



# Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave.

Las Vegas, NV. 89122

February 2, 2023

6:00pm

## AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) 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 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/Council members for this meeting may be requested from Victoria Bonner at 702-335-9205.
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at specific Board/Council website.

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

Secretary: Victoria Bonner, 702-335-9205, victoria.tabsecretary@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, Pledge of Allegiance, Roll Call, and 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 (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/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for January 12, 2023. (For possible action)
- IV. Approval of the Agenda for February 2, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
  - 1. **ZC-20-0544-VALENTI SAM P & MARY TR SURV TR & VALENTI SAM & MARY TR DCDNTS TR:**  
**AMENDED HOLDOVER ZONE CHANGE** to reclassify 4.4 acres (previously notified as 2.9 acres) from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone. **USE PERMIT** (previously not notified) for a townhouse planned unit development (PUD). **WAIVERS OF DEVELOPMENT STANDARDS** (previously not notified) for the following: **1)** reduce the minimum lot size for a PUD; **2)** reduce the setback from any street, drive aisle, sidewalk, or curb within a PUD; **3)** alternative driveway geometrics; **4)** allow the egress side of the entry street to not be improved with curb, gutter, sidewalk, and a curb return; **5)** allow a non-standard gated entry design; and **6)** reduce driveway width.  
**DESIGN REVIEWS** for the following: **1)** a townhouse PUD (previously notified as a single family detached residential development); and **2)** finished grade. Generally located on the east side of Broadbent Boulevard and the south side of Wetlands Park Lane within Whitney (description on file). JG/jad/ja (For possible action) 2/22/23 BCC
- VII. General Business
  - 1. Review the Whitney TAB Bylaws (for discussion only)
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/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 (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/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: February 16, 2023.
- X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Whitney Community Center-5712 Missouri Ave.  
<https://notice.nv.gov>



# Whitney Town Advisory Board

January 12, 2023

## MINUTES

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Board Members: Christopher Fobes –Chair - **PRESENT**  
Greg Konkin - Vice Chair- **ABSENT**  
Amy Beaulieu-**PRESENT**  
Geraldine Ramirez-**PRESENT**  
Anita Toso - **PRESENT**

Secretary: Victoria Bonner 702-335-9205 victoria.tabsecretary@gmail.com

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

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I. Call to Order, Pledge of Allegiance, Roll Call,(see above) County Staff Introduction

Blanca Vasquez; Town Liaison

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

II. Public Comment  
**None**

III. Approval of December 1, 2022 Minutes  
**Moved by: Fobes**  
**Approve**  
**Vote: 4-0 Unanimous**

IV. Approval of Agenda for January 12, 2022  
**Moved by: Ramirez**  
**Approve**  
**Vote: 4-0 Unanimous**

V. Informational Items (for discussion)

VI. Planning and Zoning

VII. General Business (for possible action)

1. Elect a new Chair/Vice Chair for the Whitney TAB

Amy Beaulieu – Chairperson

Ramirez – Vice Chairperson

**Moved by: Ramirez**

**Vote: 4-0 Unanimous**

2. Review and approve the 2023 meeting calendar

**Moved by: Ramirez**

**Approve**

**Vote: 4-0 Unanimous**

VIII. Public Comment

**Mike Wolter spoke to the board about parcel at Wetlands Park and Broadbent.**

IX. Next Meeting Date

**The next regular meeting will be February 2, 2023.**

X. Adjournment

**The meeting was adjourned at 6:21 p.m.**

**ATTACHMENT A  
WHITNEY TOWN ADVISORY BOARD  
ZONING AGENDA  
THURSDAY, 6:00 P.M., FEBRUARY 2, 2023**

02/22/23 BCC

1. **ZC-20-0544-VALENTI SAM P & MARY TR SURV TR & VALENTI SAM & MARY TR DCDNTS TR:**  
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**USE PERMIT** (previously not notified) for a townhouse planned unit development (PUD).  
**WAIVERS OF DEVELOPMENT STANDARDS** (previously not notified) for the following: **1)** reduce the minimum lot size for a PUD; **2)** reduce the setback from any street, drive aisle, sidewalk, or curb within a PUD; **3)** alternative driveway geometrics; **4)** allow the egress side of the entry street to not be improved with curb, gutter, sidewalk, and a curb return; **5)** allow a non-standard gated entry design; and **6)** reduce driveway width.  
**DESIGN REVIEWS** for the following: **1)** a townhouse PUD (previously notified as a single family detached residential development); and **2)** finished grade. Generally located on the east side of Broadbent Boulevard and the south side of Wetlands Park Lane within Whitney (description on file).  
JG/jad/ja (For possible action)

**UPDATE**

**TOWNHOUSE PUD**  
(TITLE 30)

**BROADBENT BLVD/WETLANDS PARK LN**

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**ZC-20-0544-VALENTI SAM P & MARY TR SURV TR & VALENTI SAM & MARY TR DCDNTS TR:**

**AMENDED HOLDOVER ZONE CHANGE** to reclassify 4.4 acres (previously notified as 2.9 acres) from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.

**USE PERMIT** (previously not notified) for a townhouse planned unit development (PUD).

**WAIVERS OF DEVELOPMENT STANDARDS** (previously not notified) for the following: **1)** reduce the minimum lot size for a PUD; **2)** reduce the setback from any street, drive aisle, sidewalk, or curb within a PUD; **3)** alternative driveway geometrics; **4)** allow the egress side of the entry street to not be improved with curb, gutter, sidewalk, and a curb return; **5)** allow a non-standard gated entry design; and **6)** reduce driveway width.

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Generally located on the east side of Broadbent Boulevard and the south side of Wetlands Park Lane within Whitney (description on file). JG/jad/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

161-27-510-007

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the minimum lot size for a PUD to 4.4 acres where 5 acres is required per Section 30.24.020 (a 12% reduction).
2. Reduce the setback from any street, drive aisle, sidewalk, or curb within a PUD to a minimum of zero feet where a minimum of 10 feet is required per Section 30.24.080 (a 100% reduction).
3.
  - a. Eliminate the setback for a residential driveway from the property line where 6 feet is required per Uniform Standard Drawing 222 (a 100% reduction).
  - b. Reduce the throat depth to a call box to 75 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 25% reduction).
4. Allow the egress side of the entry street to not be improved with curb, gutter, sidewalk, and a curb return where improvements must be designed and installed in compliance with Uniform Standard Drawings 201 and 210.S1.
5. Allow a non-standard gated entry design where a design per Uniform Standard Drawing 222.1 is required.

6. Reduce the driveway width to 8 feet where 12 feet is the minimum required per Uniform Standard Drawing 222 (a 33% reduction).

#### **DESIGN REVIEWS:**

1. A townhouse PUD.
2. Increase finished grade to 72 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 100% increase).

#### **LAND USE PLAN:**

**WHITNEY – COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)**

#### **BACKGROUND:**

##### **Project Description**

##### **General Summary**

- Site Address: N/A
- Site Acreage: 4.4
- Number of Lots: 54
- Density (du/ac): 12.3
- Project Type: Attached single family residential (townhouse) planned unit development
- Number of Stories: 2 and 3 (with deck)
- Building Height (feet): Up to 35
- Square Feet: 1,196 to 1,701
- Open Space Required/Provided: 13,614.4 square feet/14,532 square feet
- Parking Required/Provided: 135/135

##### Request

**At this time the applicant is proposing a planned unit development consisting of 54 townhomes. This application is the third proposal for this site. The original plan was for a multiple family residential development, which was then revised to a single family residential development. The applicant has revised each proposal based on feedback from the neighbors.**

##### Site Plan

**The triangular shaped site is located on the south side of Wetlands Park Lane and on the northeast side of Broadbent Boulevard. Access to the gated, 54 unit townhome development is from Wetlands Park Lane on the northeast corner of the development. There are a total of 9 buildings. Two buildings, 1 with 8 units and the other with 7 units each, are parallel to Wetlands Park Lane, set back 10 feet from the right-of-way and 5 feet from the block wall. Another 2 buildings, 1 with 7 units and 1 with 6 units, are located along the east property line, adjacent to the existing residential development. The buildings are set back 31 feet from the east property line, with a landscape and walkway area between the buildings and the residential development. Three buildings are located on Broadbent Boulevard, set back 15 feet from the right-of-way, and 5 feet from the block wall. The 2 northernmost buildings each have 4 units and building 3 has 9 units. Two buildings and open areas are located in the center of the site, circled by the drive aisle accessing the units. One of those**

buildings has 5 units and the other has 4 units. Coach lighting is provided along the drive aisle. Guest parking is distributed along the west/southwest side of the site, along with 7 parallel parking spaces along the drive aisles. Lastly, 2 pedestrian gates are shown along Broadbent Boulevard, and 1 along Wetlands Park Lane adjacent to the entrance of the development.

Three model homes are proposed, two are 2 story and one is 3 story. Only Model A and Model B (2 stories) are depicted along the north and east sides of the site. In addition, Model A has a 1 car garage. The driveway is 20 feet, 12 feet of which are below the second story of the unit. Therefore, while Models B and C have 4 foot driveways, the driveways for Model A are 4 foot longer than the other models to accommodate the on-site driveway.

The minimum drive aisle setbacks for each townhouse unit and building are as follows:

- Front/Driveway - 4 feet (models B and C with 2 car garage)/20 feet (1<sup>st</sup> floor of Model A with 1 car garage)/4 feet (second story of Model A)
- Rear - 5 feet
- Side - zero feet between units/zero for 1 building within center of site and between 2 buildings along Broadbent Boulevard/7 between the remaining buildings

#### Landscaping

A 15 foot landscape area including a detached sidewalk is located along Broadbent Boulevard. Six foot of landscaping is located behind an attached sidewalk along Wetlands Park Lane. A 25 foot wide landscape area with a meandering sidewalk is located on the east property line, with a barbeque and shade structure at the southern point. Smaller common areas are located in the center of the site which includes a play area and splash pad.

#### Elevations

Three model homes are proposed, 2 models are 2 stories and 25 feet high, and the other model is 3 stories (3<sup>rd</sup> story along front half of the buildings) and 35 feet high. One of the 2 story models (Model B) has an outdoor deck on the 2<sup>nd</sup> floor and the 3 story model (Model C) has an outdoor deck on the 2<sup>nd</sup> and 3<sup>rd</sup> stories. The decks are on the front elevations of the building. There are 3 architectural styles including modern craftsman, Italian and Spanish architecture. Finishes include stone veneers, engineered wood/vinyl siding and cement plaster finishes.

#### Floor Plans

The 3 models range in area from 1,196 square feet to 1,701 square feet and consist of the typical rooms within a residence.

Model A is xx square feet and includes a 1 car garage. (27 units)

Model B is xx square feet and includes a 2 car garage, with a deck facing the front on the second story. (13 units)



**Model C is xx square feet and includes a second master bedroom on the 3 story. Front facing decks are on the second and third stories. This model also includes a 2 car garage. (14 units)**

Signage

Signage is not a part of this request.

Applicant's Justification

**The applicant states the proposal is appropriate as the Master Plan contemplates residential uses of varying densities and diverse housing types. The Compact Neighborhood land use category, as well as R-3 zoning allow for up to 18 dwelling units per acre (du/ac), and this proposal is 12.3 du/ac and compatible with the surrounding area. The use permit for the planned unit development, as well as the requested waivers of development standards, allow for flexibility in developing this uniquely shaped site.**

**The models provide highly articulated elevations, and no 3 story models will be built along the north and east property lines to avoid any impact to the abutting residential developments. Storage racks, as well as tankless water heaters will be provided in each garage, in order to allow for storage and for cars to be parked in garages, rather than in the guest parking.**

**Finally, a high underground water table exists below the site, requiring mitigation to support the aboveground structures. Therefore, the applicant is proposing the worst case scenario of increased grade, pending the final grading plan.**

**Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>                                                                                | <b>Action</b>   | <b>Date</b> |
|---------------------------|-----------------------------------------------------------------------------------------------|-----------------|-------------|
| NZC-0552-06               | Reclassified the site from R-E zoning to RUD zoning for a single family subdivision - expired | Approved by BCC | June 2006   |

**Surrounding Land Use**

|              | <b>Planned Land Use Category</b>                           | <b>Zoning District</b> | <b>Existing Land Use</b>                     |
|--------------|------------------------------------------------------------|------------------------|----------------------------------------------|
| North        | <b>Mid-Intensity Suburban Neighborhood (up to 8 du/ac)</b> | R-T                    | Manufactured home park                       |
| South & West | <b>Mid-Intensity Suburban Neighborhood (up to 8 du/ac)</b> | RUD                    | <b>Single family residential development</b> |
| East         | <b>Compact Neighborhood (up to 18 du/ac)</b>               | R-3                    | Single family residential development        |

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### **Zone Change**

The proposed conforming zone boundary amendment is within the range of residential densities planned for this site per the Master Plan. R-3 zoning, which allows up to 18 dwelling units per acre, is compatible with the R-T zoned manufactured home park to the north across Wetlands Park Lane, the R-3 zoned single family subdivision (planned unit development) to the east, and the RUD parcels to the southwest across Broadbent Boulevard. In addition, Broadbent Boulevard, which transitions into Tropicana Avenue to the northwest of this site, is a 100 foot wide arterial street. The proposed development complies with Goal 1.1 of the Clark County Master Plan which encourages opportunities for diverse housing options for all income levels and Policy 1.4.4 which encourages in-fill development. As a result, staff can support the request.

#### **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.

Per Title 30, the purpose of a PUD is intended to maximize flexibility and innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of land use patterns. Townhome development is permitted per Title 30 when part of a planned unit development, in order to provide an attached single family dwelling on individual lots. The land use patterns should include enhanced residential amenities, including a provision of usable open space. The proposed usable open space includes landscaped areas with barbeque areas, a linear park with walkway and a playground with splash pad. The PUD provides a transition between Broadbent Boulevard, which is an arterial street, with the R-3 zoned, single family cluster development to the east. Although the units are attached, the adjacent cluster development is separated by the 25 foot wide landscape buffer as well as a passive common area within the development to the east. As a result, staff finds that the use permit for a townhome PUD is compatible with the surrounding area and complies with the intent of Title 30.

#### **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 and value 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.

### **Waiver of Development Standards #1**

Staff can support the reduced size of the PUD due to the unique shape of the lot. In addition, the development provides more than the required open space, and the site accommodates the required number of parking spaces within the development.

### **Waiver of Development Standards #2**

Staff finds the proposed residential unit and garage setback reductions will have minimal to no impact on this development and will be internal to the site; therefore, staff recommends approval of this request.

### **Design Review #1**

The proposed development complies with Policy 1.4.5 which encourages buffers and transitions to mitigate impacts from higher intensity uses. In this case, a 25 foot wide landscape area is provided between the residential development to the east, and the proposed PUD. Staff finds a variety of design elements are utilized on all sides of the residential buildings, including articulating building facades. The design of the proposed elevations incorporates varying rooflines and decks facing the front with various architectural styles. Lastly, the development includes centralized open space, in addition to the open space on the east side of the development. Staff can support the design review.

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

#### **Waiver of Development Standards #3a**

Staff has no objection to the request to reduce the distance from the individual residential driveways to the property lines. This is a common request for townhouse developments.

#### **Waiver of Development Standards #3b**

Staff has no objection to the request to reduce the distance to the call box to 75 feet where 100 feet is the minimum requirement. The design of the entry allows for residents to bypass the call box location to enter the gated community.

#### **Waivers of Development Standards #4 & 5**

Staff has no objection to the request to allow the non-standard gated entry design with a modified curb return on the egress side of the driveway onto Wetlands Park Lane as it will allow the sidewalk for the subject project to match the location of the existing sidewalk to the east.

#### **Waiver of Development Standards #6**

Staff has no objection to the request to reduce the width of some of the individual driveways to less than 12 feet. The reduced width should have no impact on the subdivision.

### **Design Review #2**

This design review represents the maximum grade difference within 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. However, since staff cannot support all of the waivers for the project, staff cannot support this request.

### **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**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 **use permit, waivers of development standards and** design reviews must commence within 2 years of approval date or they 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;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Tropicana Avenue/Broadbent Boulevard improvement project.
- Applicant is advised 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; and 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.

#### **Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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; and to show on-site fire lane, turning radius, and turnarounds.

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0283-2020 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require a new POC analysis; **CCWRD owns and maintains two assets passing through the site: 1) a reuse water line and 2) a sewage force main; CCWRD has an easement for these assets per recorded document number 981026.00585 (to be included in the POC package); CCWRD will be performing upcoming rehabilitation of the force main passing through the site, at least two weeks prior to construction, please coordinate with CCWRD by e-mailing [cespinoza@cleanwaterteam.com](mailto:cespinoza@cleanwaterteam.com) and [ckessler@cleanwaterteam.com](mailto:ckessler@cleanwaterteam.com) to get latest construction schedule; for any block walls utilized to separate the reuse water line and sewage force main from the main site, please follow DCSWCS SD-26A and SD-26B; and that a meeting with CCWRD is suggested prior to detailed design to discuss project constraints, please e-mail [developmentsservices@cleanwaterteam.com](mailto:developmentsservices@cleanwaterteam.com) to set up a project meeting.**

**TAB/CAC:**

**APPROVALS:** 5 cards (previous project)

**PROTESTS:** 82 cards, 2 letters (previous project)

**COUNTY COMMISSION ACTION:** February 3, 2021 – HELD – To 03/03/21 – per the applicant.

**COUNTY COMMISSION ACTION:** March 3, 2021 – HELD – To 05/05/21 – per the applicant.

**COUNTY COMMISSION ACTION:** May 5, 2021 – HELD – To 06/16/21 – per the applicant to rewrite/re-notify.

**COUNTY COMMISSION ACTION:** June 16, 2021 – HELD – No Date – per the applicant.

**COUNTY COMMISSION ACTION:** September 22, 2021 – HELD – To 12/22/21 – per the applicant.

**COUNTY COMMISSION ACTION:** December 22, 2021 – HELD – To 03/16/22 – per the applicant.

**COUNTY COMMISSION ACTION:** March 16, 2022 – HELD – No Date – per the applicant.

**APPLICANT:** PETERSEN MANAGEMENT, LLC

**CONTACT:** DC PETERSEN PROFESSIONAL CONSULTANTS, 5052 S. JONES BLVD., SUITE 110, LAS VEGAS, NV 89118