



# Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

Sept 12, 2024

6:00pm

## AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board may combine two (2) or more agenda items for consideration.
- The Board may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board members for this meeting may be requested from the secretary at [wwtabsecretary@gmail.com](mailto:wwtabsecretary@gmail.com)
  - Supporting material is also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is available on the County's website at specific Board website.

Board/Council Members: Amy Beaulieu, Chairperson  
 Geraldine Ramirez- Vice Chairperson  
 Christopher Fobes  
 Greg Konkin  
 Anita Toso

Secretary: Sam Crunkilton, 702-473-0393, [wwtabsecretary@gmail.com](mailto:wwtabsecretary@gmail.com)  
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, [bva@clarkcountynv.gov](mailto:bva@clarkcountynv.gov)  
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments

will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board

BOARD OF COUNTY COMMISSIONERS  
 TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair  
 JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT  
 KEVIN SCHILLER, County Manager

wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

- III. Approval of Minutes for July 11, 2024. (For possible action)
- IV. Approval of the Agenda for September 12, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning  
**09/17/24 PC**

**1. UC-24-0360-MASSI ALBERT D. & TROPICANA, LLC:**

**USE PERMIT** for a multi-family residential development.

**WAIVER OF DEVELOPMENT STANDARDS** to eliminate electric vehicle (EV) parking space requirements.

**DESIGN REVIEW** for a multi-family residential development on 2.50 acres in a CG (Commercial General) Zone. Generally located on the east side of Boulder Highway, 250 feet south of Tropicana Avenue within Whitney. JG/rr/syp (For possible action)

**10/01/24 PC**

**2. WS-24-0377-GALLERIA SUNSET, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the front setback.

**DESIGN REVIEW** for an office/warehouse building with outdoor storage on 1.97 acres in an IL (Industrial Light) Zone. Generally located 900 feet north of Galleria Drive, 675 feet west of Moser Drive (alignment) within Whitney. JG/jud/syp (For possible action)

- VII. General Business
  - a. Review previous fiscal year budget requests and take public input regarding requests for the next fiscal year budget (for discussion only)
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.
- IX. Next Meeting Date: September 26, 2024, unless otherwise posted.
- X. Adjournment.

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

Whitney Community Center  
5712 Missouri Ave  
Las Vegas, NV 89122  
<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS  
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair  
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT  
KEVIN SCHILLER, County Manager



## Whitney Town Advisory Board

July 11, 2024

### MINUTES

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Board Members: Amy Beaulieu, Chairperson - Present      Geraldine Ramirez, Vice Chairperson - Present  
Christopher Fobes - Present      Greg Konkin - Present  
Anita Toso - Absent

Secretary: Sam Crunkilton, 702-473-0393, wwtabsecretary@gmail.com

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

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- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions  
**The meeting was called to order at 6:03 p.m. by Beaulieu.**
- II. Public Comment  
**None**
- III. Approval of June 13, 2024 Minutes  
**Motion to approve**  
**Moved by: Ramirez**  
**Approved**  
**Vote: 3-0; Beaulieu recused**
- IV. Approval of the Agenda for July 11, 2024  
**Motion to approve**  
**Moved by: Konkin**  
**Approved**  
**Vote: 4-0 Unanimous**
- V. Informational Items  
**None**

BOARD OF COUNTY COMMISSIONERS  
JAMES B. GIBSON, Chair – TICK SEGERBLOM, Vice-Chair  
JUSTIN C. JONES – MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT  
KEVIN SCHILLER, County Manager

VI. Planning & Zoning:  
**8/07/24 BCC**

1. **ZC-24-0298-WELLINGTON PROVIDENCE GROUP, LLC:**

**ZONE CHANGE** to reclassify 2.39 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for an existing commercial building. Generally located on the east side of Boulder Highway and the south side of English Avenue within Whitney (description on file). JG/rk (For possible action)

**Motion to approve with staff recommendations**

**Moved by Fobes**

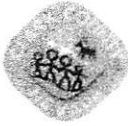
**Vote: 4-0 Unanimous**

VII. General Business  
**None**

VIII. Public Comment  
**None**

VIII. Next Meeting Date  
**The next regular meeting will be August 1, 2024, unless posted otherwise.**

IX. Adjournment  
**The meeting was adjourned at 6:11 p.m.**



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-28-510-024

PROPERTY ADDRESS/ CROSS STREETS: Boulder Highway and Tropicana Avenue

**DETAILED SUMMARY PROJECT DESCRIPTION**

50 units of affordable multifamily housing for the at-risk homeless population, with case management and vocational training, under the Title 30 Unified Development Code for CG (Commercial General - 30-02-14)

**PROPERTY OWNER INFORMATION**

NAME: Albert D. Massi and Tropicana LLC  
 ADDRESS: 3202 W. Charleston Blvd.  
 CITY: Las Vegas STATE: NV ZIP CODE: 89102  
 TELEPHONE: 702-878-8778 CELL \_\_\_\_\_ EMAIL: albertdmassi45@gmail.com

**APPLICANT INFORMATION (must match online record)**

NAME: George Gekakis, Inc.  
 ADDRESS: 2655 S. Rainbow Blvd., #401  
 CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-364-8027 CELL 702-523-9600 EMAIL: ggi@gekakis.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: George Gekakis, Inc.  
 ADDRESS: 2655 S. Rainbow Blvd., #401  
 CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-364-8027 CELL 702-523-9600 EMAIL: ggi@gekakis.com

\*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and 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]  
 Property Owner (Signature)\*

Albert D. Massi  
 Property Owner (Print)

7/26/24  
 Date

**DEPARTMENT USE ONLY:**

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) WS-24-0360  
 PC MEETING DATE 9-3-24  
 SCC MEETING DATE \_\_\_\_\_  
 TAB/CAC LOCATION WHITNEY

ACCEPTED BY RR  
 DATE 7-8-24  
 FEES 0

DATE 8-15-24

## **Tropicana Trails - Project Description- Justification**

Tropicana Trails is located just south of the southeast corner of Tropicana Avenue and Boulder Highway, a 2.5 acre parcel, APN #161-28-510-024.

George Gekakis, Inc. and HELP of Southern Nevada, are co-developing a 50-unit affordable multifamily housing development for the 30% AMI and under population. There will be 48 studio units, and 2 one-bedroom units. The site will have a community clubhouse and exterior courtyard with community garden. There will be a laundry room will be on each floor. 68 parking spaces are required; 69 spaces will be provided. We are proposing a parking reduction of up to 25% which may be allowed for affordable housing because "at least 25% of the dwelling units are income-restricted for a period of at least 30 years to households earning 80% or less of the Department of Housing and Urban Development Area Medium Income for Clark County, Nevada per Sec 30.04.04F.7."

The development will be built to LEED Gold or Silver State Sustainable Home (S3H) standard Tier III. No or low VOC compounds to be used in construction materials. Supportive services, free to the residents, will be offered on a monthly calendar, including food distribution, health and wellness screenings, doctor visits, employment counseling, social and educational activities.

We are applying for:

### **1) Waivers of Development Standards**

- a. Eliminate EV charging space. The population being served does not have the income for vehicle ownership. EV will not be needed.

### **2) Design Reviews**

- a. Design Review for Affordable Housing. See above project description. The site and building design adheres to Sec 30.04.05F Design Standards for Multi-Family Residential Development.
- b. Alternative street landscaping - There will be an enclosed box culvert. There cannot be Planting or building structures over the drainage area. See attached comment from Public Works. Additionally, a mix of medium and large trees are provided at 20' foot on center along the street frontage.
- c. Alternative parking lot landscaping. Parking spaces located over the drainage area will have no landscape islands. The exterior Courtyard will feature additional landscaping. All medium trees not placed within the 6' required landscape islands will be placed in the courtyard and perimeter of the building.
- d. Alternative pedestrian walkways. We will provide reflective striping for the cross walk at the front of the property instead of cobblestone-type pavers that may act as a trip hazard.

**PLANNER COPY**

- e. Alternative trash enclosure location. We are relocating trash collection to inside the building, to mitigate the homeless population using trash enclosures as shelter or for food.
- f. We will be providing sustainability through:

<b>Title 30 Item</b>	<b>Category</b>	<b>Approach</b>	<b>Points</b>
3.i.	Trees	Increase of 10% or more over required (54 req'd – 73 provided = 35% overage)	1
3.ii.	Water Efficient Landscaping	95% of plant palette is listed as low or very low water usage	1
3.iii.	Landscape Buffer	18' landscape buffer provided adjacent To street (20% over 15' req)	1
4.i.	Cool Roof	Roofs are white TPO membrane with an SRI of 78 or greater	1
4.ii.(c)(5)	Building Features	Low E coating on all Glazing	1/2
4.ii.(c)(6)	Building Features	3' shade device at entry	1/2
4.iii.(a)	Building Features	70% of roof covered in solar panels	2

**Sustainability totals 7 points.**

As the project is Affordable Housing, we are requesting the waiving of fees for planning application submittals. See attached Pre-Application for Affordable Housing Certification.





# AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS-24-0360

Property Owner or Subdivision Name: MASSI ALBERT D & TROPICANA LLC

Public Hearing: Yes  No

Staff Report already created: Yes  No

Delete this application from the: **TAB/CAC** \_\_\_\_\_ **PC** 9-3-24 **BCC** \_\_\_\_\_

Add this application to the: **TAB/CAC** \_\_\_\_\_ **PC** 9-17-24 **BCC** \_\_\_\_\_

**Change(s) to be made:**

- Held no date specific
  - Withdrawn
  - No change to meeting(s) TAB 8-15-24
  - Amend Write-up
  - Renotify
  - Make a public hearing (Radius: \_\_\_\_\_)
  - Rescheduling
  - Other: \_\_\_\_\_
  - Additional fees – \$AMOUNT OF ADDITIONAL FEES: \_\_\_\_\_
  - Refund
    - 80%
    - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: \_\_\_\_\_

Reason for Change: Applicant is unable to attend 9-3-24 PC Meeting and requests this item be heard at the 9-17-24 PC meeting. TAB meeting date will not change.

Change initiated by: RR Date: 7/24/24

Change authorized by: Rg Date: 7/24/24

Change processed by: TD Date: 7/24/24

Follow up assigned to: RR Instructions: Return file to Rich

Parcel Number(s): 161-28-510-024

Town Board(s): WHITNEY





# AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS/DR-24-0360 NOW UC/WS/DR-24-0360

Property Owner or Subdivision Name: MASSI ALBERT D & TROPICANA LLC

Public Hearing: Yes  No

Staff Report already created: Yes  No

Delete this application from the: **TAB/CAC** 8/15/24 **PC** \_\_\_\_\_ **BCC** \_\_\_\_\_

Add this application to the: **TAB/CAC** 9/12/24 **PC** \_\_\_\_\_ **BCC** \_\_\_\_\_

**Change(s) to be made:**

- Held no date specific
  - Withdrawn
  - No change to meeting(s) PC 9/17/24
  - Amend Write-up
  - Renotify
  - Make a public hearing (Radius: \_\_\_\_\_)
  - Rescheduling
  - Other: \_\_\_\_\_
  - Additional fees – \$AMOUNT OF ADDITIONAL FEES: \_\_\_\_\_
  - Refund
    - 80%
    - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: \_\_\_\_\_

Reason for Change: Need to change meeting date of Town Advisory Board to 9-12-24 due to previous rescheduling of the PC meeting to 9-17-24.

Change initiated by: RR *RR* Date: 8/1/24

Change authorized by: RG *RG* Date: 8/1/24

Change processed by: TS Date: 8/1/24

Follow up assigned to: RR Instructions: Return file to Rich

Parcel Number(s): 161-28-510-024

Town Board(s): WHITNEY



# AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS/DR-24-0360 NOW UC/WS/DR-24-0360

Property Owner or Subdivision Name: MASSI ALBERT D & TROPICANA LLC

Public Hearing: Yes  No

Staff Report already created: Yes  No

Delete this application from the: TAB/CAC \_\_\_\_\_ PC \_\_\_\_\_ BCC \_\_\_\_\_

Add this application to the: TAB/CAC \_\_\_\_\_ PC \_\_\_\_\_ BCC \_\_\_\_\_

**Change(s) to be made:**

- Held no date specific
  - Withdrawn
  - No change to meeting(s) Whitney TAB 8/15/24, PC 9/17/24
  - Amend Write-up
  - Renotify
  - Make a public hearing (Radius: \_\_\_\_\_)
  - Rescheduling
  - Other: Add a special use permit
  - Additional fees – \$AMOUNT OF ADDITIONAL FEES: \_\_\_\_\_
  - Refund
    - 80%
    - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: \_\_\_\_\_

Reason for Change: Need to add a use permit for multi-family dwellings to application. No additional fees are required because this is an Affordable Housing project.

Change initiated by: RR Date: 7/31/24

Change authorized by: NM Date: 7/31/24

Change processed by: TD Date: 7/31/24

Follow up assigned to: RR Instructions: Return file to Rich

Parcel Number(s): 161-28-510-024

Town Board(s): WHITNEY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-24-0360-MASSI ALBERT D. & TROPICANA, LLC:**

**USE PERMIT** for a multi-family residential development.

**WAIVER OF DEVELOPMENT STANDARDS** to eliminate electric vehicle (EV) parking space requirements.

**DESIGN REVIEW** for a multi-family residential development on 2.50 acres in a CG (Commercial General) Zone.

Generally located on the east side of Boulder Highway, 250 feet south of Tropicana Avenue within Whitney. JG/rr/syp (For possible action)

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RELATED INFORMATION:

**APN:**

161-28-510-024

**WAIVER OF DEVELOPMENT STANDARDS FOR THE FOLLOWING:**

1. a. Eliminate electric vehicle (EV) capable parking spaces where 17 spaces are required by Section 30.04.04 (a 100% reduction).
- b. Eliminate electric vehicle (EV) installed parking spaces where 2 spaces are required by Section 30.04.04 (a 100% reduction).

**LAND USE PLAN:**

WHITNEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.50
- Project Type: Multi-family residential (affordable housing)
- Density (du/ac): 20
- Number of Stories: 2
- Number of Units: 50
- Building Height (feet): 35
- Square Feet: 46,322
- Open Space Required/Provided: 21,812/24,079
- Parking Required/Provided: 68/69
- Sustainability Required/Provided: 7/7

### Site Plans

The plans depict a multi-family development located on a 2.50 acre site comprised of a single building with an open interior courtyard which provides a portion of the open space requirements. There is a total of 50 dwelling units proposed with 48 studios and 2, one bedroom units. The building is proposed to be set back 75 feet from Boulder Highway. The building is proposed to be a minimum of 38 feet from the southeast side property line, 40 feet from the north side property line, and 50 feet from the east rear property line. Parking is provided along the western and northern portions of the property with a paved driveway and fire access route that wraps around the building. The parking area includes 4 accessible spaces and 1 loading space. Bicycle parking is provided on the north side of the building. A single 35 foot wide driveway accesses the site from Boulder Highway. A pet park is indicated at the northwest corner of the property. A decorative 8 foot tall wall is proposed around the entire site except for the driveway and a sidewalk which leads into the site from the public sidewalk on the street. The wall is located behind the landscape buffer along the street.

### Landscaping

An alternative landscape plan has been provided for the site. Proposed street landscaping consists of 4 tree species including Blue Leaf Wattle, Shoestring Acacia, Thornless Hybrid Mesquite, and Texas Honey Mesquite which are a mix of large and medium trees along with 7 species of shrubs. The trees are spaced apart a maximum of 20 feet on center. Since Boulder Highway is an NDOT right-of-way, an attached sidewalk within the right-of-way will be provided while all required street trees and shrubs are located within an 18 foot wide landscape strip located between the property line and a proposed decorative wall. Parking area landscaping consists of 4 species of medium trees. A 15 foot wide landscape buffer with 2 rows of evergreen trees consisting of 3 species is provided along the east side of the property as required. Finally, a mix of small and medium trees are provided around the proposed multi-family building as well as within the open interior courtyard. All species of trees and shrubs are low and very-low water use and are in accordance with the SNRPC/SNWA plant list.

### Elevations

The plans depict a 2 story building with a maximum height of 35 feet at the top of the highest parapet. The buildings consist of varying rooflines with parapets, façade walls offset by 3 feet, and a contrasting vertical trim element around all windows. The exterior of the buildings all feature 4 different colors of painted stucco, decorative reveals, aluminum storefront windows, and shade canopies at all building entries. Rooftop equipment will be screened by parapet walls from public view and the right-of-way. The main building entrance faces towards Boulder Highway and will have a covered entryway.

### Floor Plans

The plans indicate the first floor will be 23,834 square feet and will include 9,052 square feet of offices, maintenance area, activity center, kitchen, medical offices, trash and laundry areas, and a resource room all to support the resident population. The first floor will include 18 studio units, which include 4 mobility challenged units, 1 sensory challenged unit, and a single 1 bedroom unit for the mobility challenged. The studio units are 547 square feet while the 1 bedroom units are 630 square feet. Access to an open interior courtyard, which will include a community garden area and seating areas, is provided through the first floor. The plans indicate that the

second floor is 22,488 square feet and will be accessed by 3 stairways and an elevator. The second floor will have 30 studio units, which include 5 mobility challenged units, 1 sensory challenged unit, and a 1 bedroom unit. The second floor also has a laundry room and a resource room.

Applicant’s Justification

The applicant states that they are developing a 50 unit affordable multi-family housing development for the 30% AMI and under population. The site will have a community clubhouse and exterior courtyard with a community garden. There will be a laundry room on each floor. The applicant is proposing a parking reduction of up to 25% which may be allowed for affordable housing because at least 25% of the dwelling units are income-restricted for a period of at least 30 years to households earning 80% or less of the Department of Housing and Urban Development Area medium income for Clark County, Nevada. The applicant states that the development will be built to LEED Gold or Silver State Sustainable Home (S3H) standard Tier III. No or low VOC compounds will be used in the construction materials. The applicant states that supportive services for the residents are provided for free monthly including food distribution, health and wellness screenings, doctor visits, employment counseling, and educational activities. The applicant also states that the request to waive all EV requirements is that the population served does not have the income for vehicle ownership. The request to allow alternative pedestrian walkways is requested by the applicant out of concern that pavers could constitute a trip hazard. Finally, the alternative landscape plans for the parking and street landscaping is requested by the applicant due to the presence of an underground drainage structure that will require those trees to be placed in the exterior building courtyard and around the perimeter of the building.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0173-04	Reclassified site from H-2 to G-2 zoning for auto parts building	Approved by BCC	March 2004
VS-1645-94	Vacated a portion of Tropicana Avenue; retention of 30 foot drainage easement	Approved by BCC	January 1995

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Retail & place of worship
South	Corridor Mixed-Use	CG	Vehicle maintenance & repair
East	Corridor Mixed-Use	RS2	Single-family residential
West	Corridor Mixed-Use	CG & H-2	Multi-family residential & restaurant

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.



## **Analysis**

### **Comprehensive Planning**

#### Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Multi-family residential developments require the approval of a use permit in a CG zone when not in conjunction with a mixed-use development. Staff finds the proposed multi-family residential development complies with several goals and policies within the Master Plan. Per the Master Plan, moderate density multiple family residential uses are encouraged as a supporting use in the Corridor Mixed-Use category. The proposed development complies with Goal 1.1 which encourages opportunities of diverse housing options to meet the needs of residents of all ages, income levels and abilities. Policy 1.1.5 encourages collaboration with local and regional partners to facilitate the provision of expanded housing for vulnerable populations, including the elderly and those transitioning away from homelessness. Finally, Policy WH-1.2 for Whitney encourages a mix of higher-density uses along the Boulder Highway corridor as infill and redevelopment occurs. This goal supports the integration of multi-family residential uses in Corridor Mixed-Use to support the expansion of housing options within close proximity of services, amenities and jobs. Therefore, staff can support this request.

#### Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The applicant is requesting to waive the requirement for parking spaces with electric vehicle (EV) charging infrastructure. For multi-family dwellings with 25 parking spaces or more, 3% of the parking spaces are required to be EV installed and 25% of the parking spaces are required to be EV capable. With 68 required parking spaces at least 2 spaces would need to be EV installed and 17 spaces would need to be EV capable. For multi-family development at least 1 EV installed space needs to be an ADA compliant space. The applicant states that the reason for the request is that the resident population will not have the income for vehicle ownership, and therefore, EV charging stations will not be needed. The number of parking spaces on site is already reduced by nearly 25% because the project will be income restricted. Therefore, the reduced rate of vehicle ownership is factored into the amount of parking that is provided on the site, including a reduction in the EV required and EV capable parking spaces. The project will also have staff on site to help support the resident population. It is possible that some staff members and visitors may drive electric vehicles, even if the resident population does not do so.



Additionally EV may become more affordable in the future, thereby increase the demand for charging locations. Therefore, staff cannot support this request.

### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The overall design of the building incorporates the four-sided architectural standards. In accordance with the code, the multi-family building has the main building entrance facing the adjacent street, Boulder Highway with double doors and a covered entrance. There will also be direct pedestrian access from the public sidewalk leading to the building entrance across a portion of the parking drive aisle. The applicant is proposing that the crosswalk have reflective striping rather than another using other methods such as changing the pavement material, pattern, or color, stamped or stained concrete or other methods because of concerns over trip hazards. The trash collection location is within the building according to the applicant to mitigate the homeless population using an exterior trash enclosure as shelter or for food. Common open space requirements are met with the proposed design. Approximately 25% of the surface parking, or 17 spaces, is located between the street frontage and the building, however, 75% of the parking area is located on the north side of the building. It would be difficult to design the site to place all parking to the sides or rear of the building due to the shape and size of the property.

An alternative landscape plan has been provided due to an existing enclosed box culvert within a 30 foot wide drainage easement along the north side of the property. The box culvert affects a portion of the street landscaping and parking area landscaping. Within these areas no street trees or parking area trees are provided. A least 5 medium or large trees would ordinarily be required along the northern parking area and the northwestern corner of the property along the street. However, the applicant is proposing to provide 17 medium trees which are to be located around the exterior of the multi-family building and within the proposed open interior courtyard. Therefore, a fee-in-lieu payment will not be a requirement of this application.

It appears the scale and intensity of the project is compatible with the surrounding uses and should not negatively impact any adjacent roadways or neighborhood traffic. The proposal will also provide needed housing options for specific populations within the area. Therefore, staff can support this request.

### **Staff Recommendation**

Approval of the use permit and design review; denial of the waiver of development standards.

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**

If approved:

- Expunge the Design Review portion of ZC-0173-04;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### **Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements. 90 days to record said separate document for the Tropicana Andover Drainage improvement project.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

### **Fire Prevention Bureau**

- No comment.

### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0107-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:  
APPROVALS:  
PROTESTS:**

**APPLICANT:** GEORGE GEKAKIS, INC.

**CONTACT:** GEORGE GEKAKIS, INC., 2655 S. RAINBOW BOULEVARD, SUITE 401,  
LAS VEGAS, NV 89146



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-36-401-008

PROPERTY ADDRESS/ CROSS STREETS: North of East Galleria Drive and East of Wiesner Way

**DETAILED SUMMARY PROJECT DESCRIPTION**

Four 3900 sq. ft. office/warehouse buildings, totaling 15600 sq. ft., with outside storage **(FRS)**

**PROPERTY OWNER INFORMATION**

NAME: Galleria Sunset LLC c/o Donald Polednak  
 ADDRESS: 1731 Village Center Circle  
 CITY: Las Vegas STATE: NV ZIP CODE: 89134  
 TELEPHONE: 702-952-5200 CELL: \_\_\_\_\_ EMAIL: don@sylvesterpolednak.com

**APPLICANT INFORMATION (must match online record)**

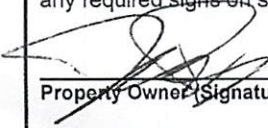
NAME: Petersen Management LLC - Darren C. Petersen , manager  
 ADDRESS: 5052 S. Jones Blvd #165  
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 186247  
 TELEPHONE: 702-734-9393 CELL 702-768-1861 EMAIL: dpetersen@visiconlv.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: Richard C. Gallegos - D.C. Petersen Professional Consultants  
 ADDRESS: 5052 S. Jones Blvd #165  
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 186799  
 TELEPHONE: 702-734-9393 CELL 702-524-0054 EMAIL: rgallegos@visiconlv.com

\*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

  
 Property Owner (Signature)\*

Donald Polednak, manager  
 Property Owner (Print)

Date 5/8/24

**DEPARTMENT USE ONLY:**

- |                              |  |                              |                               |                             |                             |  |
|------------------------------|--|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR            | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV            | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC            |
| <input type="checkbox"/> AG  | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                            |

APPLICATION # (s) WS-24-0377  
 PC MEETING DATE \_\_\_\_\_  
 BCC MEETING DATE 10/2/24  
 TAB/CAC LOCATION Whitney

ACCEPTED BY JUD  
 DATE 7/30/24  
 FEES \$1300.00

DATE 9/12/24



May 31, 2024 - Revised June 22, 2024- Revised July 01, 2024

Clark County Current Planning  
500 Grand Central Parkway 1<sup>st</sup> Floor  
Las Vegas, NV 89101

Attn: Judith Rodriguez Guggiari  
Senior Planner

**RE: GALLERIA SUNSET COMMERCE PARK**  
**APN 161 - 36 - 401 - 008**  
**JUSTIFICATION LETTER**  
**WAIVER OF DEVELOPMENT STANDARDS and DESIGN REVIEW**  
**APR - 24 - 100521**

Dear Judith,

We respectfully request favorable consideration on the above referenced project for a Design Review.

The proposed Site is located on the north side of Galleria Drive between Ward Dr. and Moser Dr. and is within a proposed industrial park complex (Athens Industrial Park). The Site is zoned Industrial Light (IL) with a Planned Land Use designation of Business Employment (BE) and is on 1.97 gross/net acres. The adjacent parcel to the north is undeveloped and designated as IL. The surrounding parcels to the east, west and south are generally undeveloped and are within the City of Henderson and have a zoning designation of IP. This district is consistent with the County's IL .

Access to the site is provided thru a 40 foot wide access easement that extends north from Galleria Drive to the subject property , generally located along the eastern boundary of the Athens Industrial Park under recorded document number 20230104-0000255.

The Waiver of Development Standard is to allow a 15 foot front setback (as measured from the access easement ) where 20 feet is required . The subject parcel is within a 20 acre industrial park where a 5 foot reduction will have no impact to any of the existing or proposed uses within the park. One additional large tree has been provided at each building as a compensating benefit.

The Design Review is for 4 -single story office/warehouse buildings approximately 3,900 sq. ft. each with a 552 Sq. Ft. mezzanine located above the Office area. The proposed buildings are 29 feet 2 inches high with stepped parapets and the exterior walls consist of 3 different types of Concrete Masonry Units (CMU) with finishes and textures.

Each building will have access to an Outside Storage Yard area located in the rear yards. Storage Yards will be screened by an 8-foot-high perimeter decorative CMU security wall. All yards will be gated. Loading zones have been provided at the interior of each building for loading and unloading activities. Loading zones are accessed through the gated storage yards.

A total of 22 parking spaces are required and 22 have been provided. The parking lot is in order of priority per 30.04.06, L1 and L2. Cross access has been provided to the north property.

Title 30 compliant site lighting has been provided with wall mounted light fixtures including cut off lens and 25 foot high parking lot light poles. All lighting remains on site.

Sustainability points are achieved by the following:

1. 10% more trees than required have been provided.
2. Water efficient landscaping has been provided. All plant material is categorized as low water usage.
3. Cool roof systems have been provided. The low sloped TPO roof covering system exceeds the SRI requirements.

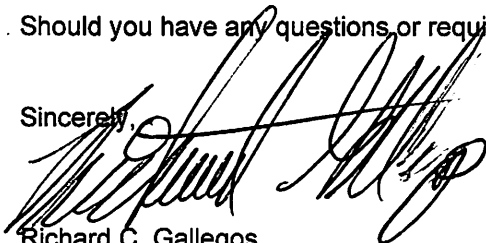
4. Shading devices along south and west openings have been provided. A 3 foot (min.) solid metal canopy has been provided at all openings.
5. Daylighting strategies have been provided. We have maximized the openings and have fixed and operable glazing systems within the openings that will provide natural lighting but also provide the ability for natural ventilation with positive and negative air flows.  
High performance skylights are featured in each Warehouse area to provide additional natural lighting, thus further minimizing the need for artificial lighting.
6. A floor to the lowest ceiling finished height of 11 feet has been provided. The office areas will have a suspended ceiling system to allow for additional insulation.
7. All glazing provided in the south and west facing window openings is Solar Ban Low e (all glass used is Solar Ban Low e).
8. All ADA and building entrances have been recessed to provide for shading. A 4-foot minimum recess has been provided.

The proposal is appropriate based on the following finding of the facts :

1. The proposed development is compatible with adjacent development to the south, west and east including existing development in the general area;
2. The proposed development is consistent with the applicable Whitney Land Use Plan, Title 30, other regulations, plans and policies of the County;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the County;
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety, and general welfare; and
7. FAA and other additional requirements and standards if required will be complied with.

Should you have any questions, or require additional information please contact me at 702.524.0054.

Sincerely,



Richard C. Gallegos  
Project Director



# AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS-24-0377

Property Owner or Subdivision Name: GALLERIA SUNSET L L C

Public Hearing: Yes  No

Staff Report already created: Yes  No

Delete this application from the: **TAB/CAC** \_\_\_\_\_ **PC** \_\_\_\_\_ **BCC** 10/02/2024

Add this application to the: **TAB/CAC** \_\_\_\_\_ **PC** 10/01/2024 **BCC** \_\_\_\_\_

**Change(s) to be made:**

- Held no date specific
  - Withdrawn
  - No change to meeting(s) TAB Whitney stays the same 09/12/24
  - Amend Write-up
  - Renotify
  - Make a public hearing (Radius: \_\_\_\_\_)
  - Rescheduling
  - Other: \_\_\_\_\_
  - Additional fees – \$AMOUNT OF ADDITIONAL FEES: \_\_\_\_\_
  - Refund
    - 80%
    - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: \_\_\_\_\_

Reason for Change: Application is not PRS, no need for BCC meeting

Change initiated by: JUD Date: 08/14/24

Change authorized by: [Signature] Date: 08/14/24

Change processed by: [Signature] Date: 8/14/24

Follow up assigned to: \_\_\_\_\_ Instructions: Return file to JUD

Parcel Number(s): 161-36-401-008

Town Board(s): WHITNEY



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0377-GALLERIA SUNSET, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the front setback.

**DESIGN REVIEW** for an office/warehouse building with outdoor storage on 1.97 acres in an IL (Industrial Light) Zone.

Generally located 900 feet north of Galleria Drive, 675 feet west of Moser Drive (alignment) within Whitney. JG/jud/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

161-36-401-008

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the front setback to 15 feet where 20 feet is required per Section 30.02.19 (a 25% reduction).

**LAND USE PLAN:**

WHITNEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 1.97
- Project Type: Warehouse and outdoor storage
- Number of Stories: 2 (including a mezzanine level)
- Building Height (feet): 29 feet, 2 inches
- Square Feet: 17,840 (4 buildings)/43,529(4 outdoor storage yards)
- Parking Required/Provided: 22/22
- Sustainability Required/Provided: 7/8

Site Plan

The proposed industrial development is in the Athens Industrial Park. The adjacent parcel to the north is in Whitney and is undeveloped. The surrounding parcels to the east, west, and south are within the City of Henderson. Access to the site is provided via a 40 foot wide access easement that extends north from Galleria Drive to the west side of subject property. The plans depict 4 single story office/warehouse buildings ranging in size from 4,452 to 4,468 square feet. Buildings 1 and 2 are on individual pads on the west side of the site. A waiver of development standards is included in this application to reduce the front setback since Buildings 1 and 2 are located 15 feet from the front property line where 20 feet is required. Buildings 3 and 4 are on

adjacent pads located on the east side of the site. Each building has access to an outdoor storage yard in the rear. The outdoor yards are gated and screened by an 8 foot high perimeter decorative CMU wall. The loading zones are provided in the interior of each building and are accessed via the gated storage yards. There are 22 parking spaces on-site, including ADA spaces. Cross-access is provided to the property to the north.

Landscaping

The plan shows parking lot landscaping provided throughout the site. Due to the site location, which does not have direct street frontage, the plan shows a single row of Utah Juniper along the access easement, adjacent to Buildings 1 and 2. Within the parking lot, 7 Utah Juniper trees are planted in the landscape islands. The islands are located on the ends of each parking stall row.

Elevations

The proposed buildings are 29 feet 2 inches in height with stepped parapets. The exterior walls consist of 3 different types of CMU with finishes and textures. The color scheme consists of black, red, and cream colors. Metal awnings and roll-up doors will match the exterior buildings' color scheme.

Floor Plans

The plans depict two, 3,900 and two, 3,916 square foot office/warehouse buildings. Each building also provides a mezzanine area above the office space, which is an additional 552 square feet.

Applicant's Justification

The applicant states the site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The proposed building and site designs are not unsightly and are harmonious and compatible with development in the area. The request for the front setback reduction will have no impact to any of the existing or proposed uses within the park. One additional large tree has been provided at each building to compensate for the reduced setback.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-0321-01	Office/warehouse development - expired	Approved by PC	May 2001
DR-0956-98	Freight terminal buildings - expired	Approved by PC	July 1998
ZC-1103-97	Reclassified 24 acres from R-E to M-1 zoning for an office/warehouse development	Approved by BCC	August 1997

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Business Employment	IL	Outdoor storage
South & West	Henderson	IG	Outdoor storage & undeveloped

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Henderson	PS	Henderson Animal Care & Control Facility & undeveloped

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### Analysis

#### Comprehensive Planning

##### Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services. Staff finds that the reduction of the front setback should not have negative impacts on adjacent properties. Front setbacks are established to ensure that the street appearance remains consistent and there is enough space between the structures and the sidewalk or right of way. In this instance, the site is surrounded by other properties with no streets and the applicant has provided landscaping adjacent to the buildings along the front side of the site. Therefore, staff can support the request.

##### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Overall, the development provides an office/warehouse and outdoor storage facility that is compatible with surrounding industrial development. The proposed buildings comply with the Code requirements for site and building designs. Furthermore, landscaping provided within the interior of the site should help to provide the necessary shading and reduce the heat caused by parking areas. Policy 5.5.1 of the Clark County Master Plan states that designated employment areas are imperative to support the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities. Also, the policy establishes the importance of maintaining a viable designated employment areas by preventing encroachment from potentially incompatible uses or the conversion of employment-designated parcels to alternate uses. The site is located near Boulder Highway and US-95 and is surrounded by like uses. For these reasons, staff can support 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### **Public Works - Development Review**

- Drainage study and compliance.

### **Fire Prevention Bureau**

- The fire access lane appears to be a dead end street; ensure that an approved fire access turn around is provided at the site entrance to the buildings;
- Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7,315 mm), exclusive of shoulders, except for approved access gates in accordance with Section 503.6 of the Clark County Fire Code, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115 mm); (7,315 mm), exclusive of shoulders, except for approved access gates in accordance with Section 503.6 of the Clark County Fire Code, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115 mm).

### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs to contact the City of Henderson to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

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

DRAFT