



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

March 13, 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 30, 2025. (For possible action)
- IV. Approval of the Agenda for March 13, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

VI. Planning and Zoning
04/02/25 BCC

1. **ET-25-400020 (ZC-20-0544)-DIAMOND WETLANDS, LLC:**

USE PERMIT FIRST EXTENSION OF TIME for a townhouse planned unit development (PUD). **WAIVERS OF DEVELOPMENT STANDARDS** 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; and **2)** finished grade on 4.4 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Broadbent Boulevard and the south side of Wetlands Park Lane within Whitney. JG/tpd/cv (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: March 27, 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>

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JIM GIBSON - JUSTIN C. JONES – MARILYN KIRKPATRICK – MICHAEL NAFT
KEVIN SCHILLER, County Manager



Whitney Town Advisory Board

January 30, 2025

MINUTES

Board Members: Anita Toso, Chairperson - Present Greg Konkin, Vice Chairperson - Absent
Christopher Fobes - Present Geraldine Ramirez - Present
Amy Beaulieu - 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 6:01 p.m. by Toso.
- II. Public Comment
None
- III. Approval of January 16, 2025 Minutes
Motion to Approve
MOVED BY: Fobes
APPROVED
VOTE: 4-0 Unanimous
- IV. Approval of the Agenda for January 16, 2025
Motion to Approve
MOVED BY: Ramirez
APPROVED
VOTE: 4-0 Unanimous
- V. Informational Items
None

VI. Planning & 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)

MOVED BY - Ramirez

APPROVED – Subject to staff Conditions

VOTE: 5-0 Unanimous

VII. General Business
None

VIII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be February 13, 2025, unless posted otherwise.

IX. Adjournment
The meeting was adjourned at 6:15 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400020 (ZC-20-0544)-DIAMOND WETLANDS, LLC:

USE PERMIT FIRST EXTENSION OF TIME for a townhouse planned unit development (PUD).

WAIVERS OF DEVELOPMENT STANDARDS 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; and **2)** finished grade on 4.4 acres in an RM18 (Residential Multi-Family 18) Zone.

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

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).

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 & 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

Site Plans

The approved plans depict a triangular shaped site that is located on the south side of Wetlands Park Lane and on the east 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 (first floor of Model A with 1 car garage)/4 feet (second floor 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

The approved plans depict a 15 foot landscape area including a detached sidewalk located along Broadbent Boulevard. Six feet 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

The approved plans depict three model homes, 2 models are 2 stories and 27 feet high, and the other model is 3 stories (third 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 second floor and the 3 story model (Model C) has an outdoor deck on the second and third 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 approved plans depict 3 models ranging in area from 1,196 square feet to 1,701 square feet and consist of the typical rooms within a residence.

Model A is 1,309 square feet and includes a 1 car garage (27 units).

Model B is 1,196 square feet and includes a 2 car garage, with a deck facing the front on the second story (13 units).

Model C is 1,701 square feet and includes a second master bedroom on the third floor. Front facing decks are on the second and third stories. This model also includes a 2 car garage (14 units).

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-20-0544:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- No 3 story homes along Wetlands Park Lane or along the eastern property line of the parcel;
- Tankless water heaters shall be provided in each townhouse;
- Minimum height of each garage shall be 9.5 feet with ceiling storage racks to be provided in each townhouse;
- Guest parking spaces to be labeled as "Guest Parking Only";
- Townhomes to be mapped as individual townhomes;
- 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 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 and 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 developmentservices@cleanwaterteam.com to set up a project meeting.

Applicant's Justification

The applicant is requesting a 2 year extension of time for the approved project to commence because the subject site has extreme sub-surface conditions that require new designs for specialty foundations. The applicant expects to submit plans to the Building Department on or before June

1, 2025, and anticipates a 9 month review period for the permits. The approved project is still compatible with the surrounding area and will not have a negative impact on adjacent parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0544	Original application for a zone change, use permit, waivers of development standards, and design reviews for a townhouse PUD	Approved by BCC	February 2023
NZC-0552-06	Reclassified the site from R-E to RUD zoning for a single-family subdivision - expired	Approved by BCC	June 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Manufactured home park
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS2 & IP	Single-family residential & undeveloped
East	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential

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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff recognizes that this approved project complies with Policy 6.1.4 of the Master Plan. This policy seeks to encourage compact development patterns within the disposal boundary to maximize the use of available land, while considering other factors that make the development compatible with the surrounding area. This is the first extension of time; therefore, staff can support the request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until February 22, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: KATRINA PRUETT

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-27-510-007

PROPERTY ADDRESS/ CROSS STREETS: S. Broadbent Blvd and Wetlands Park Dr

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time for ZC-20-0544.

PROPERTY OWNER INFORMATION

NAME: Diamond Wetlands LLC
ADDRESS: 5052 S. Jones Blvd # 165
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-768-1861 EMAIL: rgallegos@visiconlv.com

APPLICANT INFORMATION (must match online record)

NAME: Petersen Management LLC - Darren C. Petersen, Manager
ADDRESS: 5052 S. Jones Blvd # 165
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-734-9393 CELL 702-524-0054 EMAIL: kpruett@visiconlv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Richard C. Gallegos c/o D.C. Petersen Professional Consultants
ADDRESS: 5052 S. Jones Blvd # 165
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 168799
TELEPHONE: 702-734-9393 CELL 702-524-0054 EMAIL: rgallegos@visiconlv.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)*

Darren C. Petersen , Manager
Property Owner (Print)

1/22/2025
Date

DEPARTMENT USE ONLY:

AC AR ET PUDD SN UC WS
 ADR AV PA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

APPLICATION # (s) ET-25-400020

ACCEPTED BY Tyler (tpd)

PC MEETING DATE _____

DATE 2/6/25

BCC MEETING DATE 4/02/25

FEES \$1,400.00

TAB/CAC LOCATION Whitney

DATE 3/13/25

DC Petersen Professional Consultants

5052 S. Jones Boulevard, Suite 165 Las Vegas, Nevada 89118 ph: (702)734-9393



January 27nd, 2025

Clark County Current Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89155

Attn: Senior Planner

Re: Diamond Wetlands
APN: 161-27-510-007
1st Extension of Time for ZC-20-0544

Dear Staff,

We respectfully request an additional 2 years to commence construction. The site has extreme sub surface conditions that require specialty foundations. Design time is much longer than anticipated. We expect to submit on or about June 1st, 2025, and anticipate a 9-month review and approval time frame.

Summary:

1. The proposed development is compatible with existing development in the area.
2. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.
3. Building and landscape materials are appropriate for the area and for the County.
4. Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.
5. Appropriate measures are taken to secure and protect public health, safety, and general welfare; and
6. FAA and other additional requirements and standards if required will be complied with.

If you should have any questions or require additional information, please contact me at 702-524-0054.

Sincerely,


Richard C. Gallegos
Project Director

**PLANNER
COPY**

ET-25-400020
JL