



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

January 30, 2025

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board may combine two (2) or more agenda items for consideration.
- The Board 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 the Board of County Commissioners' Zoning Commission (BCC) or the 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 a 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, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board members for this meeting may be requested from the secretary at wwtabsecretary@gmail.com
 - Supporting material is also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is available on the County's website at specific Board website.

Board/Council Members: Anita Toso, Chairperson
Greg Konkin- Vice Chairperson
Amy Beaulieu
Geraldine Ramirez
Christopher Fobes

Secretary: Mia Davis, 702-443-6878, wwtabsecretary@gmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, bva@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and 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 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 (3) 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 wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

- III. Approval of Minutes for January 16, 2025. (For possible action)
- IV. Approval of the Agenda for January 30, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
02/18/25 PC

1. WS-24-0753-DESERT EMERALD, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.
DESIGN REVIEW for site modification in conjunction with an approved office/warehouse facility on 4.2 acres in an IL (Industrial Light) Zone. Generally located on the north side of Emerald Avenue and 1,220 feet east of Stephanie Street within Whitney. JG/sd/kh (For possible action)

- VII. General Business
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) 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 wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.
- IX. Next Meeting Date: February 13, 2025, unless otherwise posted.
- X. Adjournment.

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

Whitney Community Center
5712 Missouri Ave
Las Vegas, NV 89122
<https://notice.nv.gov>



Whitney Town Advisory Board

January 16, 2025

MINUTES

Board Members: Amy Beaulieu, Chairperson - Present Geraldine Ramirez, Vice Chairperson - Present
Christopher Fobes - Present Greg Konkin - Present
Anita Toso - Present

Secretary: Mia Davis, 702-443-6878, wwtabsecretary@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
The meeting was called to order at 6:02 p.m. by Beaulieu.
- II. Public Comment
None
- III. Approval of September 26, 2024 Minutes
Motion to Approve with the revision of TAB Appointment date to January 6th
MOVED BY: Beaulieu
APPROVED
VOTE: 5-0 Unanimous
- IV. Approval of the Agenda for January 16, 2025
Motion to Approve
MOVED BY: Ramirez
APPROVED
VOTE: 5-0 Unanimous
- V. Informational Items
None

VI. General Business

- a. Elect Chair and Vice Chair (for possible action)

Motion to elect Anita Toso as Chair, and Greg Konkin as Vice Chair

MOVED BY: Beaulieu

APPROVED

VOTE: 5-0 Unanimous

- b. Review TAB Bylaws (for discussion only)

No comments

VII. Planning & Zoning:

02/04/25 PC

1. ET-24-400139 (UC-0670-16)-LEGACY KIMBERLY, LLC:

USE PERMIT FOURTH EXTENSION OF TIME for a congregate care facility with accessory commercial uses.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit a congregate care facility to be adjacent to and accessed from local streets; and **2)** reduce setbacks.

DESIGN REVIEW for a congregate care facility on 4.8 acres in an IP (Industrial Park) Zone. Generally located on the south side of Kimberly Avenue and the west side of Broadbent Boulevard within Whitney. JG/nai/kh (For possible action)

MOVED BY: Ramirez

DENY

VOTE:4-1

Fobes Against

VIII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be January 30, 2025, unless posted otherwise.

IX. Adjournment

The meeting was adjourned at 6:36 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0753-DESERT EMERALD, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.
DESIGN REVIEW for site modification in conjunction with an approved office/warehouse facility on 4.2 acres in an IL (Industrial Light) Zone.

Generally located on the north side of Emerald Avenue and 1,220 feet east of Stephanie Street within Whitney. JG/sd/kh (For possible action)

RELATED INFORMATION:

APN:

161-27-401-003

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the landscape strip to 4 feet where a 10-foot wide minimum landscape strip shall be provided where a detached sidewalk is required and where an attached sidewalk is proposed or is allowed to remain per Section 30.04.01D (a 60% reduction).

LAND USE PLAN:

WHITNEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6060 Emerald Avenue
- Site Acreage: 4.2
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): 35 (building)/8 (security fence)
- Square Feet: 36,441 (building)
- Parking Required/Provided: 54/69

Site Plan & History

The approved plans depict a warehouse facility currently under construction with accessory office uses. Access to the site is from Emerald Avenue with 2 driveway entrances. The site is adjacent to an existing flood control channel along the east portion of the parcel. The original application WS-20-0165 approved a warehouse facility at 90,616 square feet.

The most recent plans submitted with this application reflect a warehouse facility that measures 36,441 square feet in area. The revised plans show 1 loading zone where 2 loading zones were

previously approved by WS-20-0165. The 1 loading zone remaining will be in the front (southeast) of the warehouse facility portion of the building adjacent to the fire lane. With the reduction in the square footage of the warehouse facility the required on-site parking is 54 parking spaces provided where 69 is now required. The proposed wrought iron security fence will be positioned 4 feet behind the sidewalk in the front landscape area along Emerald Avenue. The location for the security fence will divide the 8 foot landscape area in half with 4 feet located in front of the security fence and 4 feet behind the security fence. The proposed security fence will also have sliding gate access for each driveway onto and from Emerald Avenue and will remain open during business hours and are setback over 18 feet from back of curb.

Landscaping

The plans depict an 8 foot wide landscaping area along Emerald Avenue with an attached sidewalk and trees spaced every 20 feet. As part of the landscape plan submitted shows the location of the proposed security fence within the middle of the landscape area. A previously approved riprap area, for drainage purposes, is located at the southeast corner of the site within the street landscape area adjacent to Emerald Avenue.

Elevations

The plans depict a security fence with spiked pickets up to 10 feet in height. Access gates associated with the proposed security fence will be open during business hours and will be setback 20 feet from the right-of-way.

Floor Plan

The plans depict a previously approved warehouse building measuring 36,441 square feet in area. The warehouse building features an open floor plan for storage and proposed accessory office uses.

Applicant's Justification

The applicant states that the requested waiver is to allow a security gates and fencing in the middle of the approved 8 foot wide landscape area as shown on the site plans. The security fencing in the front landscape area will be placed approximately 4 feet from the back of sidewalk. A new wall along the length of the east property line, adjacent to an existing flood control channel, and fencing with sliding gates at the front of the property are proposed for enhanced security and safety. Two sliding gates, one at each driveway entrance, will be setback from the property line between 20 feet to 21 feet. Landscaping previously approved will not change with this application.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400043 (WS-0-0165)	First extension of time for waiver of development standards for driveway geometrics; design review for office/warehouse facility	Approved by BCC	June 2023
WS-20-0165	Waiver of development standards for alternative driveway geometrics; design review for office/warehouse facility	Approved by BCC	April 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Public Use	IL	Drainage channel
South	Business Employment	IL	Vehicle repair & undeveloped
West	Business Employment	IL	Office/warehouse facility

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff cannot support the requested waiver for a security fence to be located within the approved street landscape area. Review of the site plan show enough space to put the proposed security fence behind the landscaping area without requiring significant revisions to the parking lot area and spaces. The proposed waiver request is in part a self-imposed hardship and can be redesigned to better meet the conditions of the code without the applicant needing significant revisions to the plan. Staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The overall office/warehouse facility was originally approved in 2020 (WS-20-0165) where staff found the overall design of the building and was complementary and similar in scale and intensity to other adjacent uses. In addition, the proposed security fence is incorporating decorative measures with the design. However, staff is not supporting the requested waiver of development standards for the proposed location of the fence and as such cannot support the design review.

Staff Recommendation

Denial

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- 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; that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

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

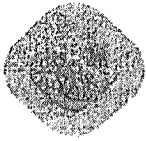
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GENERAL GIFTS

CONTACT: CARON RICHARDSON, 341 SIMON BOLIVAR DRIVE, HENDERSON, NV 89014



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-27-401-003

PROPERTY ADDRESS/ CROSS STREETS: 6060 Emerald Ave., Las Vegas, NV 89119 / Emerald Ave., near Boulder Hwy.

DETAILED SUMMARY PROJECT DESCRIPTION

Security gates and fencing, 8' high at front yard.

PROPERTY OWNER INFORMATION

NAME: General Gifts, Inc. / DESERT EMERALD LLC
 ADDRESS: 530 E Pamalyn Ave., Suite C
 CITY: Las Vegas STATE: NV ZIP CODE: 89119
 TELEPHONE: 702.476.1414 CELL _____ EMAIL: pauld@scandical.com

APPLICANT INFORMATION (must match online record)

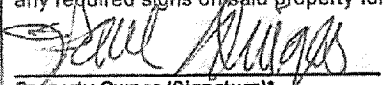
NAME: Paul Dinges, Scandical
 ADDRESS: 6060 Emerald Ave.
 CITY: Las Vegas STATE: NV ZIP CODE: 89122 REF CONTACT ID # _____
 TELEPHONE: 702.476.1414 CELL _____ EMAIL: pauld@scandical.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Caron Richardson
 ADDRESS: 341 Simon Bolivar Dr.
 CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 702.523.2724 EMAIL: caronrichardson1528@gmail.com

*Correspondent will receive all communication on submitted application(s).

(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 (Signature)


Paul Dinges
 Property Owner (Print)

10/15/24
 Date

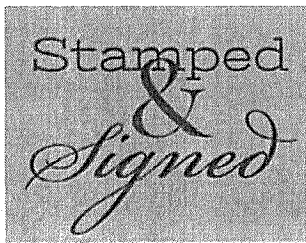
DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUD1 | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS-24-0753
 RECEIPTING DATE 2/18/25
 SCHEDULING DATE _____
 PROJECT LOCATION whitney

ACCEPTED BY 
 DATE 12/19/24
 FEES \$4,300

DATE 1/30/25



02 December 2024

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, Nevada 89106

Re: **Justification Letter: Design Review, Waiver of Development Standards**
Desert Emerald, LLC – Security Gates/Fence
6060 Emerald Ave.; APN: 161-27-401-003 (Property)
APR: 24-101212

To Whom It May Concern:

On behalf of the property owner, Desert Emerald, LLC this justification letter outlines a Design Review and Waiver of Development Standards application for previously approved industrial development at 6060 Emerald Ave. The parcel, currently under construction, is in a planned Business Employment (BE) land use with Light Industrial (M-1) zoning. The purpose of this new application is to allow security gates and fencing in the front 8'-0" landscape area and along property lines, as shown on the site plans. The security fencing in the front landscape area will be placed approximately 4' from the back of sidewalk.

Project Description:

New wall along the length of the east property line, adjacent to an existing flood control channel, and fencing with sliding gates at the front of the property are proposed for enhanced security and safety. Two sliding gates, one at each driveway entrance, will be setback from the property line at 20'-11" and 21'-2". Landscaping previously approved will not change with this application.

Design Review: Security Gates and Fencing (Non-Residential): 30.04.04E

The new wrought iron fence positioned 4 feet behind the sidewalk in the front landscape area will not alter the previously approved landscaped plan. The gates at the driveways are set back more than 18 feet, as dimensioned on the site plan, and **will remain open during business hours** for deliveries and employee access.

Pedestrian access and an accessible route from Emerald Ave. is provided **with a new gate** that generally aligns with the building's front entry as depicted on the site plan. The previously approved landscape plan will not change, and new fence footings will not require trees to be deleted from the plan.

Parking:

To accommodate the new sliding gates, three (3) parking spaces were removed, reducing the previously provided parking from 72 spaces to 69 spaces where 54 are required. The remainder of the parking area, including driveway throat depth, has not changed from the previously approved application.

Materials:

The east wall, adjacent to an open flood control channel, will be constructed with a combination of high quality, low maintenance and durable CMU and painted wrought iron, angled, at the top of the CMU for a 10' wall height. The fence and sliding gates shown at the front of the property will be painted wrought iron at a height of 8'.

341 Simon Bolivar Dr.
Henderson, NV 89014
c: (702) 523.2724

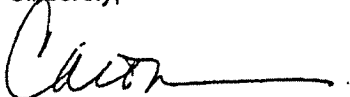
Waiver of Development Standards:

1. **Sec 30.04.03B: Allow 8' wall and gate height at front setback where 3' is allowed:**
 - Requesting an increased fence height of 8', in the front of this property, within the landscape area, to provide enhanced security in a neighborhood that has experienced intruders and trespassing;
 - The increased height will prevent easy climbing, reducing the risk of break-ins, and offer greater protection against potential threats, especially during the construction phase of this project, where a 3' fence would not adequately provide.

The property's location at the end of Emerald Ave. ensures that the proposed security fencing and gates will have no negative impact on the surrounding neighborhood. In fact, this context-sensitive, aesthetically pleasing solution, as presented in the Design Review and Waiver of Development Standards request, strikes a balance between practicality, functionality, and site safety.

We respectfully seek your review and approval to advance this application to the public hearing process. Our team is eager to complete the construction that began this month and contribute positively to the neighborhood's growth and vitality.

Sincerely,



Caron Richardson
Land Use Consultant

cc: Paul Dinges, Desert Emerald, LLC