



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave.

Las Vegas, NV. 89122

July 15, 2021

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 Maureen Helm at 702-606-0747.
 - 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 <https://clarkcountynv.gov/WhitneyTAB>

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
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 May 13, 2021 & April 29, 2021. (For possible action)
- IV. Approval of the Agenda for July 15, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **WS-21-0286-WABASH HILLCREST TWO, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase fence height.
DESIGN REVIEWS for the following: 1) a decorative fence; and 2) emergency access gate in conjunction with an existing motel on 14.2 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Russell Road, 240 feet east of Boulder Highway within Whitney. JG/al/jo (For possible action) **PC 8/3/21**
- 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.
- IX. Next Meeting Date: July 29, 2021.
- 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

May 13, 2021

MINUTES

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

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

Blanca Vazquez; Town Liaison

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

II. Public Comment
None

III. Approval of April 15, 2021 and April 29, 2021 Minutes

Moved by: Konkin
Approve as submitted
Vote: 4-0 Unanimous

IV. Approval of Agenda for May 13, 2021

Moved by: Konkin
Approve as submitted
Vote: 4-0 Unanimous

V. Informational Items(for discussion)
Movie in the park, Troll's World Tour at Silver Bowl Park April 28, 2021 8:00 p.m.

VI. Planning and Zoning

1. **NZC-21-0179-RAWHIDE HOLDINGS, LLC:**
ZONE CHANGE to reclassify 21.2 acres from an R-E (Rural Estates Residential) Zone, an R-2 (Medium Density Residential) Zone, and an M-D (Designed Manufacturing) Zone to an M-D (Designed Manufacturing) Zone.
DESIGN REVIEW for a mini-warehouse facility and off-highway vehicle, recreational vehicle, and watercraft storage facility. Generally located on the south side of Duck Creek Flood Control Channel and the west side of Denning Street within Whitney (description on file). JG/rk/jo (For possible action) **PC 6/1/21**

MOVED BY-Fobes
APPROVE- Subject to staff conditions
VOTE: 2-0 Unanimous
Ramirez and Beaulieu abstained from comment and vote, both received a notification card

2. **VS-21-0180-RAWHIDE HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Duck Creek Flood Control Channel and US 95, and between Denning Street and Morris Street, and a portion of a right-of-way being Denning Street (alignment) located between Duck Creek Flood Control Channel and US 95 within Whitney (description on file). JG/rk/jo (For possible action) **PC 6/1/21**

MOVED BY-Fobes
APPROVE- Subject to staff conditions
VOTE: 2-0 Unanimous
Ramirez and Beaulieu abstained from comment and vote, both received a notification card

3. **TM-21-500043-RAWHIDE HOLDINGS, LLC:**
TENTATIVE MAP for a commercial subdivision on 21.2 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Duck Creek Flood Control Channel and the west side of Denning Street within Whitney. JG/rk/jo (For possible action) **PC 6/1/21**

MOVED BY-Fobes
APPROVE- Subject to staff conditions
VOTE: 2-0 Unanimous
Ramirez and Beaulieu abstained from comment and vote, both received a notification card

VII. General Business (for possible action)
None

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be May 27, 2021.

X. Adjournment
The meeting was adjourned at 6:20 p.m.

FENCE
(TITLE 30)

RUSSELL RD/BOULDER HWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0286-WABASH HILLCREST TWO, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase fence height.

DESIGN REVIEWS for the following: 1) a decorative fence; and 2) emergency access gate in conjunction with an existing motel on 14.2 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Russell Road, 240 feet east of Boulder Highway within Whitney. JG/al/jo (For possible action)

RELATED INFORMATION:

APN:

161-34-503-004

WAIVER OF DEVELOPMENT STANDARDS:

Increase height of a proposed decorative fence for a commercial development to 6 feet where a maximum height of 3 feet is permitted within the required zoning district setbacks from a street per Section 30.64.020 (a 100% increase).

LAND USE PLAN:

WHITNEY - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 6555 Boulder Highway
- Site Acreage: 14.2
- Number of Units: 300
- Density (du/ac): 21.1
- Project Type: Fence and gate in conjunction with a motel

Site Plans

The plans depict an existing motel consisting of 300 units on approximately 14.2 acres. There are 16 buildings on the site, 14 for guest rooms and 2 for offices and recreational uses. The buildings and parking are evenly distributed throughout the site. Access to the site is currently provided by 2 driveways, with the first on Boulder Highway and the second on Russell Road. The request is to install a 6 foot high wrought iron fence along the northern boundary of the site which is adjacent to Russell Road. The fence will be located within an existing landscape area

along Russell Road and the eastern portion of the fence will be set back a minimum of approximately 7 feet from the northern property line, which is located on the northeastern portion of the site. For commercial developments, the code does not allow a fence over 3 feet in height within the required zoning district setbacks along a street, which is 10 feet for this site. The plans indicate that the driveway from Russell Road will be closed and the entrance will be turned into an emergency access. No changes are proposed to the existing buildings with this request.

Landscaping

The plans indicate that the proposed fence will be located to the rear of the existing landscape area, behind the current plant material and should only require slight modifications to the landscape area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed fence is necessary to provide additional security and protection for the complex. The northern boundary of the site is unprotected which has caused numerous property loss and damage issues for the site. The proposed fence will limit access to the property which will improve the safety and security of the complex.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0150-07	Increase animated sign area for a motel	Approved by PC	March 2007
WS-0765-04	Increase freestanding sign height for a motel	Approved by PC	June 2004
ZC-0617-01	Reclassified the site to C-2 zoning for a motel with kitchenettes	Approved by BCC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	R-5	Multiple family residential & undeveloped
South	Commercial Tourist & Commercial General	RVP & M-D	R-V Park, RV sales & warehouse building
East	Public Facilities	P-F	Park
West	Commercial General & Residential High Rise Center (greater than 32 du/ac)	C-2 & R-5	Shopping center & multiple family residential

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 & Design Review #1

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.

The proposed increase in the height of the fence within the required street setback for the zoning district is only for a portion of the site located at the northeastern corner of the property. This portion of the site is located adjacent to a portion of Russell Road that is approximately 150 feet in width; however, the width of the travel lanes for this portion of Russell Road is approximately 100 feet wide. Between the northern property line and the back of curb of the travel lanes for Russell Road is an approximately 50 foot wide area containing public facilities that are located within the Russell Road right-of-way. The proposed fence will be set back approximately 57 feet from the travel lanes of the street. The width of the Russell Road right-of-way adjacent to this site is a unique circumstance for the property. The design of the fence will provide a uniform appearance along the Russell Road streetscape. Therefore, staff can support the request for the height and location of the fence.

Design Review #2

Staff is concerned with removing access from the development to Russell Road. This will leave only 1 point of access for the development with 300 units. If the access is blocked, or there is an emergency requiring evacuation, the tenants will not be able to leave the site in a timely manner, if at all. Therefore, staff cannot support closing the access to Russell Road with the emergency access gate.

Staff Recommendation

Approval of the Waiver of Development Standards and Design Review #1; denial of Design Review #2.

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

If approved:

- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEATRIZ GODOY

CONTACT: JOE HAUN, HAUNTEC CIVIL ENGINEERING, 800 NORTH RAINBOW BOULEVARD, SUITE #144, LAS VEGAS, NV 89107

NOTARIAL ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

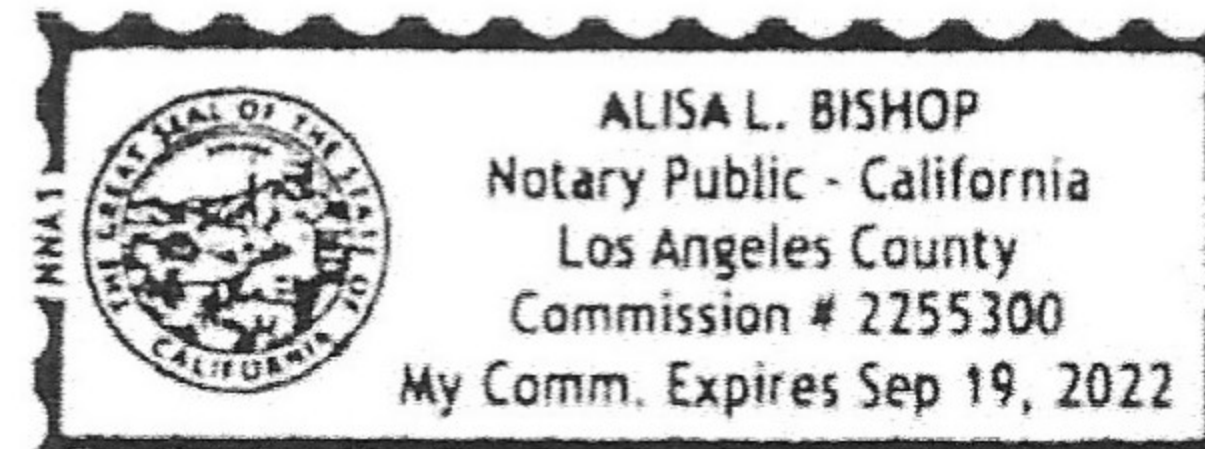
State of California

County of Los Angeles

On July 30, 2020, before me, Alisa L. Bishop, Notary Public, personally appeared **BEATRIZ GODOY**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under the PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Alisa L. Bishop

(Notary Seal)

HAUNTEC

800 North Rainbow Boulevard, Suite #144
Las Vegas, Nevada 89107-1190
702-219-5785
www.HauntecEng.com

December 3, 2020

WS-01-0286

CLARK COUNTY DEPARTMENT OF COMPREHENSIVE PLANNING

500 South Grand Central Parkway
Las Vegas, NV 89155-1741

Phone: (702) 455-4314

Subject: Siena Apartments Perimeter Fence – Justification Letter
(APN 161-34-503-004)

To Whom This May Concern:

Per the Waiver of Development Standards requirements, HAUNTEC Civil Engineering Services is providing this Justification Letter for the Siena Apartments Perimeter Fence project. The proposed fence is required to provide additional security and protection for the residents within the Siena Apartments complex. The height of the proposed fence is 6 feet and requires a Waiver of Development Standards. In addition, the location for the emergency access gate does not have the necessary throat depth per the Development Standards. The property owner seeks approval from Clark County to install the fence and gate as shown on the attached Site Plan.

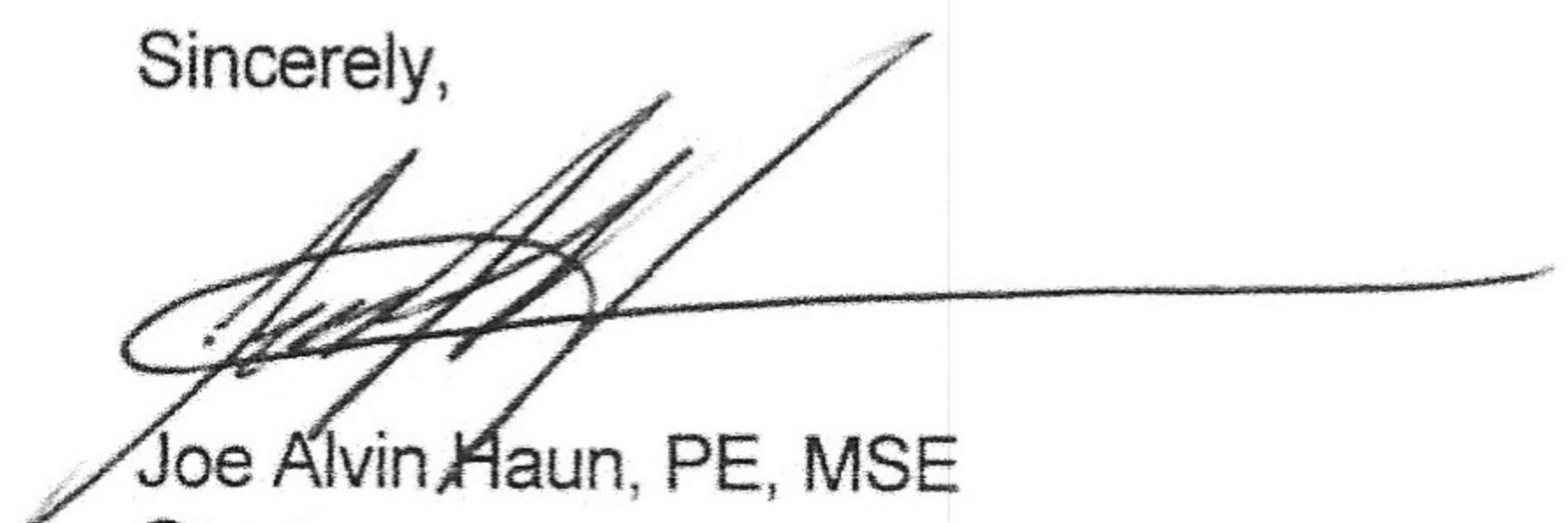
Due to the unprotected approach from the north, numerous property loss and damage has occurred over the past several years. In the current configuration, the north side of the property is easily assessable by non-resident individuals who can easily access and leave the property before security personnel can secure the site. In an attempt to resolve the problem, the Metropolitan Police Department has requested that the property owner secure this side of the property to stop any further access with fencing.

Additionally, utilization of the emergency access gate will only occur during an emergency event: such as Fire Department access. At no other time, will residents or guests be able to enter the property via the existing driveway on Russell Road.

The installation of the fence and gate along the north side of the property will deter unwanted access onto the property and significantly decrease property damage and loss. The height of the fence is required to stop individuals from crossing onto the property. The proposed emergency access gate will not affect entry or exiting of the property via the main entry on Boulder Highway, and will not reduce the number of existing parking stalls or travel lanes through the property.

If you have any questions or need additional information, please contact me at (702) 219-5785.

Sincerely,



Joe Alvin Haun, PE, MSE
Owner
jhaun@HauntecEng.com