



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave.

Las Vegas, NV. 89122

August 11, 2022

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: Christopher Fobes, Chairperson
 Greg Konkin-, Vice Chairperson
 Geraldine Ramirez
 Amy Beaulieu

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 July 28, 2022. (For possible action)
- IV. Approval of the Agenda for August 11, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **DR-22-0349-SCHOOL BOARD OF TRUSTEES:**
DESIGN REVIEW for proposed signage in conjunction with a previously approved school on 17.4 acres in a P-F (Public Facility) Zone. Generally located on the south side of Hacienda Avenue and the east side of Morris Street within Whitney. JG/hw/tk (For possible action) 09/07/22 BCC
- VII. General Business
 - 1. Receive a presentation from Clark County Public Works on the Stephanie/Missouri Intersection Design.
- 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: September 1, 2022.
- 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

July 28, 2022

MINUTES

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

Nicole Russell; Planning,
Alvaro Lozano; Community Services Specialist

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

II. Public Comment
None

III. Approval of May 12, 2022 Minutes
Moved by: Ramirez
Amend votes on all items from 4 to 3.
Vote: 3-0 Unanimous

IV. Approval of Agenda for July 28, 2022
Moved by: Ramirez
Approve
Vote: 3-0 Unanimous

V. Informational Items (for discussion)

G.K. announced to the community there is an open position on the board.

B.V. invited the community to Back to School at the Whitney Recreational Center. This will be held on August 6, 2022, from 10 am to 2 pm.

VI. Planning and Zoning

1. **NZC-22-0380-BORT, LLC:**

ZONE CHANGE to reclassify 6.7 acres from a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential (High Density)) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) fence height; and 2) building height.

DESIGN REVIEWS for the following: 1) a multiple family residential development; and 2) alternative parking lot landscaping. Generally located on the west side of Boulder Highway and the north and south sides of Desert Horizons Drive within Whitney (description on file). JG/jvm/jo (For possible action) 08/16/22 PC

MOVED BY: Bealieu

APPROVE with staff conditions

VOTE: 3-0

VII. General Business (for possible action)

None

VIII. Public Comment

G.R expressed concern about homeless in the neighborhood.

IX. Next Meeting Date

The next regular meeting will be August 11, 2022.

X. Adjournment

The meeting was adjourned at 6:46 p.m.

APR 22-100718



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 type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input 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>DR-22-0349</u> DATE FILED: <u>6/6/22</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Whitney</u> TAB/CAC DATE: <u>7/14/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/03/22</u> FEE: <u>Ø</u>
	PROPERTY OWNER NAME: <u>School Board of Trustees</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-799-5214</u> CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Clark County School District - Mark Campbell</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-799-5214</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Lucia Gonzalez - CCSD Real Property Management</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-799-5214 ext. 5419</u> CELL: <u>702-343-0926</u> E-MAIL: <u>Gonzal13@nv.ccsd.net</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-28-301-001, 002 & 003

PROPERTY ADDRESS and/or CROSS STREETS: 5301 E. Hacienda Avenue, Las Vegas, NV 89122

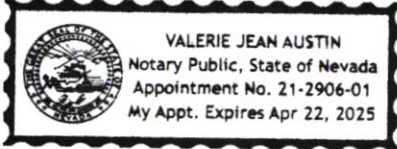
PROJECT DESCRIPTION: A new 6-ft high Freestanding Sign with a Dual Sided Animated Sign Cabinet at Francis H. Cortney Junior High School

(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.

[Signature] MARK CAMPBELL
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 25, 2022 (DATE)
 By Mark Campbell
 NOTARY PUBLIC: Valerie Jean Austin



*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.

**PLANNER
COPY**
DR-22-0349

BOARD OF SCHOOL TRUSTEES

Irene A. Cepeda, President
Evelyn Garcia Morales, Vice President
Lola Brooks, Clerk
Linda P. Cavazos, Member
Danielle Ford, Member
Lisa Guzmán, Member
Katie Williams, Member

Jesus F. Jara, Ed.D., Superintendent

May 25, 2022

Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

Re: Design Review Justification Letter
Francis H. Cortney Junior High School – Freestanding Sign

Please consider this letter a request by the Clark County School District (District) for approval of a design review application for the installation of a Freestanding Sign with a Dual Sided Animated Sign Cabinet at Francis H. Cortney Junior High School (School) located at 5301 E. Hacienda Avenue, Las Vegas, NV 89122; Assessor's Parcel Numbers: 161-28-301-001, 002 and 003. The parcels are zoned P-F (Public Facility).

The proposed freestanding sign is six feet high and eight foot wide (6'-0" x 8'-0"), and includes a four foot high by eight foot wide (4'-0" x 8'-0") dual-sided animated sign cabinet. The sign will be located in an existing landscape area which extends no less than 2' from the base of the sign. The leading edge of the sign cabinet is setback ten feet (10'-0") from Hacienda Avenue and has an approximate separation distance of 85' from the residential use on the north side of Hacienda Avenue. The sign cabinet faces east and west. The west side of the cabinet is 330' from the residences on the west side of Morris Street and the east side of the cabinet is 1,060' from the residences on the east side of Denning Street. The sign cabinet area is 32 square feet (s.f.), including a 18.5 s.f. animated portion which will be animated with minimum 2.5 second message displays followed by a break in message as required the Clark County Development Code (Title 30). The new sign will be used to identify the School and convey School related information to parents during daytime hours, as defined in Title 30.

Based on the above information, the District respectfully requests approval of the design review. If you have questions or would like additional information, please do not hesitate to contact me at 702-799-5214 extension 5419 or via email at Gonzal13@nv.ccsd.net.

Cordially,



Lucia Gonzalez, Coordinator
Real Property Management

Cc: Glenn Manansala, Contract Analyst
File

**ATTACHMENT A
WHITNEY TOWN ADVISORY BOARD
ZONING AGENDA
THURSDAY, 6:00 P.M., AUGUST 11, 2022**

09/07/22 BCC

1. **DR-22-0349-SCHOOL BOARD OF TRUSTEES:**
DESIGN REVIEW for proposed signage in conjunction with a previously approved school on 17.4 acres in a P-F (Public Facility) Zone. Generally located on the south side of Hacienda Avenue and the east side of Morris Street within Whitney. JG/hw/tk (For possible action)

SIGNAGE
(TITLE 30)

HACIENDA AVE/MORRIS ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-22-0349-SCHOOL BOARD OF TRUSTEES:

DESIGN REVIEW for proposed signage in conjunction with a previously approved school on 17.4 acres in a P-F (Public Facility) Zone.

Generally located on the south side of Hacienda Avenue and the east side of Morris Street within Whitney. JG/hw/tk (For possible action)

RELATED INFORMATION:

APN:
161-28-301-001 through 161-28-301-003

LAND USE PLAN:
WHITNEY - PUBLIC USE

BACKGROUND:
Project Description

General Summary

- Site Address: 5301 E. Hacienda Avenue
- Site Acreage: 17.4
- Project Type: Freestanding Sign
- Height (feet): 6
- Square Feet: 32

Site Plans

The plans show an approved middle school facility along with an accessory building and associated athletic fields and courts. The main school facility consists of 5 buildings connected with courtyards and canopies. The main school facility is situated on the western portion of the subject site with the accessory building and athletic fields situated on the eastern portion of the site. There are 2 parking lots that are located north and south of the main school facility. The site has access through driveways located along Hacienda Avenue and Tunis Avenue.

Landscaping

Landscaping is not a part of this request.

Signage

The plans depict a double-sided freestanding monument sign with a color LED message unit. The sign is shown located along Hacienda Avenue within the existing landscape area and will face both eastbound and westbound traffic on Hacienda Avenue. The sign will be setback 10 feet from Hacienda Avenue, 1,060 feet from the eastern property line, 330 feet from the western property line, and approximately 85 feet from the residential uses to the north of the property.

The sign itself is a total of 6 feet in height, 8 feet wide, and 1 foot deep. The sign will be supported by a 4-foot wide, 8-inch-deep base painted beige.

The sign face area is a total of 32 square feet on both sides and will be housed within a black painted aluminum sign cabinet. The sign face area is divided into a back-lit, non-animated portion that takes up the upper 13.5 square feet of the sign and an animated LED message unit that takes up the lower 18.5 square feet of the sign. The plans further indicate that the brightness of the sign will be 300 nits.

Applicant's Justification

The applicant states that the proposed freestanding sign will be used to identify the school from Hacienda Avenue and will allow the school to convey information to parents and the community during daytime hours. The applicant is requesting approval as they feel the sign complies with Title 30 requirements and would not significantly impact neighboring properties.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0974-97	Reclassified from R-E to P-F zoning for a middle school with a use permit	Approved by BCC	July 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The proposed signage is compatible in design to the existing school facility and would enhance the site visually. The proposed signage would help to better identify the school and will provide a service to the community through the proposed message unit. The proposed signage meets Title 30 standards, and while the sign is close to existing residential uses, the separation provided

is a sufficient buffer given that there is an 80 foot street and a block wall between nearby residences and the sign. In addition, the luminance of the sign is low enough that impacts to surrounding residences should not be significant. Therefore, staff recommends approval of the design review.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that only static messages, not video, are permitted on the electronic message unit; 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT

CONTACT: CCSD - REAL PROPERTY MANAGEMENT, 1180 MILITARY TRIBUTE PLACE, HENDERSON, NV 89074