



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave.

Las Vegas, NV. 89122

March 30, 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 March 2, 2023. (For possible action)
- IV. Approval of the Agenda for March 30, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **PA-23-700005-ELEGANCE RUSSELL, LLC:**
PLAN AMENDMENT to redesignate the existing land use categories from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 11.2 acres. Generally located between Emerald Avenue and Russell Road, 400 feet west of Boulder Highway within Whitney. JG/gtb (For possible action)
04/18/23 PC
 - 2. **ZC-23-0067-ELEGANCE RUSSELL, LLC :**
ZONE CHANGE to reclassify 11.2 acres from an R-2 (Medium Density Residential) Zone, a C-2 (General Commercial) Zone, and an M-1 (Light Manufacturing) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMITS for the following: **1)** senior housing; and **2)** project of regional significance.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** increase retaining wall height; **3)** reduce throat depth; and **4)** allow non-standard improvements in the right-of-way.
DESIGN REVIEWS for the following: **1)** senior housing development; and **2)** finished grade. Generally located between Emerald Avenue and Russell Road, 400 feet west of Boulder Highway within Whitney (description on file). JG/lm/syp (For possible action) 04/18/23 PC
 - 3. **VS-23-0068- ELEGANCE RUSSELL, LLC:**
VACATE AND ABANDON a portion of right-of-way being Russell Road located between Boulder Highway and Stephanie Street, and a portion of right-of-way being Emerald Avenue located between Boulder Highway and Duck Creek Flood Channel within Whitney (description on file). JG/lm/syp (For possible action) 04/18/23 PC
- VII. General Business
- 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: April 13, 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

March 2, 2023

MINUTES

Board Members: Christopher Fobes –Chair - **PRESENT**
Greg Konkin - Vice Chair- **PRESENT**
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

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

Alvaro Lozano; Town Liaison
Victoria Bonner; Secretary
Brady Burnhart; Planning

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

II. Public Comment

III. Approval of February 2, 2023 Minutes

Moved by: Beaulieu
Amend to reflect separate votes.
Vote: 5-0 Unanimous

IV. Approval of Agenda for March 2, 2023

Moved by: Beaulieu
Approve
Vote: 5-0 Unanimous

V. Informational Items (for discussion)

VI. Planning and Zoning

1. **UC-23-0023-CHUNG, HONG KU:**
USE PERMITS for the following: **1)** vehicle repair; and **2)** vehicle paint and body shop.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** a vehicle paint and body shop not in conjunction with vehicle sales; **2)** eliminate landscaping; **3)** reduce gate setback; and **4)** eliminate screening for service bay doors facing a street.
DESIGN REVIEW for a vehicle repair, paint and body shop on 0.2 acres in a C-2 Zone. Generally located on the west side of Boulder Highway, 400 feet south of Missouri Avenue within Whitney. JG/bb/syp (For possible action) 03/21/23 PC

Approve with staff conditions.
Moved By Beaulieu
Vote 5-0

2. **UC-23-0030-RHINE, MARIANNE R. TRUST AGREEMENT & RHINE, MARIANNE R. TRS:**
USE PERMIT for a hookah lounge in conjunction with an existing adult use (Minks) on 1.8 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Emerald Avenue, 560 feet east of Stephanie Street within Whitney. JG/sd/syp (For possible action) 03/21/23 PC

Approve with staff conditions.
Moved By Beaulieu
Vote 5-0

VII. General Business (for possible action)

1. Review the Whitney TAB Bylaws (for discussion only)

VIII. Public Comment

Geraldine Ramirez gave an update on progress with CDAC funding projects.

IX. Next Meeting Date

The next regular meeting will be March 16, 2023.

X. Adjournment

The meeting was adjourned at 6:41 p.m.

**ATTACHMENT A
WHITNEY TOWN ADVISORY BOARD
ZONING AGENDA
THURSDAY, 6:00 P.M., MARCH 30, 2023**

04/18/23 PC

1. **PA-23-700005-ELEGANCE RUSSELL, LLC:**
PLAN AMENDMENT to redesignate the existing land use categories from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 11.2 acres. Generally located between Emerald Avenue and Russell Road, 400 feet west of Boulder Highway within Whitney. JG/gtb (For possible action)

2. **ZC-23-0067-ELEGANCE RUSSELL, LLC :**
ZONE CHANGE to reclassify 11.2 acres from an R-2 (Medium Density Residential) Zone, a C-2 (General Commercial) Zone, and an M-1 (Light Manufacturing) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMITS for the following: **1)** senior housing; and **2)** project of regional significance.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** increase retaining wall height; **3)** reduce throat depth; and **4)** allow non-standard improvements in the right-of-way.
DESIGN REVIEWS for the following: **1)** senior housing development; and **2)** finished grade. Generally located between Emerald Avenue and Russell Road, 400 feet west of Boulder Highway within Whitney (description on file). JG/lm/syp (For possible action)

3. **VS-23-0068- ELEGANCE RUSSELL, LLC:**
VACATE AND ABANDON a portion of right-of-way being Russell Road located between Boulder Highway and Stephanie Street, and a portion of right-of-way being Emerald Avenue located between Boulder Highway and Duck Creek Flood Channel within Whitney (description on file). JG/lm/syp (For possible action)

SENIOR HOUSING
(TITLE 30)

RUSSELL RD/BOULDER HWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700005-ELEGANCE RUSSELL, LLC:

PLAN AMENDMENT to redesignate the existing land use categories from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 11.2 acres.

Generally located between Emerald Avenue and Russell Road, 400 feet west of Boulder Highway within Whitney. JG/gtb (For possible action)

RELATED INFORMATION:

APN:

161-27-403-012; 161-27-803-001; 161-34-501-002

LAND USE PLAN:

WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 11.2
- Project Type: Senior housing development

Request

This request is a Master Plan Amendment to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) for a proposed senior housing development. The project site has frontage along Russell Road, an arterial street.

Applicant's Justification

The applicant states the proposed development is compatible in scale with other residential developments in the area and adjacent land use patterns. The existing services and facilities in the area are sufficient to meet the increased demand for the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0965	Reclassified 12.2 acres from R-2, C-2, and M-1 to R-3 zoning for a senior housing complex - expired	Approved by BCC	February 2019

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0262-03	Reclassified a portion of the overall site to C-2 zoning for a future commercial development	Approved by BCC	March 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed-Use (up to 17 du/ac)	R-3 & C-2	Multiple family residential & undeveloped
South	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed-Use (up to 17 du/ac)	C-2 & R-2	Undeveloped & single family residential
East	Corridor Mixed-Use (up to 17 du/ac)	C-2	Commercial development
West	Public Use; Business Employment; & Corridor Mixed-Use (up to 17 du/ac)	C-2 & M-1	Duck Creek Wash & undeveloped

Related Applications

Application Number	Request
ZC-23-0067	A zone change to reclassify the site to R-4 zoning for a proposed senior housing development is a companion item on this agenda.
VS-23-0068	A vacation and abandonment of portions of rights-of-way (Russell Road and Emerald Avenue) is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

Urban Neighborhood is identified in the Master Plan with the following characteristics:

Primary Land Uses

- Single family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multiple family.

Supporting Land Uses

- Accessory dwelling units (where allowed by underlying zoning), multiple family dwellings, and neighborhood serving public facilities.

Density

- Greater than 18 dwelling units per acre.

Characteristics

- Includes a wide variety of attached and detached housing types on small lots.
- Some Urban Neighborhoods include or have direct access to retail, offices, commercial services, and activity centers.
- Density and building height vary based on location specific character (the highest possible density is not always appropriate).
- Amenity rich with quality pedestrian and bicycle infrastructure and feature robust transit service.

Plan Amendment

The current uses in the surrounding area are a mix of higher density residential, offices, service commercial, and business employment services. The request to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) for a proposed senior housing development closely identifies with the Urban Neighborhood land uses and characteristics in the area as identified in the Master Plan. It also follows a pattern of increased residential densities along this portion of Russell Road near Boulder Highway, which features robust transit service. Staff finds the request for the Urban Neighborhood (UN) land use designation appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 17, 2023 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

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.

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 and reference POC Tracking #0072-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

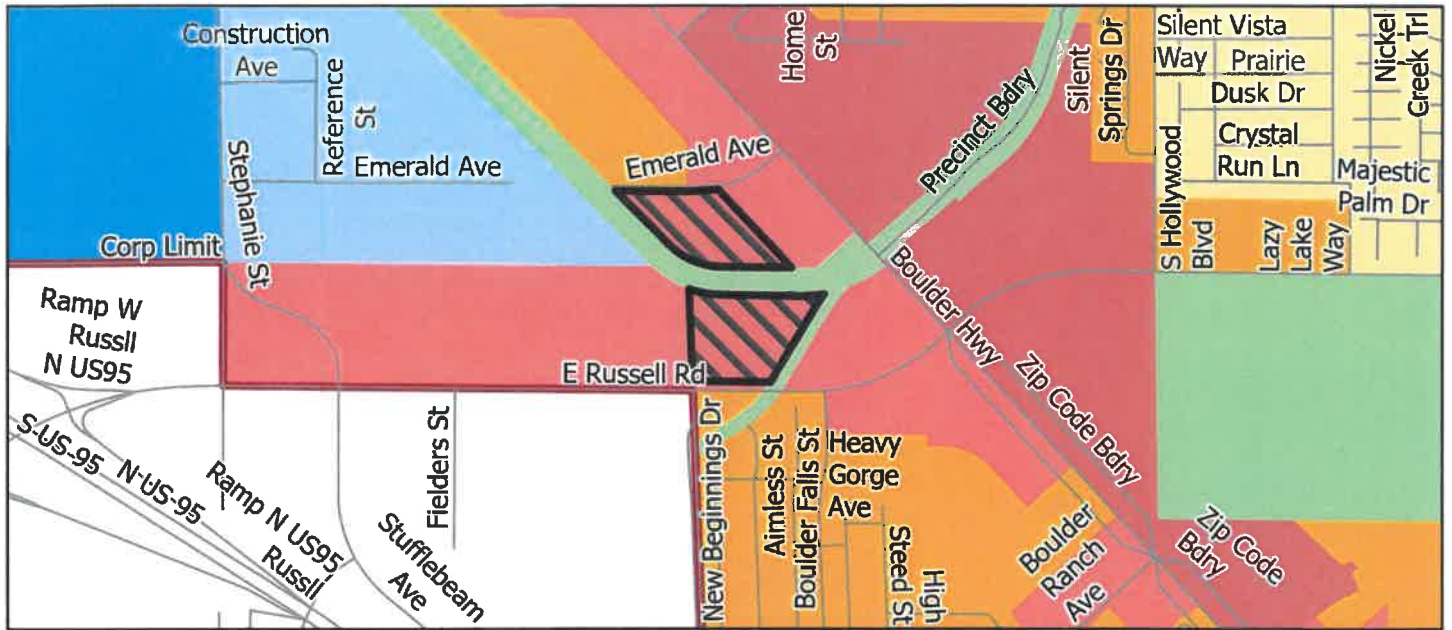
PROTEST:

APPLICANT: MARK ORSHOSKI

**CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE
100, LAS VEGAS, NV 89118**

DRAFT

Planned Land Use Amendment PA-23-700005



Current



Requested

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Planning Areas
- Requested Area To Change

Whitney
Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.

DRAFT

SENIOR HOUSING
(TITLE 30)

RUSSELL RD/BOULDER HWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-23-0067-ELEGANCE RUSSELL, LLC :

ZONE CHANGE to reclassify 11.2 acres from an R-2 (Medium Density Residential) Zone, a C-2 (General Commercial) Zone, and an M-1 (Light Manufacturing) Zone to an R-4 (Multiple Family Residential - High Density) Zone.

USE PERMITS for the following: 1) senior housing; and 2) project of regional significance.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) increase retaining wall height; 3) reduce throat depth, and 4) allow non-standard improvements in the right-of-way.

DESIGN REVIEWS for the following: 1) senior housing development; and 2) finished grade.

Generally located between Emerald Avenue and Russell Road, 400 feet west of Boulder Highway within Whitney (description on file). JG/lm/syp (For possible action)

RELATED INFORMATION:

APN:

161-27-403-012; 161-27-803-001; 161-34-501-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the building height up to 41 feet where 35 feet where is allowed per Table 30.40-3 (a 17% increase).
2. Increase retaining wall height to 4.5 feet with 6 foot screen wall where 3 foot retainer is allowed with 6 foot screen wall per Section 30.64.050 (a 50% increase).
3.
 - a. Reduce throat depth to the call box for driveway along Russell Road to 60 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 40% reduction).
 - b. Reduce throat depth to the call box for driveway along Emerald Avenue to 87 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 13% reduction).
4. Allow non-standard improvements (bridge) in the right-of-way (Duck Creek Flood Channel) where not permitted per Section 30.52.

DESIGN REVIEWS:

1. Senior housing development.
2. Increase finished grade to 6.5 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 116% increase).

LAND USE PLAN:
WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 11.2
- Number of Units: 279
- Density (du/ac): 24.9
- Project Type: Senior housing
- Number of Stories: 3
- Building Height (feet): 41 (Buildings 1 & 2)/16 feet, 10 inches (Buildings 3 & 4)
- Open Space Required/Provided: 63,943/73,352
- Parking Required/Provided: 279/ 309

Site Plans

The plans depict a proposed senior housing facility consisting of 3 buildings with 1 building located north of the Duck Creek Flood Channel and 3 buildings located south of the Duck Creek Flood Channel. There will be a total of 279 units with a density of 24.9 dwelling units per acre. The complex will provide 1 and 2 bedroom units. The setbacks of the southerly buildings are as follows: 20 feet to the south property line (Russell Road); 80 feet to the north property line (Duck Creek Flood Channel); 78 feet to the east property line; and 81 feet to the west property line. The setbacks of the northerly building are as follows: 58 feet to the south property line (Duck Creek Flood Channel); 96 feet to the north property line (Emerald Avenue); 90 feet to the east property line; and 58 feet to the west property line (Duck Creek Flood Channel). Trash enclosures are provided at the 4 corners of Building 1 and at the north and south ends of Building 2 with another enclosure at the northeast corner of the north portion of the site. Open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas which include swimming pools, bocce ball courts, dog park, putting green, and pickleball courts. There is gated access to the development from Russell Road to the south, and to Emerald Avenue with a bridge across the Duck Creek Flood Channel connecting the 2 development areas, necessitating the included waiver. The entry courtyard along Russell Road includes a call box island with throat depth of 60 feet and visitor parking area along the south elevation of Building 1. Gated vehicle access is located on either side of the vehicle courtyard. The gated entry along Emerald Avenue includes a call box island with throat depth of 87 feet which accesses 2 entry gates to the northern portion of the development.

Internal circulation within the project consists of 24 foot wide drive aisles. Surface parking is provided for both visitors and residents with most of the spaces being covered.

Landscaping

Street landscaping consists of a 15 foot wide landscape area with a detached sidewalk along all public street frontages (Russel Road and Emerald Avenue). The perimeter landscaping includes a 6 foot 7 inch wide landscape planter along the east interior property line with the trees 10 feet

on center. Landscape materials include trees, shrubs, and groundcover. Interior to the site, open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas which include 3 recreational open space areas, swimming pools and deck area located adjacent to each building with a walking path on the north side of the Duck Creek Flood Channel. The increased retaining wall with open screen fencing is located along the east property of the north portion of the site. The amount of passive and active open space is depicted at 73,352 square feet where 63,943 square feet is required.

Elevations

Buildings 1 and 2 are 3 stories, 40.5 feet high, and Buildings 3 and 4 are consisting of stucco, decorative cornice molding, stacked stone, and metal balconies. The buildings are being designed to break-up the roofline and enhance the overall look of the buildings. The exterior walls have a stucco finish painted in subdued earth tone colors. The units in Buildings 1 and 2 include balconies with wrought iron railings, while the units in Buildings 3 and 4 include “front porch” and “yard” areas. The clubhouse, leasing office, and various additional amenities are internal to Buildings 1 and 2.

Floor Plans

The plans show a mix of 1 and 2 bedroom units consisting of 191, one bedroom units and 88, two bedroom units. The residential units are between 610 square feet and 822 square feet in area.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates the request is compliant with multiple land use goals and policies and the R-4 zoning and multiple family residential development is consistent and compatible with other multiple family developments in the immediate area.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0965	Reclassified 12.2 acres from R-2, C-2, and M-1 to R-3 zoning for a senior housing complex - expired	Approved by BCC	February 2019
ZC-0262-03	Reclassified a portion of the overall site to C-2 zoning for a future commercial development	Approved by BCC	March 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed-Use	R-3 & R-4	Multiple family residential & undeveloped
South	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed-Use	C-2 & R-2	Undeveloped & single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Corridor Mixed-Use	C-2	Commercial development
West	Public Use; Business Employment; & Corridor Mixed-Use	M-1 & M-2	Duck Creek Wash & undeveloped

Related Applications

Application Number	Request
PA-23-700005	Master Plan Amendment from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) is a companion item on this agenda.
VS-23-0068	A vacation and abandonment of portions of rights-of-way (Russell Road and Emerald Avenue) 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

Comprehensive Planning

Zone Change

Staff finds the proposed zoning complies with Goal 1.1 of the Master Plan that encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. Furthermore, the proposed zoning complies with Goal 1.2 that encourages expanding the number of long-term affordable housing units available in Clark County. Additionally, the proposed zoning is compatible with the surrounding area as R-3 and R-4 zoning is either constructed or planned to the north. Staff can support this request.

Use Permits & Design Review #1

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 Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The applicant is requesting a use permit to allow this site to be developed as a senior housing project. Per Title 30, senior housing is defined as a multiple family dwelling with all units intended for and occupied by at least 1 person 55 years of age or older. As a result, traffic, impact on schools, and other infrastructure and service demands may be reduced, as compared to a non-age restricted multiple family development. In addition, the use complies with County goals to provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. Due to the modern design of the buildings, access to both sides of the development via the bridge across the flood channel, along with amenities provided, staff can support the requests.

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.

Waiver of Development Standards #1

Staff can support the request to increase the height of the multiple family buildings. The multiple family residential development to the north and the single family residential to the south are separated by streets and that would not be impacted by the height increase. Additionally, the design of the buildings includes a minimal height increase to screen roof mounted mechanical equipment and is mitigated by providing varying rooflines and surface planes to break-up the visual mass of the buildings. Staff can support this request.

Waiver of Development Standards #2

Staff finds the increased retaining wall height is minimal and provides a level grade to allow for less steps within the senior housing complex. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #3

Although the throat depth distance to the call boxes do not comply with the minimum standard, the applicant has placed the gates farther into the site, which will provide more room for vehicles to exit the right-of-way, reducing stacking in the right-of-way to avoid collisions. Therefore, staff has no objection to this request.

Waiver of Development Standards #4

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any bridge placed over the channel. Staff can support waiver of development standards #4 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid 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 Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 17, 2023 at 9:00 a.m., unless otherwise announced.

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

- 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 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;
- The bridge over the flood channel and trail must be high enough and provide unobstructed access for maintenance vehicles and pedestrians to travel on access roads and the trail;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised 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; 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.

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.

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 and reference POC Tracking #0072-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK ORSHOSKI

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89118

RIGHT-OF-WAY
(TITLE 30)

RUSSELL RD/BOULDER HWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0068- ELEGANCE RUSSELL, LLC:

VACATE AND ABANDON a portion of right-of-way being Russell Road located between Boulder Highway and Stephanie Street, and a portion of right-of-way being Emerald Avenue located between Boulder Highway and Duck Creek Flood Channel within Whitney (description on file). JG/lm/syp (For possible action)

RELATED INFORMATION:

APN:
161-27-403-012; 161-27-803-001; 161-34-501-002

LAND USE PLAN:
WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The site plan depicts the vacation and abandonment of a 5 foot wide portion of Russell Road located between Boulder Highway and Stephanie Street and a 5 foot wide portion of Emerald Avenue located between Boulder Highway and Duck Creek Flood Channel. The area to be vacated is located along the south and north property lines of the proposed development and was originally granted for the full width development of Russell Road arterial alignment and Emerald Avenue local alignment. The applicant indicates the area is not needed for additional road or utility purposes and the vacation will allow for 5 foot wide detached sidewalks along both alignments for the proposed senior housing development.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0965	Reclassified 12.2 acres from R-2, C-2, and M-1 to R-3 for a senior housing complex - expired	Approved by BCC	February 2019
ZC-0262-03	Reclassified a portion of the overall site to C-2 zoning for a future commercial development	Approved by BCC	March 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed-Use	R-3 & R-4	Multiple family residential & undeveloped
South	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed-Use	C-2 & R-2	Undeveloped & single family residential
East	Corridor Mixed-Use	C-2	Commercial development
West	Public Use; Business Employment; & Corridor Mixed-Use	M-1 & M-2	Duck Creek Wash & undeveloped

Related Applications

Application Number	Request
PA-23-700005	Master Plan Amendment from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) is a companion item on this agenda.
ZC-23-0067	A zone change to reclassify the site to R-4 zoning for a proposed senior housing 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 rights-of-way to accommodate detached sidewalk.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 17, 2023 at 9:00 a.m., unless otherwise announced.

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

- Satisfy utility companies' requirements.
- 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 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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK ORSHOSKI

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89118



MASTER PLAN AMENDMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

APPLICATION TYPE	STAFF	APP. NUMBER: <u>PA-23-700005</u>	DATE FILED: <u>2/15/2023</u>
<input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input type="checkbox"/> MAP <input type="checkbox"/> TEXT		PLANNER ASSIGNED: <u>LMN</u>	TAB/CAC MTG DATE: <u>3/30/23</u>
		TAB/CAC: <u>WHITNEY</u>	
		PC MEETING DATE: <u>4/18/23</u>	
		BCC MEETING DATE: <u>5/3/23</u>	
		TRAILS? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		FEE: <u>\$ 2700</u>	

PROPERTY OWNER	NAME: <u>Elegance Russell LLC</u>			
	ADDRESS: <u>6655 S Eastern Ave Suite 200</u>	CITY: <u>Las Vegas</u>	STATE: <u>NV</u>	ZIP: <u>89119</u>
	TELEPHONE: <u>702-307-2881</u>	CELL: _____		
	E-MAIL: <u>bob@westcorpimg.com</u>	REF CONTACT ID #: _____		

APPLICANT	NAME: <u>Westcorp Management Group One, Inc. Attn: Robert Weidauer</u>			
	ADDRESS: <u>6655 S. Eastern Ave Suite 200</u>	CITY: <u>Las Vegas</u>	STATE: <u>NV</u>	ZIP: <u>89119</u>
	TELEPHONE: <u>702-307-2881</u>	CELL: _____		
	E-MAIL: <u>bob@westcorpimg.com</u>	REF CONTACT ID #: _____		

CORRESPONDENT	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u>			
	ADDRESS: <u>6030 S. Jones Blvd.</u>	CITY: <u>Las Vegas</u>	STATE: <u>NV</u>	ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u>	CELL: _____		
	E-MAIL: <u>elishas@taneycorp.com</u>	REF CONTACT ID #: _____		

ASSESSOR'S PARCEL NUMBER(S): 161-34-501-002, 161-27-403-012, 161-27-803-001

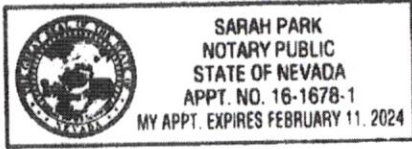
CURRENT LAND USE PLAN DESIGNATION: CM

REQUESTED LAND USE PLAN DESIGNATION: UN and R-4

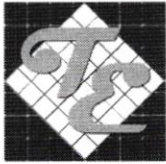
PROPERTY ADDRESS and/or CROSS STREETS: Boulder & Russell

(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.

	<u>Robert J. Weidauer</u>
Property Owner (Signature)*	Property Owner (Print)
STATE OF <u>Nevada</u>	
COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>10/18/2022</u>	(DATE)
By <u>Robert J Weidauer</u>	
NOTARY PUBLIC: <u>Sarah Park</u>	



*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.



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

February 14, 2023

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

PA-23-700005

Re: Russell & Boulder (Boulder Village)
APR-22-100787
APN: 161-27-403-012, 161-27-803-001, & 161-34-501-002
Justification Letter (Revised)

To whom it may concern:

On behalf of our client, WestCorp Management Group, Taney Engineering is respectfully submitting justification for a Master Plan Amendment, Zone Change, Special Use Permit, Waivers of Development Standards, and Design Reviews for a proposed 11.18 gross acre single-lot multiple-family residential development.

Project Description:

The subject site is located north of Russell Road and south of Emerald Avenue. The proposed project will create 279 affordable and quality senior housing units across the 11.18 gross-acre site, with a density of 24.9 units per acre. The site is comprised of three parcels with the following zoning categories and planned land use:

- 161-27-403-012: M-1 (Light Manufacturing); CM (Corridor Mixed Use)
- 161-27-803-001: R-2 (Medium Density Residential); CM (Corridor Mixed Use)
- 161-34-501-002: C-2 (General Commercial); CM (Corridor Mixed Use)

To allow for the proposed development, we are requesting a Master Plan Amendment to UN (Urban Neighborhood) and a Zone Change to R-4 (Multiple-Family Residential District [High Density]).

The project site is bounded by properties with the following zoning categories and planned land uses:

- North: R-3 (Multiple-Family Residential); UN (Urban Neighborhood); C-2 (General Commercial); CM (Corridor Mixed-Use); Developed and Undeveloped
- East: C-2 (General Commercial); CM (Corridor Mixed-Use); Developed
- South: C-2 (General Commercial); UN (Urban Neighborhood); R-2 (Medium Density Residential); UN (Urban Neighborhood); Developed and Undeveloped
- West: M-1 (Light Manufacturing); CM (Corridor Mixed-Use); BE (Business Employment); Undeveloped

The total 279 senior housing units will be distributed between four buildings, with 191 one-bedroom units and 88 two-bedroom units. Residents will have access to a variety of building amenities including a clubhouse, medical clinic, fitness center, media room, salon, library/study, craft room, and wet bar.

This development will provide residents with 73,352 sq. ft. of open space, in excess of the 63,946 sq. ft. required by code. In addition to the indoor amenities, the proposed outdoor amenities include a covered patio, observation deck, a pool, putting green, bocce and pickleball courts, a dog park, fire pit, and a landscaped



sidewalk system that will foster a variety of recreational options. Improvements will also be made to the existing public Duck Creek Trail adjacent to the site.

The site will be gated, with ingress and egress access from both Russell Road and Emerald Avenue. Both streets will also receive full off-site improvements including curb, gutter, detached sidewalk, and streetlights.

Master Plan Amendment

We are requesting a Master Plan Amendment from CM (Corridor Mixed-Use) to UN (Urban Neighborhood) to allow for the construction of the proposed multiple-family residential development. The proposed development is compatible in scale with other residential developments in the area and adjacent land use patterns. The existing services and facilities in the area are sufficient to meet the increased demand for the proposed development.

Zone Change

The requested R-4 (Multiple-Family Residential District [High Density]) zoning category is consistent with adjacent zoning categories and compatible with the proposed land use category of UN (Urban Neighborhood). There are similar multiple-family residential properties already constructed to the north and east, and the proposed development will provide additional patrons to the nearby commercial properties.

Special Use Permit – Senior Housing

We are requesting a special use permit to allow for the subject site to be developed as a senior housing project per Table 30.44-1. The proposed use is compatible with the existing and planned developments in the area, and the planned facilities will meet Title 30 requirements. The location of the project, in relation to the existing senior housing developments to the east, provides for an orderly development pattern of multiple-family housing and is not anticipated to negatively impact the neighborhood.

Waiver of Development Standards – Building Height

We are requesting a waiver of development standards to increase the building height to 41 ft. where 35 ft. is allowed per Table 30.40-3. The proposed multiple-family residential building elevations show varied elevations, roof forms, and surface planes to break up the visual mass of the buildings and mitigate any negative visual impacts caused by the increased height. Additionally, a multiple-family building with a similar height has already been approved and constructed across Boulder Highway to the east.

Waiver of Development Standards – Retaining Wall Height

We are requesting a waiver of development standards to allow for a retaining wall of 4.5 ft. in height where a 3 ft. maximum is allowed per Section 30.64.050. The retaining walls that exceed code requirement will be located along the eastern boundary of the northern portion of the site. The increase in wall height is necessary to make up for the difference in elevation between the adjacent property and the grade of the proposed internal drive aisle.

Waiver of Development Standards – Throat Depth

We are requesting a waiver of Section 30.52.050 to allow for a throat depth of 60-ft. along Russell Road and 87-ft & 3-in. along Emerald Avenue, where 100 ft. is required per CCAUSD 222.1. A queuing analysis



completed as part of the traffic mitigation plan (PW-22-19049) determined that the proposed on-site storage at both entrances would be adequate for the anticipated traffic counts. Due to this, we do not believe the reduction will adversely affect traffic or residents.

Design Review – Excess Fill

We are requesting a design review for excess fill of 6.5 ft. where 36 inches is allowed per Section 30.32.040. Per the drainage study currently under review, the maximum difference in elevation between the proposed finished floor height and the existing grade will be 6.5 ft. This is required to ensure adequate drainage of the site and we expect the impact on the adjacent properties to be negligible.

Design Review – Senior Housing Project with Associated Structures

We are requesting a design review of the architectural floor plans and elevations for the four proposed buildings. The 279 units will be distributed between four buildings, with two being single-story and two being three-stories. There will be 191 one-bedroom units and 88 two-bedroom units, with each unit providing between 610 sq. ft. and 822 sq. ft. of livable space. A total of six units will be ADA-compliant.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Johnson
Land Planner



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0068</u>	DATE FILED: <u>2/15/23</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: <u>LYN</u>	TAB/CAC DATE: <u>3/30/23</u>
		TAB/CAC: <u>WHITNEY</u>	
		PC MEETING DATE: <u>4/18/23</u>	
		BCC MEETING DATE: <u>5/3/203</u>	
		FEE: <u>\$875-</u>	

PROPERTY OWNER	NAME: <u>Elegance Russell LLC</u> ADDRESS: <u>6655 S Eastern Ave Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-307-2881</u> CELL: <u>702-307-2881</u> E-MAIL: <u>bob@westcorpmg.com</u>
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APPLICANT	NAME: <u>Westcorp Management Group One, Inc. Attn: Robert Weidauer</u> ADDRESS: <u>6655 S. Eastern Ave Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-307-2881</u> CELL: _____ E-MAIL: <u>bob@westcorpmg.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>164937</u>
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ASSESSOR'S PARCEL NUMBER(S): 161-34-501-002, 161-27-403-012, 161-27-803-001

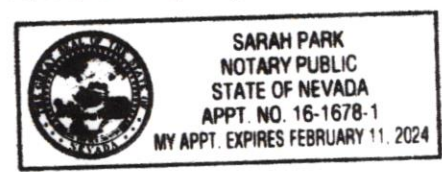
PROPERTY ADDRESS and/or CROSS STREETS: Boulder & Russell

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)*

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 10/18/2022 (DATE)
 By Robert J Weidauer
 NOTARY PUBLIC: Sarah Park

Robert J. Weidauer
 Property Owner (Print)



*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.



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

November 7, 2022

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

VS-23-0068

Re: Russell & Boulder (Boulder Village)
APN: 161-27-403-012, 161-27-803-001, & 161-34-501-002
Justification Letter

To whom it may concern:

On behalf of our client, WestCorp Management Group, Taney Engineering is respectfully submitting justification for the following right-of-way vacations.

Right-of-Way Vacation:

We are requesting to vacate a 5 ft. portion of Emerald Avenue, a public right-of-way, dedicated per 0073:0061406 O.R.

We are requesting this vacation so that a detached 5 ft. sidewalk may be constructed along Emerald Avenue.

Right-of-Way Vacation:

We are requesting to vacate a 5 ft. portion of Russell Road, a public right-of-way, dedicated per 493:00452825 O.R.

We are requesting this vacation so that a detached 5 ft. sidewalk may be constructed along Russell Road.

A legal description, exhibit, and supporting documents for the vacations have been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Johnson
Land Planner



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <input checked="" 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 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 #)	STAFF APP. NUMBER: <u>20-23-0067</u> DATE FILED: <u>2/15/23</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>WHITNEY</u> TAB/CAC DATE: <u>3/30/23</u> PC MEETING DATE: <u>4/18/2023</u> BCC MEETING DATE: <u>5/3/2023</u> FEE: <u>\$ 2700</u>
	PROPERTY OWNER NAME: <u>Elegance Russell LLC</u> ADDRESS: <u>6655 S Eastern Ave Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-307-2881</u> CELL: <u>702-307-2881</u> E-MAIL: <u>bob@westcorpnmg.com</u>
	APPLICANT NAME: <u>Westcorp Management Group One, Inc. Attn: Robert Weidauer</u> ADDRESS: <u>6655 S. Eastern Ave Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-307-2881</u> CELL: _____ E-MAIL: <u>bob@westcorpnmg.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>164937</u>	

ASSESSOR'S PARCEL NUMBER(S): 161-34-501-002, 161-27-403-012, 161-27-803-001

PROPERTY ADDRESS and/or CROSS STREETS: Boulder & Russell

PROJECT DESCRIPTION: A residential project

(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.

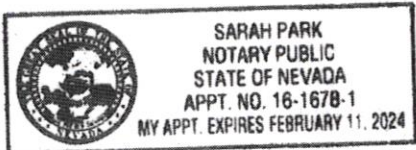
Property Owner (Signature)* [Signature] Property Owner (Print) Robert J. Weidauer

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/18/2022 (DATE)

By Robert J Weidauer

NOTARY PUBLIC: Sarah Park



*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.



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

February 14, 2023

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

20-23-0067

**Re: Russell & Boulder (Boulder Village)
APR-22-100787
APN: 161-27-403-012, 161-27-803-001, & 161-34-501-002
Justification Letter (Revised)**

To whom it may concern:

On behalf of our client, WestCorp Management Group, Taney Engineering is respectfully submitting justification for a Master Plan Amendment, Zone Change, Special Use Permit, Waivers of Development Standards, and Design Reviews for a proposed 11.18 gross acre single-lot multiple-family residential development.

Project Description:

The subject site is located north of Russell Road and south of Emerald Avenue. The proposed project will create 279 affordable and quality senior housing units across the 11.18 gross-acre site, with a density of 24.9 units per acre. The site is comprised of three parcels with the following zoning categories and planned land use:

- 161-27-403-012: M-1 (Light Manufacturing); CM (Corridor Mixed Use)
- 161-27-803-001: R-2 (Medium Density Residential); CM (Corridor Mixed Use)
- 161-34-501-002: C-2 (General Commercial); CM (Corridor Mixed Use)

To allow for the proposed development, we are requesting a Master Plan Amendment to UN (Urban Neighborhood) and a Zone Change to R-4 (Multiple-Family Residential District [High Density]).

The project site is bounded by properties with the following zoning categories and planned land uses:

- North: R-3 (Multiple-Family Residential); UN (Urban Neighborhood); C-2 (General Commercial); CM (Corridor Mixed-Use); Developed and Undeveloped
- East: C-2 (General Commercial); CM (Corridor Mixed-Use); Developed
- South: C-2 (General Commercial); UN (Urban Neighborhood); R-2 (Medium Density Residential); UN (Urban Neighborhood); Developed and Undeveloped
- West: M-1 (Light Manufacturing); CM (Corridor Mixed-Use); BE (Business Employment); Undeveloped

The total 279 senior housing units will be distributed between four buildings, with 191 one-bedroom units and 88 two-bedroom units. Residents will have access to a variety of building amenities including a clubhouse, medical clinic, fitness center, media room, salon, library/study, craft room, and wet bar.

This development will provide residents with 73,352 sq. ft. of open space, in excess of the 63,946 sq. ft. required by code. In addition to the indoor amenities, the proposed outdoor amenities include a covered patio, observation deck, a pool, putting green, bocce and pickleball courts, a dog park, fire pit, and a landscaped



sidewalk system that will foster a variety of recreational options. Improvements will also be made to the existing public Duck Creek Trail adjacent to the site.

The site will be gated, with ingress and egress access from both Russell Road and Emerald Avenue. Both streets will also receive full off-site improvements including curb, gutter, detached sidewalk, and streetlights.

Master Plan Amendment

We are requesting a Master Plan Amendment from CM (Corridor Mixed-Use) to UN (Urban Neighborhood) to allow for the construction of the proposed multiple-family residential development. The proposed development is compatible in scale with other residential developments in the area and adjacent land use patterns. The existing services and facilities in the area are sufficient to meet the increased demand for the proposed development.

Zone Change

The requested R-4 (Multiple-Family Residential District [High Density]) zoning category is consistent with adjacent zoning categories and compatible with the proposed land use category of UN (Urban Neighborhood). There are similar multiple-family residential properties already constructed to the north and east, and the proposed development will provide additional patrons to the nearby commercial properties.

Special Use Permit – Senior Housing

We are requesting a special use permit to allow for the subject site to be developed as a senior housing project per Table 30.44-1. The proposed use is compatible with the existing and planned developments in the area, and the planned facilities will meet Title 30 requirements. The location of the project, in relation to the existing senior housing developments to the east, provides for an orderly development pattern of multiple-family housing and is not anticipated to negatively impact the neighborhood.

Waiver of Development Standards – Building Height

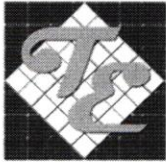
We are requesting a waiver of development standards to increase the building height to 41 ft. where 35 ft. is allowed per Table 30.40-3. The proposed multiple-family residential building elevations show varied elevations, roof forms, and surface planes to break up the visual mass of the buildings and mitigate any negative visual impacts caused by the increased height. Additionally, a multiple-family building with a similar height has already been approved and constructed across Boulder Highway to the east.

Waiver of Development Standards – Retaining Wall Height

We are requesting a waiver of development standards to allow for a retaining wall of 4.5 ft. in height where a 3 ft. maximum is allowed per Section 30.64.050. The retaining walls that exceed code requirement will be located along the eastern boundary of the northern portion of the site. The increase in wall height is necessary to make up for the difference in elevation between the adjacent property and the grade of the proposed internal drive aisle.

Waiver of Development Standards – Throat Depth

We are requesting a waiver of Section 30.52.050 to allow for a throat depth of 60-ft. along Russell Road and 87-ft & 3-in. along Emerald Avenue, where 100 ft. is required per CCAUSD 222.1. A queuing analysis



completed as part of the traffic mitigation plan (PW-22-19049) determined that the proposed on-site storage at both entrances would be adequate for the anticipated traffic counts. Due to this, we do not believe the reduction will adversely affect traffic or residents.

Design Review – Excess Fill

We are requesting a design review for excess fill of 6.5 ft. where 36 inches is allowed per Section 30.32.040. Per the drainage study currently under review, the maximum difference in elevation between the proposed finished floor height and the existing grade will be 6.5 ft. This is required to ensure adequate drainage of the site and we expect the impact on the adjacent properties to be negligible.

Design Review – Senior Housing Project with Associated Structures

We are requesting a design review of the architectural floor plans and elevations for the four proposed buildings. The 279 units will be distributed between four buildings, with two being single-story and two being three-stories. There will be 191 one-bedroom units and 88 two-bedroom units, with each unit providing between 610 sq. ft. and 822 sq. ft. of livable space. A total of six units will be ADA-compliant.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Johnson
Land Planner