



V. Informational Items

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

VI. Planning & Zoning

1. **VS-19-0882-DIAMOND, STEPHANIE LLC:**

**VACATE AND ABANDON** portion of a right-of-way being Stephanie Street located between Hacienda Avenue and Duck Creek Flood Control Channel within Whitney (description on file). JG/bb/jd (For possible action) **BCC 1/22/20**

2. **WS-19-0607-DIAMOND, STEPHANIE LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; **2)** reduced parking; **3)** reduced parking lot landscaping; **4)** reduced distance to call box; **5)** trash enclosure separation; and **6)** allow fence within landscaped area.

**DESIGN REVIEW** for a multiple family residential development on 1.8 acres in an R-4 (Multiple Family Residential - High Density 25 units per acre) Zone. Generally located on the east side of Stephanie Street and the south side of Hacienda Avenue (alignment) within Whitney. JG/bb/ja (For possible action) **BCC 1/22/20**

3. **WS-19-0927-DFA, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced security gate setback; **2)** alternative landscaping; **3)** attached sidewalk; and **4)** reduced parking.

**DESIGN REVIEW** for a 265,000 square foot office/warehouse building on 15.1 acres in an M-1 (Light Manufacturing) Zone and an M-2 (Industrial) Zone. Generally located on the north side of Eastgate Road and the west side of Fourth Street within Whitney. JG/bb/ja (For possible action) **BCC 1/22/20**

VII. General Business

None

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: January 16, 2020

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

December 12, 2019

### MINUTES

---

Board Members: Geraldine Ramirez –Chair **PRESENT**  
Christopher Fobes - Vice Chair- **PRESENT**  
Paul Friedman -**PRESENT**  
Amy Beaulieu-**PRESENT**  
Greg Konkin-**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  
Blanca Vazquez; Town Liaison No planner present

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

- II. Public Comment  
None

- III. Approval of August 29, 2019 Minutes

**Moved by: Beaulieu**  
**Approve minutes as submitted**  
**Vote: 5-0 Unanimous**

Approval of Agenda for November 14, 2019

**Moved by: Fobes**  
**Approve agenda as submitted**  
**Vote: 5-0 Unanimous**

IV. Informational Items

**Theresa Bower, Recruiting Assistant with the 2020 Census. Census data, collected every 10 years, determines representation in Congress and determines how funds are spent in each community on things roads, and schools. The 2020 Census will use a new design that incorporates Online and phone response options in addition to the traditional paper option.**

V. Planning & Zoning:

1. **ET-19-400133 (AR-19-40058 (UC-18-0821))-PARADA SERGIO & GAMBOA CELIA: USE PERMIT FIRST EXTENSION OF TIME** to complete street improvements associated with the reduced setback for a temporary sales/leasing office trailer from any property line. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced rear yard setbacks; **2)** establish alternative yards for residential lots; and **3)** reduced setbacks from the street in conjunction with a previously approved single family residential development on 12.7 acres in a RUD (Residential Urban Density) Zone. Generally located on the east side of Steptoe Street and on the south side of Greyhound Lane within Whitney. JG/jvm/ja (For possible action)

**Deleted from agenda**

2. **AR-19-400143 (WS-0582-16)-STEPHANIE 4, LLC SERIES 1: WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW** for the following: **1)** reduce street landscape width; **2)** alternative commercial driveway design; and **3)** off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) in conjunction with a vehicle (automobile) sales facility on 0.2 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Missouri Avenue and the east side of Stephanie Street within Whitney. JG/bb/ja (For possible action)

**MOVED BY-Ramirez**

**APPROVE- Subject to IF approved staff conditions**

- **All original approvals conditions from (WS-0582-16)**
- **Reestablish landscaping**
- **No Business License to be issued before final inspection**

**VOTE: 5-0 Unanimous**

VI. General Business  
**None**

VII. Public Comment  
**None**

VIII. Next Meeting Date  
**The next regular meeting will be January 2, 2020**

IX. Adjournment  
**The meeting was adjourned at 6:36 p.m.**

RIGHT-OF-WAY  
(TITLE 30)

STEPHANIE ST/HACIENDA AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0882-DIAMOND, STEPHANIE LLC:**

**VACATE AND ABANDON** portion of a right-of-way being Stephanie Street located between Hacienda Avenue and Duck Creek Flood Control Channel within Whitney (description on file). JG/bb/jd (For possible action)

RELATED INFORMATION:

APN:  
161-27-301-001

LAND USE PLAN:  
WHITNEY - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate the east 5 foot to 15 foot wide portion of right-of-way being Stephanie Street, located south of the intersection of Hacienda Avenue and traversing southerly approximately 670 feet to the north alignment of the Duck Creek Flood Control Channel. The applicant indicates that right-of-way is no longer required for Stephanie Street to match the recently approved Transportation Element that reduced the width of Stephanie Street to 80 feet and the proposed development will provide a detached sidewalk which further reduces the right-of-width per Public Works standards.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0833-15	Reclassified from R-1 to R-4 zoning for a multiple family residential development	Approved by BCC	January 2016

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Mini-warehouse development
South	Public Facilities & Industrial	M-1	Duck Creek Flood Control Channel
East	Residential Urban Center (18 to 32 du/ac)	R-3	Multiple family residential development

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Residential Urban Center (18 to 32 du/ac) & Public Facilities	R-3 & R-1	Multiple family residential development & Duck Creek Flood Control Channel

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-19-0607	A waiver of development standards to reduce setbacks, parking, parking lot landscaping, call box location, and trash enclosure separation for a proposed multiple family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway 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**

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DARREN PETERSEN

**CONTACT:** RICHARD GALLEGOS, PACIFIC DESIGN CONCEPTS, 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119

DRAFT



# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>		STAFF	DATE FILED: <u>11-6-19</u>	APP. NUMBER: <u>15-19-0882</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____			PLANNER ASSIGNED: _____	TAB/CAC <u>WHITNEY</u>
			ACCEPTED BY: <u>TLK</u>	TAB/CAC DATE: <u>12/12</u> TIME: <u>6PM</u>
			FEE: <u>875</u> CHECK #: <u>1411</u>	PC MEETING DATE: <u>1/7/20 7PM</u>
			COMMISSIONER: <u>JG</u>	BCC MTG DATE: _____
			OVERLAY(S)? _____	ZONE / AE / RNP: <u>R4</u>
			TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	PLANNED LAND USE: <u>WH RUC</u>

PROPERTY OWNER	NAME: <u>DIAMOND STEPHANIE LLC</u>
	ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 734 - 9393</u> CELL: <u>(702) 236 - 1802</u>
	E-MAIL: <u>dpetersen@visiconlv.com</u>

APPLICANT	NAME: <u>DIAMOND STEPHANIE LLC</u>
	ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u>
	CITY: <u>LAS VEGAS</u> STATE: _____ ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 734 - 9393</u> CELL: <u>(702) 236 - 1802</u>
	E-MAIL: <u>dpetersen@visiconlv.com</u> REF CONTACT ID #: <u>186247</u>

CORRESPONDENT	NAME: <u>RICHARD GALLEGOS PACIFIC DESIGN CONCEPTS LLC</u>
	ADDRESS: <u>6725 S. EASTERN AVE. SUITE # 5</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>(702) 524 - 0054</u> CELL: <u>(702) 524 - 0054</u>
	E-MAIL: <u>richardg@pacdesignconcepts.com</u> REF CONTACT ID #: <u>168799</u>

ASSESSOR'S PARCEL NUMBER(S): 161 - 27 - 301 - 001

PROPERTY ADDRESS and/or CROSS STREETS: 5366 STEPHANIE STREET

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.


[Signature]  
 Property Owner (Signature)\*

Darren C Petersen  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 09/16/2019 (DATE)  
 By Darren C Petersen

NOTARY PUBLIC: [Signature]



Kelly Miller  
 Notary Public  
 State of Nevada  
 My Commission Expires: 06-26-22  
 Certificate No: 14-14403-1

\*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.



pacific design concepts, llc

6725 S. Eastern Ave, Suite 5., las vegas, nv 89119 (702) 524-0054

---

PDC

September 13, 2019

Clark County Current Planning  
500 S. Grand Central Parkway, First Floor  
Las Vegas, NV 89155

Attn: Staff

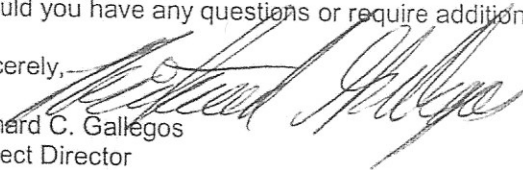
RE: STEPHANIE HACIENDA CONDOMINIUMS  
APN: 161-27-301-001  
VACATION  
JUSTIFICATION LETTER

Dear Staff,

We are respectfully requesting favorable consideration on the above referenced project. The Vacation is for a portion of the Stephanie Street right of way approximately 15 feet wide. The vacation of the right of way is necessary for the development of the adjacent site. The right of way is no longer needed and the additional right of way is required to provide a detached sidewalk as required by zone change condition.

Should you have any questions or require additional information please contact me at 702.524.0054.

Sincerely,

  
Richard C. Gallegos  
Project Director

MULTIPLE FAMILY RESIDENTIAL  
(TITLE 30)

STEPHANIE ST/HACIENDA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0607-DIAMOND, STEPHANIE LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; **2)** reduced parking; **3)** reduced parking lot landscaping; **4)** reduced distance to call box; **5)** trash enclosure separation; and **6)** allow fence within landscaped area.

**DESIGN REVIEW** for a multiple family residential development on 1.8 acres in an R-4 (Multiple Family Residential - High Density 25 units per acre) Zone

Generally located on the east side of Stephanie Street and the south side of Hacienda Avenue (alignment) within Whitney. JG/bb/ja (For possible action)

---

---

RELATED INFORMATION:

**APN:**

161-27-301-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the front setback to 16 feet 9 inches where 20 feet is required per Table 30.40-3 (a 16% reduction).
2. Reduce the required parking to 88 spaces where 99 spaces are required per Table 30.60-1 (a 11% reduction).
3. Reduce parking lot landscaping fingers to allow separation of more than 6 spaces per Figure 30.64-14.
4. Reduce the distance to an entry gate call box to 50 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 50% reduction).
5. Reduce the trash enclosure setback to 20 feet where 50 feet is required from residential development per Section 30.56.120 (b) (3) (a 40% reduction).
6. Allow a decorative fence within the street landscaping area where not permitted per Section 30.64.020.

**DESIGN REVIEW:**

Multiple family development.

**LAND USE PLAN:**

WHITNEY - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: N/A
- Site Acreage: 1.8 net /2.68 gross
- Number of Lots/Units: 60
- Density (du/ac): 22.4
- Project Type: Multiple family residential development
- Number of Stories: 3
- Building Height (feet): 35
- Open Space Required/Provided: 6,000 square feet/6,008 square feet
- Parking Required/Provided: 99/88

#### Site Plans

The plans depict a narrow, rectangular parcel on the east side of Stephanie Street, north of the Duck Creek Flood Control Channel, which is intended for a multiple family development consisting of 60 units distributed among 2, three story buildings. The building footprints are similar and are each between 220 feet and 240 feet in length and positioned in a north/south orientation. Building 1 is located on the south half of the property and is proposed for 36, one bedroom units. Building 2 is located on the north half of the property and is proposed for 24, two bedroom units. The plans depict an access point from the south end of the property with an exit only near the north property line. The property is shown with a total of 88 parking spaces distributed north to south adjacent to the interior driveway and along the southern property line. The buildings are arranged with a central open court that includes landscaping and a swimming pool.

#### Landscaping

The streetscape along Stephanie Street consists of a 15 foot wide area of street landscaping which includes a detached sidewalk. The proposed open steel fence is located 1 foot from the sidewalk and would not block the view of the remaining 4 feet of landscaping on the building side of the fence. Parking lot landscaping does not comply with Title 30 and requires a waiver to allow reduced landscape fingers. A total of 6,008 square feet of open space is provided and distributed throughout the development and consists of passive common areas around the buildings. A landscape buffer is not able to be planted along the east boundary adjacent to an existing multiple family development, due to the required fire lane, parking, and proposed buildings.

#### Elevations

The plans depict a single building type that is 3 stories and 35 feet high with flat roofs and accent metal siding pop-outs and window treatments. The buildings consists of painted cement plaster with numerous return walls on the east façade, mini-balconies, and projecting fascia with painted horizontal siding. The depicted colors will consist of earth tone wall finishes.

Floor Plans

The plans show a mix of 1 and 2 bedroom units with 36 units depicted as 1 bedroom and 24 units depicted as 2 bedrooms. The 1 bedroom units are shown at 615 square feet and the 2 bedroom units are shown at 932 square feet of floor area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting a 60 unit apartment development indicating that the area is suitable for multiple family residential development and consistent with development trends in the area. According to the applicant, the project is an in-fill development that is compatible with the existing uses in the surrounding area. The proposed waivers are needed to accommodate the density and intensity of use that will allow this development to move forward. The applicant states the narrowness of the lot creates a hardship for development at the needed density, while providing space for the access road, reduced parking, and reduced building setback.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0833-15	Reclassified from R-1 to R-4 zoning for a 40 unit multiple family residential development	Approved by BCC	January 2016

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Mini-warehouse development
East	Residential Urban Center (18 to 32 du/ac)	R-3	Multiple family residential development
South	Public Facilities & Industrial	M-1	Duck Creek Flood Control Channel
West	Residential Urban Center (18 to 32 du/ac) & Public Facilities	R-3 & R-1	Multiple family residential development & Duck Creek Flood Control Channel

**Related Applications**

Application Number	Request
VS-19-0882	A vacation and abandonment of Stephanie Street right-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

#### Waivers of Development Standards #1 and #6

Staff is not able to support the waiver for a front setback of 16 feet 9 inches. The proposed landscaping fence is open and 1 foot east of the edge of the Stephanie Street sidewalk. This places 4 feet of the required 15 foot street side landscaping behind the fence on the building side. Having a fence located 1 foot from the edge of the sidewalk will limit the functionality of the walkway by not allowing enough clearance between the fence and pedestrians. The approximate 5 feet 9 inches of open and landscaped area between the building and the fence, will make emergency egress from the west side of the building difficult. The limitation on pedestrian sidewalk space, combined with potentially difficult emergency egress from the west side of the building creates an undue hardship for the public and residents.

#### Waiver of Development Standards #2

Staff is unable to support waiver #2 for reduced parking. This site is severely constrained with regard to possible available nearby parking to accommodate peak use. There is no available on-street parking and no nearby areas that would allow easy overflow access to public parking. The applicant should consider decreasing the dwelling unit density to accommodate parking requirements. Inadequate parking can lead to serious on-site problems like blocking emergency access routes and generate complaints that are not able to be addressed after the fact. These problems would not create a harmonious development for the surrounding neighborhood. A lack of parking and access to possible alternative parking areas would create an undue burden on the residents and property management.

#### Waiver of Development Standards #3

Staff is able to support modified parking lot landscaping in the locations identified, considering the narrow characteristics of this lot and limited alternative layout potential. The reduced landscaping will not create an adverse impact to the public or neighbors since the building screens the parking areas from Stephanie Street.

#### Waiver of Development Standards #5

Staff is able to support the location of the trash enclosures when considering the distance to adjacent residential, elevated position, and screening with two walls (enclosure and perimeter). The proposed location and orientation away from the adjacent residential neighbors will not create an adverse impact to the area.

### Design Review

Staff is not supportive of 60 units on this property with the combined impacts related to reduced parking. Even though the small depth balconies do add an architectural façade feature, they are not adequate for actual use. The applicant should consider making balconies on the east side of the building useable by adding depth. There is no setback concern for the second and third floor balconies on the east side of the building. Not meeting parking requirements may create a substantial burden to future residents, property management, and potentially negatively impact County services and emergency response.

### **Public Works - Development Review**

#### Waiver of Development Standards #4

Since the lot is very narrow and there are only 60 units proposed, staff can support the reduced throat depth to the call box, provided the queuing analysis indicates that there are no safety issues.

### **Department of Aviation**

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

### **Staff Recommendation**

Approval of waivers of development standards #3, #4, and #5; denial of waivers of development standards #1, #2, #6, and the design review.

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**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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;
- Traffic study and compliance;
- Full off-site improvements;

- Post signage and pavement markings per the Uniform Standard Drawings indicating that the northern driveway is exit only;
- If the project is gated, queuing analysis and/or gate/callbox location must be approved by Public Works - Development Review Division.
- Applicant is advised that the sight visibility zones shown on the plans are drawn incorrectly and must comply with the Uniform Standard Drawings; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**Building Department - Fire Prevention**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0427-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: DARREN PETERSEN**

**CONTACT: RICHARD GALLEGOS, PACIFIC DESIGN CONCEPTS, 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119**

INDUSTRIAL  
(TITLE 30)

LAKE MEAD PKWY/EASTGATE RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-19-0927-DFA, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced security gate setback; 2) alternative landscaping; 3) attached sidewalk; and 4) reduced parking.

**DESIGN REVIEW** for a 265,000 square foot office/warehouse building on 15.1 acres in an M-1 (Light Manufacturing) Zone and an M-2 (Industrial) Zone.

Generally located on the north side of Eastgate Road and the west side of Fourth Street within Whitney. JG/bb/ja (For possible action)

---

RELATED INFORMATION:

**APN:**  
178-13-201-017

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the setback for a security gate to 20 feet where 50 feet is required per Section 30.64.020 and Uniform Standard Drawing 222.1 (a 60% reduction).
2. Allow small trees where large trees are required under Nevada Power facilities per Section 30.64.030.
3. Allow an attached sidewalk on Eastgate Road where a detached sidewalk is required per Table 30.64-2, Figure 30.64-17.
4. Reduce parking to 354 spaces where 393 spaces are required per Section 30.60 (a 10% reduction).

**LAND USE PLAN:**  
WHITNEY - HEAVY INDUSTRIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 15.1
- Project Type: Industrial
- Building Height (feet): 50
- Square Feet: 265,000 total/254,500 warehouse/7,500 office
- Parking Required/Provided: 393/354



Site Plan

The site plan depicts a 262,000 square foot tilt-up office/warehouse building on 15.1 acres in the M-1 (Light Manufacturing) and M-2 (Industrial) Zones. A small portion (100 feet) of the property fronts on public right-of-way at Eastgate Road; however, driveway access will be from private roads. Each of the 3 access points are from private roads located on the south and east sides of the property.

Landscaping

The landscape plan meets Title 30 requirements with the exception of the attached sidewalk along Eastgate Road and substituting small trees for medium trees in the area under Nevada Power facilities.

Elevations

The elevations depict a painted (earth tone) concrete tilt-up office/warehouse building with a maximum height of 50 feet. Overhead roll-up doors are located on the east face of the building. The building includes façade treatments, including panel in-sets, changes in parapet height, horizontal reveals, and aluminum tinted window frames.

Floor Plans

The floor plan depicts a 254,500 square foot warehouse facility and 7,500 square foot supporting office space located at the southwest corner of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing an industrial office/warehouse development on 15.1 acres with loading docks and private fuel filling station. The building will include compatible architectural and color details as nearby similar buildings. The building plan includes a back-up generator to ensure consistent power. Site improvements include paved parking, landscaping, and private road access with adequate internal circulation for emergency response vehicles.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0188-12	Industrial building on portion of 251 acres	Approved by PC	May 2012
UC-403-90 & VC-888-90	Maintain an industrial complex on 350 acres	Approved by BCC	June 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Heavy Industrial	M-1 & M-2	Industrial and manufacturing

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Heavy Industrial	M-1 & M-2	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The proposed attached sidewalk will be consistent with the existing infrastructure and sidewalks in the area, and will not be detrimental to the public welfare or immediate neighborhood. Allowing small trees instead of large trees under Nevada Power facilities will increase the safety on this property and limit future utility impacts. Granting the requested parking waiver will be harmonious with the general purpose of the goals of the plan and Title 30 when considering this is a single user property and not subject to multiple leases. The proposal is adequately served by private streets and private parking and will not place undue burdens on public improvements, facilities or services.

Design Review

The proposed site plan is compatible with the intended use and nearby development. The proposed development is consistent with the applicable land use plan and Title 30 regulations. Elevations and design characteristics are not unsightly and appear orderly with construction that is compatible with the surrounding neighborhood.

**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**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- 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;
- Applicant shall coordinate off-site improvements with the City of Henderson.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0691-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DFA, LLC

**CONTACT:** KLEIF CARROLL, ETHOS THREE ARCHITECTURE, 8985 S. EASTERN, SUITE 220, LAS VEGAS, NV 89123

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 type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" 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 #)	<b>STAFF</b>	DATE FILED: <u>12-3-2019</u> PLANNER ASSIGNED: <u>SSB</u> ACCEPTED BY: <u>SSB</u> FEE: <u>\$1150</u> CHECK #: <u>22156</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? Y / <input checked="" type="checkbox"/> N      PFNA? Y / <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0927</u> TAB/CAC: <u>Whitney</u> TAB/CAC MTG DATE: <u>1-2</u> TIME: <u>6pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>1-22-2019 9am</u> ZONE / AE / RNP: <u>M-1, M-D</u> PLANNED LAND USE: <u>HI</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y / <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>DFA LLC Don F. Ahern</u> ADDRESS: <u>8350 Eastgate Road</u> CITY: <u>Henderson, NV 89015</u> STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	<b>APPLICANT</b>	NAME: <u>DFA LLC</u> ADDRESS: <u>8350 Eastgate Road</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89015</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>ethos three ARCHITECTURE - Kleif Carroll</u> ADDRESS: <u>8985 South Eastern, Suite 220</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-456-1070</u> CELL: _____ E-MAIL: <u>kcarroll@ethosthree.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 178-13-201-017

PROPERTY ADDRESS and/or CROSS STREETS: Eastgate and Lake Mead

PROJECT DESCRIPTION: 270,000 SF Tilt-Up Warehouse on a 15.07 acre site

(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.

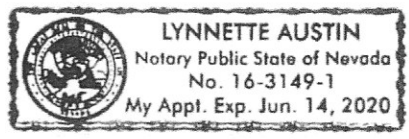
Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 12/2/19 (DATE)

By DON AHERN

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.



November 15, 2019

WS-19-0927  
PLANNER  
COPY

Clark County Comprehensive Planning Dept.  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

RE: Design Review and Waiver of Development Standards  
APN # 178-13-201-017

Dear Planner,

On behalf of our client, Tradewinds Construction, We are requesting a Design Review and Waiver of Development Standards for a new Warehouse located on 15.07 acre site lot near Eastgate and Lake Mead. The current zoning classification is M-1, Light Manufacturing, and the planned land use is H1 - Heavy Industrial.

**Design Review**

The proposed warehouse will be 265,000 (+/-) SF, tilt-up construction, with loading docks and a fuel filling station for owner use only. The building will have similar architectural details and color to the existing building on the southeast, which is leased (long term) by the same operator.

A back-up generator is also planned.

Site improvements will include paved parking lot with required landscaping.

**Waiver of Development Standards**

- 1) Reduce security gate setback to 20'-10" where 50' is required.  
Justification: The security gates are for an industrial building that is minimally access off two private roads and therefore will see a very light volume of traffic and virtually no stacking.
- 2) Reduce drive aisle throat depth to 16'-10" where 150' is required.  
Justification: the primary public and employee access is from the southernmost curb cut. The two curb cuts that have a reduced throat depth will be used for truck access for this property. This is an industrial area with minimal traffic from surrounding parcels and therefore does not require extensive throat depth to cue traffic off the two private drives.
- 3) Allow for small trees in parking lot landscape islands where large trees are required.  
Justification: We would like to follow the Southern Nevada Regional Planting Coalition recommendations and plant smaller trees in the landscape fingers under the Nevada Power



WS-19-0927  
PLANNER  
COPY

November 15, 2019  
Clark County Planning  
Page 2

Easements to facilitate ease of maintenance by Nevada Power, and to create a safer environment. Additional landscape has been provided along the west property line as well as trees adjacent to the public entrance at the Southern portion of the site, to mitigate the small trees in the employee parking area on the North side and within the power easements. Large trees have been provided along 4<sup>th</sup> street, south of the power easements. Additionally, we have provided landscaping trees adjacent to the railroad spur at one tree per four spaces. Landscaping along the South existing access road in the City of Henderson will be coordinated with property owner to the Southeast and with City of Henderson as applicable.

- 4) Allow attached sidewalk at Eastgate Road where detached sidewalk is required.  
Justification: We would like to waive the standard to put in a detached sidewalk in this area so that we may match the existing sidewalk. Our parcel is surrounded by City of Henderson jurisdiction and detached sidewalks were not used on these parcels.
  
- 5) Reduce parking from required 393 spaces to 354 (10% reduction).  
Justification: Additional site constraints include the railroad spur. A 50' clear zone has been provided along the spur with a 10' high chain link fence for site security.

Thank-you for your consideration of this project.

Sincerely,

Kip Barton  
Principal