)? <u>MUD 3</u> PLANNED LAND USE: <u>Whitney-CG</u> PUBLIC HEARING? <u>YN</u> NOTIFICATION RADIUS: <u>500ft</u> SIGN? <u>Y</u> <input checked="" type="checkbox"/> TRAILS? <u>Y</u> <input checked="" type="checkbox"/> PFNA? <u>Y</u> <input checked="" type="checkbox"/> LETTER DUE DATE: <u>UC 0478-14</u> APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>James D. Bagby</u> ADDRESS: <u>P.O. Box 247</u> CITY: <u>HARTLEY</u> STATE: <u>Tx</u> ZIP: <u>79044</u> TELEPHONE: _____ FAX: _____ CELL: <u>806-676-5527</u> E-MAIL: _____	
APPLICANT	NAME: <u>JUCY inc</u> ADDRESS: <u>5895 Boulder HWY</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: <u>702-433-4671</u> FAX: _____ CELL: <u>310-714-4938</u> E-MAIL: <u>jennifer.carlson@jucywor</u>	
CORRESPONDENT	NAME: <u>Same as above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: _____	

ASSESSOR'S PARCEL NUMBER(S): 16127201002

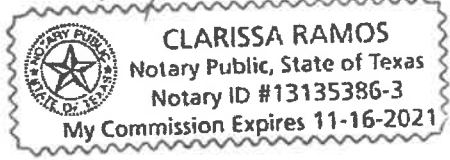
PROPERTY ADDRESS and/or CROSS STREETS: Whitney & Boulder Hwy

PROJECT DESCRIPTION: Rental of modified vans (camp-vans)

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

James D. Bagby James D. Bagby
 Property Owner (Signature)* Property Owner (Print)

STATE OF TEXAS
 COUNTY OF HARTLEY
 SUBSCRIBED AND SWORN BEFORE ME ON 7-19-2019 (DATE)
 By Clarissa Ramos
 NOTARY PUBLIC: _____



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



Justification Letter

August 6, 2019

To whom it may concern:

I am writing you on behalf of JUCY Inc. We are a campervan company out of New Zealand that offers a unique and innovative way to travel and see the United States. We operate over 250 small camper vans across the west coast. The vehicle is compact, fuel efficient and versatile for parking in the cities and national parks.

We are applying for a conditional use permit for parcel number 161 27 201 002. We do not occupy the entire parcel, which is 165,000 square feet, but only 60,000 square feet of the parcel. Apollo Motorhome Holidays that has the adjoining parcel has been operating from their location for over 10 years now doing the same type of business. In addition, we also have Best time RV and Road bear RV within a mile of our desired location.

Our brand and appearance are important to us and would hold true to this in concerns to our branch appearance.

Thank you for your time.

Kind regards,

Jennifer Carlson

JUCY Operations Manager North America