



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave.

Las Vegas, NV. 89122

April 15, 2021

6:00pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- 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 Secretary, Maureen Helm at 702-606-0747 and is/will be available on the County's website at www.clarkcountynv.gov.
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to bva@clarkcountynv.gov, before 5:00 pm, April 15, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board/Council Members: Christopher Fobes, Chairperson
 Greg Konkin, Vice Chairperson
 Geraldine Ramirez
 Amy Beaulieu
 Al Martinez

Secretary: Maureen Helm 702-606-0747 mhelmtab@gmail.com

County Liaison(s): Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov

- 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.

If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to bva@clarkcountynv.gov, before 5:00 pm, on April 1, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- III. Approval of Minutes for April 1, 2021. (For possible action)
- IV. Approval of the Agenda for April 15, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **WS-21-0082-S.J. NIXON 2004 IRREVOCABLE TRUST:**
WAIVER OF DEVELOPMENT STANDARDS for modified commercial driveway design standards.
DESIGN REVIEW for a vehicle maintenance development on 5.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Emerald Avenue, approximately 1,570 feet east of Stephanie Street within Whitney. JG/sd/jd (For possible action) **PC 4/20/21**
- 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.

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to bva@clarkcountynv.gov, before 5:00 pm, April 15, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- IX. Next Meeting Date: April 29, 2021.

- X. Adjournment.

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

Names of Locations:

Whitney Library, Whitney Senior Center, Jack-in-the-box @Boulder Highway/Russell,
CVS @ Tropicana/Boulder Highway

<https://notice.nv.gov>



Whitney Town Advisory Board

April 1, 2021

MINUTES

Board Members: Christopher Fobes –Chair - **PRESENT**
Greg Konkin - Vice Chair- **PRESENT**
Amy Beaulieu-**PRESENT**
Geraldine Ramirez-**PRESENT**
Al Martinez- **PRESENT**

Secretary: Maureen Helm 702-606-0747 mhelmtab@gmail.com

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

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

Greg Cerven; Planning, Stephanie Halasi; Administrative Specialist

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

II. Public Comment
None

III. Approval of March 11, 2021 Minutes

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

IV. Approval of Agenda for April 1, 2021

Moved by: Ramirez
Approve as submitted
Vote: 5-0 Unanimous

V. Informational Items(for discussion)

Easter event April 2, 2021 10:00am -12:00pm

Kids night to be held at Whitney Community Center April 7, 2021 4:00pm-6:00pm

Food Pantry Whitney Community Center April 20, 2021 9:00am

VI. Planning and Zoning

1. **NZC-21-0062-BORLAND, LLC:**

ZONE CHANGE to reclassify 12.0 acres from C-2 (General Commercial) Zone to RUD (Residential Urban Density) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce street intersection off-set; and 3) off-site improvements (including partial paving, curb, gutter, sidewalk, and streetlights).

DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade. Generally located on the south side of Tropicana Avenue and the east side of Steptoe Street within Whitney (description on file). JG/jt/jd (For possible action) **PC 4/20/21**

MOVED BY-Konkin
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

2. **VS-21-0063-BORLAND, LLC:**

VACATE AND ABANDON a portion of a right-of-way being Tropicana Avenue located between Steptoe Street and Wetlands Park Lane within Whitney (description on file). JG/jt/jd (For possible action) **PC 4/20/21**

MOVED BY-Ramirez
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

3. **TM-21-500017-BORLAND, LLC:**

TENTATIVE MAP consisting of 100 lots and common lots on 12.0 acres in an RUD (Residential Urban Density) Zone. Generally located on the south side of Tropicana Avenue and the east side of Steptoe Street within Whitney. JG/jt/jd (For possible action) **PC 4/20/21**

MOVED BY-Beaulieu
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

4. **WS-21-0082-S.J. NIXON 2004 IRREVOCABLE TRUST:**

WAIVER OF DEVELOPMENT STANDARDS for modified commercial driveway design standards.

DESIGN REVIEW for a vehicle maintenance development on 5.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Emerald Avenue, approximately 1,570 feet east of Stephanie Street within Whitney. JG/sd/jd (For possible action) **PC 4/20/21**

No show return to the April 15, 2021 WTB meeting

5. **ZC-21-0092-DRAKETAILE HOLDINGS II, LLC:**

ZONE CHANGE to reclassify a 4.9 acre portion of a 10.2 acre site from an R-E (Rural Estates Residential) Zone and R-2 (Medium Density Residential) Zone to an R-5 (Apartment Residential) Zone.

USE PERMIT for a senior housing project.

WAIVER OF DEVELOPMENT STANDARDS to allow alternative street landscaping.

DESIGN REVIEWS for the following: 1) a senior housing project with associated structures; and 2) alternative parking lot landscaping. Generally located on the north side of Russell Road, 490 feet east of Boulder Highway within Whitney (description on file). JG/rk/jd (For possible action)

BCC 4/21/21

MOVED BY-Ramirez

APPROVE- Subject to conditions

VOTE: 5-0 Unanimous

VII. General Business (for possible action)

None

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be April 15, 2021.

X. Adjournment

The meeting was adjourned at 6:45 p.m.

04/20/21 PC AGENDA SHEET

VEHICLE MAINTENANCE
(TITLE 30)

STEPHANIE ST/EMERALD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0082-S.J. NIXON 2004 IRREVOCABLE TRUST:

WAIVER OF DEVELOPMENT STANDARDS for modified commercial driveway design standards.

DESIGN REVIEW for a vehicle maintenance development on 5.0 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the south side of Emerald Avenue, approximately 1,570 feet east of Stephanie Street within Whitney. JG/sd/jd (For possible action)

RELATED INFORMATION:

APN:

161-27-403-009; 161-27-403-011

WAIVER OF DEVELOPMENT STANDARDS:

Increase driveway width to 47 feet where 40 feet is the maximum per Uniform Standard Drawing 222 (a 18% increase).

LAND USE PLAN:

WHITNEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Vehicle maintenance
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 27,304 (all buildings)
- Parking Required/Provided: 40/86

Site Plans

The plans depict a proposed limited vehicle maintenance and office use. The proposed project is located south of Emerald Avenue west of the Duck Creek channel to the east. Access to the site is from Emerald Avenue. The site plan shows 3 separate buildings on the parcel with parking along the west parcel line and throughout the parcels adjacent to each building. The buildings

have incorporated pedestrian sidewalks around each building exterior, except in front of the roll-up doors.

Landscaping

The plans depict landscaping along Emerald Avenue and along the Duck Creek channel. Parking lot landscaping is shown with finger islands as per Code. The adjacent properties to the west and south are zoned M-2 and M-1; therefore, landscaping is not required adjacent to those properties. The landscaping materials include 24 inch box trees and various groundcover materials.

Elevations

The plans depict 3 proposed buildings each 1 story, with a maximum height of up to 24 feet. The buildings show enhanced architectural elements and each building will utilize earth tone color schemes.

Floor Plans

The plans depict an open floor plan with service areas, offices, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant proposes the construction of 3 buildings for limited vehicle maintenance and office uses. All bay doors have been designed to face east/west, away from Emerald Street. The use is more than 200 feet away from the existing multiple family development. The driveway is skewed to accommodate the turning radius of large scale vehicles with trailers. This skew requires that the opening be 47 feet lip to lip. They are also proposing to end the off-site improvements at the end radius of the easternmost driveway.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0470-13	Communication tower	Approved by PC	October 2013
UC-0960-08	Utility structures and eliminated setbacks	Approved by PC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Industrial	M-1	Undeveloped & industrial buildings
South	Commercial General	M-1	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver 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.

Design Review

The design of the proposed facility is consistent with the architecture of similar type existing facilities in the area. The proposed building is in compliance with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses. The proposed plans show all bay doors are designed to face east/west and to be screened from the street. In addition, the proposed colors will be desert colors of tan and/or brown.

Public Works - Development Review

Waiver of Development Standards

Based on the orientation of the site, a wider driveway width is needed to accommodate the minimum width for the on-site drive aisle. Therefore, staff has no objection to 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 vehicle repair is allowed;
- 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;

- Traffic study and compliance;
- Full off-site improvements.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: S.J. NIXON 2004 IRREVOCABLE TRUST

CONTACT: VALLEY CIVIL DESIGN GROUP, 8275 S. EASTERN AVE., SUITE 200, LAS VEGAS, NV 89123

DRAFT