



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

September 14, 2023

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Sam Crunkilton at wwtabsecretary@gmail.com.
 - 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.
 - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

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

Secretary: Sam Crunkilton, 702-854-0878, 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
 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/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,

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

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 August 10, 2023. (For possible action)
- IV. Approval of the Agenda for September 14, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
10/03/23 PC

1. WS-23-0500-KING FUTT'S PFM LLC SERIES 5700 BOULDER:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** fence height; **2)** fence setbacks; and **3)** driveway geometrics.

DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** a proposed mini-warehouse facility in conjunction with an existing retail building on 1.5 acres in a C-2 (General Commercial) Zone. Generally located on the southwest side of Boulder Highway and the southeast side of English Avenue within Whitney. JG/hw/syp (For possible action)

2. WS-23-0518-RIOS VICTOR M PALAFOX & PALAFOX JACQUELINE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback for the principal building; and **2)** eliminate setbacks for the principal and accessory buildings in conjunction with a single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Hallet Drive, approximately 280 feet west of Sacks Drive within Whitney. TS/nai/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/Council'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/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 28, 2023, unless posted otherwise.
- 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
JAMES B. GIBSON, Chair – TICK SEGERBLOM, Vice-Chair
JUSTIN C. JONES – MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager



Whitney Town Advisory Board

August 10, 2023

MINUTES

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

Secretary: Sam Crunkilton, 702-854-0878, wwtabsecretary@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 Introductions
The meeting was called to order at 6:00 p.m. by Beaulieu
- II. Public Comment
None
- III. Approval of July 27, 2023 Minutes
Moved by: Ramirez
Approved
Vote: 4-0 Unanimous
- IV. Approval of the Agenda for August 10, 2023
Moved by: Fobes
Approved
Vote: 4-0 Unanimous
- V. Informational Items
None

VI. Planning & Zoning:
09/05/23 PC

1. WS-23-0420-KISELOVSKI WLADIMIR:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce separation in conjunction with accessory structures and a single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Hacienda Avenue and 270 feet east of Nellis Boulevard within Whitney. JG/bb/syp (For possible action)

Moved by Ramirez
Approved with staff conditions
Vote 3-0 Unanimous
Abstaining: Beaulieu

09/06/23 BCC

2. VS-23-0381-ARJUN HUALAPAI, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Emerald Avenue (alignment) and Russell Road, and between Boulder Highway and Hollywood Boulevard, and a portion of right-of-way being Russell Road located between Boulder Highway and Hollywood Boulevard within Whitney (description on file). JG/gc/syp (For possible action)

Moved by Toso
Approved with staff conditions
Vote 4-0 Unanimous

3. UC-23-0380-ARJUN HUALAPAI, LLC:

USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.
DESIGN REVIEWS for the following: **1)** mini-warehouse facility with off-highway vehicle, recreational vehicle, and watercraft storage; **2)** modifications to a previously approved commercial center; and **3)** finished grade on 5.3 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Russell Road and Boulder Highway within Whitney. JG/gc/syp (For possible action)

Moved by Fobes
Approved with staff conditions
Vote 4-0 Unanimous

4. TM-23-500082-ARJUN HUALAPAI, LLC:

TENTATIVE MAP for a commercial subdivision on 5.3 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Russell Road and Boulder Highway within Whitney. JG/gc/syp (For possible action)

Moved by Beaulieu
Approved with staff conditions
Vote 4-0 Unanimous

VII. General Business
None

VIII. Public Comment

1. **Update for auto shop on Boulder Highway concern: Received response stating belief that all conditions of approval were satisfied. Need to review conditions before further inquiry.**
2. **Andrew was recognized for a newspaper article celebrating his great dedication to the kids in the community.**

VIII. Next Meeting Date

The next regular meeting will be August 31, 2023, unless posted otherwise.

IX. Adjournment

The meeting was adjourned at 6:29 p.m.



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 checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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>WS-23-0518</u> DATE FILED: <u>8/4/23</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>WHIRNEY</u> TAB/CAC DATE: <u>9/14/23</u> PC MEETING DATE: <u>10/3/23 @ 7:00 P.M.</u> @ 6:00 P.M. BCC MEETING DATE: <u>-</u> FEE: <u>\$775.00</u>
	PROPERTY OWNER NAME: <u>VICTOR & JACQUELINE PALAFOX</u> ADDRESS: <u>5117 HALLET DR</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: <u>7027394973</u> CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>VICTOR & JACQUELINE PALAFOX</u> ADDRESS: <u>5117 HALLET DR</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: <u>7027394973</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>PAT</u> ADDRESS: <u>5117 HALLET DR</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: <u>7027394973</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-21-410-012

PROPERTY ADDRESS and/or CROSS STREETS: 5117 HALLET DR 89122

PROJECT DESCRIPTION: REQUEST FOR WAIVER FOR A PRE-EXISTING SHADE STRUCTURE ON SIDE OF HOUSE WITHIN THE 5' PROPERTY LINE

(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] [Signature]
 Property Owner (Signature)* Property Owner (Print)
 VICTOR PALAFOX

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON July 6 2021 (DATE)
 By Victor Palafox
 NOTARY PUBLIC: [Signature]



*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.

Justification Letter

February 2nd, 2023

Clark County Comprehensive Planning
500 S/. Grand Central Parkway
Las Vegas, NV 89106

Subject: Rear setback encroachment and waiver of development standards
Location: 5117 Hallet Dr. Las Vegas NV 89122
APN: 161-21-410-012

To whom it may concern:

This property is currently occupied by my family since 1997. My wife and I are proposing to construct a small sunroom attached to the back of our residence. The type of room (in design and finishes) as well as the height conforms to the remainder of the existing house and neighborhood as highlighted by the plan.

- The rear yard setback is 20 feet in an R-1 zone. However, the current setback with this addition is now 16.5-foot setback from the rear property line (encroaching by 3.5'), can we request the rear yard setback to be set at 15'?
- There is a small existing storage building (already on site when we purchased the property) using the rear block wall at the property line as a lean-to, even though it does stand alone.
- We built a small shade structure that extends off the existing roof to help with the scorching sun on the west side of the residence, which means that on that side, even though the space below is open to outdoor use, there is in effect no setback along the house.

The following Waiver of Development Standards are being requested:

- reduction of rear setback encroachment from 20' to 15' for addition
- reduction of rear setback for accessory structure ie existing storage building from 5' required to 0'
- reduction for side yard setback (west side of residence) from 5' required to 0'.

We do not believe the proposed development creates additional stress on the community or neighbors, it might even make the neighborhood quieter as we would be spending more time inside when receiving family and friends.

This project will be comparable to other covered spaces to our left and right, as well as some across from our block walls and street.

Thank you for your consideration.

Sincerely,

Victor Palafox

Much appreciated,
Victor and Jacqueline Palafox,
Owners

**PLANNER
COPY**



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>WS-23-0500</u> DATE FILED: <u>8/3/23</u> PLANNER ASSIGNED: <u>HW</u> TAB/CAC: <u>Whitney</u> TAB/CAC DATE: <u>9/14/23</u> PC MEETING DATE: <u>10/3/23</u> BCC MEETING DATE: _____ FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>KING FUTT'S PFM, LLC SERIES 5700 BOULDER</u> ADDRESS: <u>5700 BOULDER HWY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: <u>(702) 734-1000</u> CELL: <u>(702) 596-7442</u> E-MAIL: <u>KINGFUTT@AOL.COM</u>
	APPLICANT NAME: <u>KING FUTT'S PFM, LLC SERIES 5700 BOULDER</u> ADDRESS: <u>5700 BOULDER HWY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: <u>(702) 734-1000</u> CELL: <u>(702) 596-7442</u> E-MAIL: <u>KINGFUTT@AOL.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Sheldon Colen</u> ADDRESS: <u>2525 W Horizon Ridge Pkwy., Suite 230</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-719-2020</u> CELL: _____ E-MAIL: <u>Sheldon@SCADesign.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-28-510-006 & 161-28-514-001

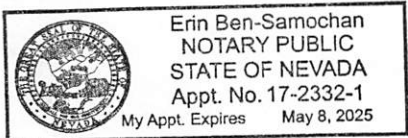
PROPERTY ADDRESS and/or CROSS STREETS: 5700 Boulder Hwy., Las Vegas, NV 89122

PROJECT DESCRIPTION: Construction of one three-story storage building (29,949 S.F.)

(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] Gary R. Brennan
Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON 9/26/2022 (DATE)
By Gary R. Brennan
NOTARY PUBLIC: [Signature]



*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.



2525 W. Horizon Ridge Parkway, Suite 230,
Henderson, NV 89052
Tel.: (702) 719-2020 Fax: (702) 269-9673
Gary L. Carlson, Architect (License No. 1859)
Sheldon Colen, Architect (License No. 7701)

July 31, 2023

Clark County Comprehensive Planning
Public Works
500 S Grand Central Pkwy
Las Vegas, NV 89155

**PLANNER
COPY**
WS-23-0500

RE: Justification Letter for proposed development at Boulder Hwy. & English Ave. (SCA# 22207)

Please accept this letter as justification for the proposed development located at 5700 Boulder Hwy (APN: 161-28-510-006 & 161-28-514-001) currently zoned as General Commercial (C-2). On behalf of our client, we submit our request for a Design Review. We respectfully ask for your approval of the below listed waivers:

- 1) Request to increase the allowable height of the fence along the street to be increased to 6 feet. A 6-foot-high perimeter fence with entry gates are provided for increased security.
- 2) Request to reduce building setback to allow construction of new perimeter fence. New perimeter fence will be located as to maintain a minimum of a 5 foot landscape buffer.
- 3) Request to reduce right-of-way setback to allow construction of new perimeter fence. New perimeter fence will be located as to maintain a minimum of a 5 foot landscape buffer.
- 4) Request to provide parking without a terminating landscape island at rear of existing building. The existing building currently has rear loading access via roll-up door. To maintain its use and access the site plan has been designed to not have a terminating landscape island within access path. Striping located in front of roll-up doors will be provided to ensure safe access by foot. Existing Roll-up doors adjacent to parking spaces are not to be accessed by vehicles.
- 5) Request to reduce Access Gate Setback to 40'-5" from English Ave where 50'-0" is required.
- 6) Request to reduce minimum required throat depth from 25'-0" to 5'-0" on English Ave.
- 7) Request to reduce required approach distance of 150'-0" to Boulder Highway from 150'-0" to 125'-0".

The proposed development consists of one building whose design intent is to harmoniously blend with the existing developments in the surrounding area. Building A, as depicted on the site plan, will be a three-story storage building with a gross area of 87,387 S.F. and building footprint of 29,129 S.F. and stands 38'-0" high. The above referenced building will be Storage use. The site could be easily accessed from English Ave through one new proposed driveway.

Where a total of 5 parking spaces are required when within vicinity of leasing office per Table 30.60-1, 26 spaces are provided (16 New/10 Existing) including 1 existing van accessible spaces. All parking can be easily accessed by customers and employees via walkways with 5 of the new spaces being accessed via gate operated by keypad.

Adequate landscape would be provided in the form of terminal islands where parking occurs as well as landscape buffers. All proposed plants are to be low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list. Landscaping would be proposed to screen the uncovered trash enclosure which will be 6'-0" tall and with split-face CMU walls.

With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank you,

Mathew Lenhart
SCA Design

**PLANNER
COPY**

WS - 23 - 0500

**ATTACHMENT A
WHITNEY TOWN ADVISORY BOARD
ZONING AGENDA
THURSDAY, 6:00 P.M., SEPTEMBER 14, 2023**

10/03/23 PC

1. **WS-23-0500-KING FUTT'S PFM LLC SERIES 5700 BOULDER:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) fence height; 2) fence setbacks; and 3) driveway geometrics.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) a proposed mini-warehouse facility in conjunction with an existing retail building on 1.5 acres in a C-2 (General Commercial) Zone. Generally located on the southwest side of Boulder Highway and the southeast side of English Avenue within Whitney. JG/hw/syp (For possible action)

2. **WS-23-0518-RIOS VICTOR M PALAFOX & PALAFOX JACQUELINE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback for the principal building; and 2) eliminate setbacks for the principal and accessory buildings in conjunction with a single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Hallet Drive, approximately 280 feet west of Sacks Drive within Whitney. TS/nai/syp (For possible action)

MINI-WAREHOUSE
(TITLE 30)

BOULDER HWY/ENGLISH AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0500-KING FUTT'S PFM LLC SERIES 5700 BOULDER:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** fence height; **2)** fence setbacks; and **3)** driveway geometrics.

DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** a proposed mini-warehouse facility in conjunction with an existing retail building on 1.5 acres in a C-2 (General Commercial) Zone.

Generally located on the southwest side of Boulder Highway and the southeast side of English Avenue within Whitney. JG/hw/syp (For possible action)

RELATED INFORMATION:

APN:

161-28-510-006; 161-28-514-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a decorative fence along a street (English Avenue) within building setbacks to 6 feet where 3 feet is the maximum per Section 30.64.020 (a 100% increase).
2.
 - a. Reduce the street side setbacks for a structure (decorative fence) to 5.5 feet where 10 feet is the standard per Table 30.40-7 (a 45% reduction).
 - b. Reduce the setbacks to a right-of-way (English Avenue and South Bend Street) for a structure (decorative fence) to 5.5 feet where 10 feet is the standard Section 30.56.040 (a 45% reduction).
3.
 - a. Reduce the throat depth of the driveway along English Avenue to 5 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (an 80% reduction).
 - b. Reduce the approach distance to Boulder Highway to 125 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 (a 17% reduction).

DESIGN REVIEWS:

1. Allow alternative parking lot landscaping where parking lot landscaping per Figure 30.64-14 is required per Table 30.64-2.
2. A mini-warehouse facility in conjunction with an existing retail building.

LAND USE PLAN:

WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5700 Boulder Highway
- Site Acreage: 1.5
- Project Type: Mini-warehouse facility
- Number of Stories: 3
- Building Height (feet): 38
- Square Feet: 87,387 (proposed mini-warehouse)/4,911 (existing office)
- Parking Required/Provided: 5/26

Site Plan

The site plan depicts an existing 4,911 square foot retail building located on a 1.5 acre site on the southeastern corner of Boulder Highway and English Avenue. The existing retail building will be converted into an office for the mini-warehouse complex and is located centrally in the northeastern portion of the site. The proposed mini-warehouse is shown to be located behind the existing retail building and an existing 53 foot tall communication tower facility. The mini-warehouse building is shown to have an overall footprint of 29,129 square feet and extends from the building setback in the rear (10 feet) northeast toward the center of the property with approximately 170 feet between the existing office building and the proposed mini-warehouse building. The mini-warehouse has a 10 foot setback from both English Avenue and South Bend Street and no setback along the southeastern side property line. The adjacent uses along this property line are primarily outside storage, contractor's office, and vehicle sales. Two points of access are provided to the site with an existing driveway providing access to a parking lot in the front of the existing retail building from Boulder Highway. An additional 35 foot wide commercial driveway along English Avenue provides access to another parking lot between the mini-warehouse building and the existing retail building. The site will be served by 3 small parking lot areas with 1 located in front of the existing building and 2 located between the existing retail building and the proposed mini-warehouse building. The front parking lot along Boulder Highway contains 10 existing parking spaces with an ADA space. The proposed lots between the building are divided between an open access lot and a gated parking lot. The open access lot contains 11 spaces, and the gated lot contains 5 spaces with an ADA space and 4 regulation loading spaces along the southeastern portion of the lot. The gated lot is located directly adjacent to the proposed mini-warehouse building. the gate will always be closed and is setback 40 feet from the pedestrian access easement. The total amount of parking required for the site is 5 spaces with a total of 26 spaces provided. The site is also provided with a 6 foot high decorative wrought iron fence along English Avenue, adjacent to the mini-warehouse building, with the fence set back 6 feet from English Avenue.

Landscaping

The landscaping plans show that the street landscaping along Boulder Highway and the landscape planter adjacent to the existing building along English Avenue will remain as is. Along Boulder Highway, two 10 foot wide landscaping islands are provided with palm trees provided within the planters. The 7 foot wide planter along English Avenue adjacent to the existing office building will contain 4 Texas Mountain Laurel (*Sophora secundiflora*) shrubs. In

the portion of the site being newly developed, an 11 foot landscaping strip is being provided along English Avenue and a 15 foot landscaping strip is provided along South Bend Street. The street landscaping strips will both contain a 5 foot attached sidewalk with a 6 foot landscaping planting strip along English Avenue and a 10 foot landscaping planting strip per Figure 30.64-13. A detached sidewalk is not required, as English Avenue and South Bend Street are local streets that are less than 60 feet wide. Within the provided landscaping planting strips are a single row of alternating Chinese Pistache (*Pistacia chinensis*) and Desert Museum Palo Verde (*Parkinsonia* x 'Desert Museum') trees. Along South Bend Street, there are a total of 6 street trees provided where 5 are required, and a total of 23 street trees are provided along English Avenue where 23 trees are required. Behind the planting strip along English Avenue, a 6 foot tall decorative wrought iron fence is provided the full length of the proposed building and continues northeast for another 50 feet where it then continues southeast through the property to connect with an existing wall along the southeastern property to fence off the building and a portion of the parking lot. The fence is set back between 5.5 feet and 6 feet from the property line and the English Avenue right-of-way, requiring a waiver of development standards. Within the new parking lot, 2 landscape finger islands are provided to the southwest of the driveway and these 6 foot and 7 foot wide islands contain Chinese Pistache and Palo Verde trees. Another 7.5 foot wide landscape finger island is provided in the southwestern portion of the new parking lot. This island also contains a Palo Verde tree and several shrubs. No other landscape finger islands are provided in the new or existing parking lots. A 12 foot to 24 foot wide landscaping strip is provided in the south central portion of the site between the proposed and existing buildings along the southeastern property line. This landscaping area contains several shrubs and 9 trees that include Chinese Pistache, Palo Verde, and Red Push Pistache (*Pistacia* x 'Red Push') trees. No other landscaping is provided along the southeastern property line.

Elevations

The elevations show the existing building as a 24 foot high office and storage building. The exterior of the building primarily consists of brownish red colored, vertical metal paneling on all 4 facades. An articulated overhead awning is provided along the roof line of the building with the same metal paneling as the rest of the building with access to the building provided by a commercial window and door system that spans the full height of the building. Four beige paint metal roll-up doors are provided with 1 on the western portion of the front façade and 3 similar roll-up doors in the rear of the existing building.

The proposed building is shown on the elevation plans to be a 3 story building with a maximum height of 38 feet to the top of the parapet. The building will be primarily constructed of blocks and painted sand finished stucco. The stucco portions of the building will be painted an alternating light and dark grey color. Painted metal panels will be used to create geometrically styled pop outs and roof articulations. The metal panels will be painted a dark blue color. Access to the building will be provided by light blue painted, hollow, metal doors located on the southern portion of the northwest face of the building and through similar doors located in the central portion of the northeast façade that will be accessed through the gated parking lot. Wrap around commercial windows are provided in the northwest and southwest corners of the building.

Floor Plans

The plans depict a typical floor plan within the proposed mini-warehouse building. The plans indicate that there will be 12 different unit models within the building. The plans also indicate there will be 3 floors of unit space with a total of 242 units on each floor. The units will range in size from 27 square feet up to 6,150 square feet. The units will be arranged in 4 long rows along the length of the building with 3 access aisles between the rows. Staircases will be in the northwestern and southwestern corners of the building with 2 elevators generally located adjacent to the stairwells.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed project is to construct a needed mini-warehouse building, which will be designed to be harmonious with the existing development in the area. The applicant further states that the site will be easily accessed from English Avenue and sufficient parking has been provided. In addition, any landscape reduction within the parking lot is needed to provide easier access to loading areas. Otherwise, sufficient landscaping has been provided along the streets.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1082-00	Reclassified the site from C-3 to C-2 zoning for Title 30	Approved by BCC	September 2000
ADR-0424-00	Communications facility with a 53 foot tall tower with antenna arrays and equipment area	Approved by ZA	June 2000
ZC-2231-97 (WC-0299-98)	Waived the conditions of a zone change requiring B-2 landscaping along the eastern and southern property lines, no outside storage, a drainage study, full off-sites, and any gates to be approved by Public Works	Approved by BCC	September 1998
ZC-2231-97	Reclassified the site from H-2 to C-3 zoning for a boat sales and service facility	Approved by BCC	February 1998
VC-146-85	Reduced the setbacks for a commercial building	Approved by PC	April 1985
VC-11-85	Permit the construction of a 4,950 square foot commercial building	Approved by PC	February 1985
VC-47-78	Allowed mobile homes as permanent residences - expired	Approved by BCC	March 1979

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2 & H-2	Contractor's office, outside storage & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Corridor Mixed-Use	R-1 & R-3	Multiple family residential (duplex) & undeveloped
East	Corridor Mixed-Use	C-2 & H-2	Vehicle sales, contractor's office & outside storage
West	Corridor Mixed-Use	H-2	Retail building, long-term lodging & motel

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waivers of Development Standards #1 & #2

In general, the purpose of the reduced height and increased setback of fences and walls along streets in the commercial zones, is to reduce the appearance of walled in streets and to prevent possible safety hazards (crime and distractions) that may arise from walls/fences being on top of the road. Staff finds that the wrought-iron fence provided is decorative and set back behind provided landscape, which creates an interesting and aesthetically pleasing streetscape and prevents a walled in appearance. Given that the fence is set back behind both a sidewalk and trees and should be a similar height as the trees, staff does not see major safety concerns, as this should not be distracting, nor would the fence be the first point of impact. In addition, the construction of a 6 foot fence allows for security while allowing the space inside to still be activated, as one could see in to report any potential crimes. As a result, staff could support these waivers of development standards, however, since staff cannot support waiver of development standards #3, staff cannot support these waivers of developments.

Design Review #1

The use of parking lot landscaping has 2 purposes, to help reduce heat islands caused by large expanses of pavement and to act to slow stormwater runoff. Staff finds that this site provides little in the way of parking lot landscape with 3 total islands provided. The lack of landscaping within the parking lot will inevitably lead to increased heat island effects in an area already heat vulnerable and serves no purpose helping to reduce water runoff in an area that is flood vulnerable. While staff does appreciate that additional landscaping along the street frontage and the perimeter are provided, which do aid in achieving the goals of the parking lot landscaping.

Ultimately, staff finds that this is not sufficient, as the proposed landscaping leaves large swaths of paving unshaded and without relief. Therefore, staff cannot support this design review.

Design Review #2

Overall, staff finds that the mini-warehouse, as proposed, is an attractively designed building, which will add to the visual and aesthetic appeal of the surrounding area. In addition, the design of the site provides for a significant amount of landscaping along the street frontages, which creates an interesting streetscape and should help with some heat related relief along the street edges. In addition, the mini warehouse is well sited away from adjacent residential uses, while also being close enough to residential areas to properly serve the community. In addition, staff finds that the proposed building makes good use of in-fill development to activate a previously undeveloped space, which should help to reduce any potentially illicit activities on an unwatched, vacant space and prevents the need to disturb natural spaces elsewhere, which supports Policy 6.1.6 of the Master Plan. With that said, staff finds that the proposed landscaping within the parking lot is not sufficient for the proposed development and its impact on the area. In addition, the proposed mini-warehouse building is being built on undeveloped land, which ultimately means that such a reduction in landscaping is a self-imposed hardship and staff cannot support such a reduction. As a result, since staff cannot support the waivers of development standards, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction to throat depth and approach distance for the driveway on English Avenue. The applicant worked with staff to ensure that vehicular access to the site was safe. Since English Avenue sees a low volume of traffic, staff finds the reduced throat depth should have no negative impacts. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Staff Recommendation

Denial.

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:

- Colors of the existing building to match mini-warehouse building;
- Landscaping per plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County has

adopted a rewrite to Title 30 effective January 1, 2024, 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;
- Full off-site improvements.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended, and to provide access to all points of building within 250 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0287-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: GARY BRENNAN

CONTACT: SHELDON COLEN, SCA DESIGN, 2525 W. HORIZON RIDGE PARKWAY,
SUITE 230, HENDERSON, NV 89052

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

HALLET DR/SACKS DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0518-RIOS VICTOR M PALAFOX & PALAFOX JACQUELINE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback for the principal building; and **2)** eliminate setbacks for the principal and accessory buildings in conjunction with a single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Hallet Drive, approximately 280 feet west of Sacks Drive within Whitney. TS/nai/syp (For possible action)

RELATED INFORMATION:

APN:

161-21-410-012

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear yard setback for a single family residence to 16 feet where 20 feet is required per Table 30.40-2 (a 20% reduction).
2.
 - a. Eliminate side yard setback for a single family residence where 5 feet is required for principal structure per Table 30.40-2 (a 100% reduction).
 - b. Eliminate rear yard setback for an accessory structure where 5 feet is required per Table 30.40-2 (a 100% reduction).
 - c. Eliminate side yard setback for an accessory structure where 5 feet is required per Table 30.40-2 (a 100% reduction).

LAND USE PLAN:

WHITNEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5117 Hallet Drive
- Site Acreage: 0.1
- Project Type: Single family residential
- Number of Stories: 1
- Building Height (feet): 9 feet 4 inches
- Square Feet: 1,280 residence/285 front addition/384 rear addition/40 accessory structure

Site Plan

The site plan depicts an existing 1 story single family residence on 0.1 acres. The principal dwelling is centrally located on the parcel and the front of the house is facing north towards Hallet Drive. The rear yard includes an existing detached accessory structure, approximately 40 square feet, that is placed on the southeast corner without setbacks from the side yard and rear yard wall.

The applicant built 2 additions to the house without building permits. The first is a 285 square foot attached addition to the front of the house. The plans depict it will be used as a guest room and it meets setback requirements. The second is a 384 square foot addition attached to the rear of the house used as a living room. The applicant is requesting the rear yard setback for the rear house addition to be 16 feet where 20 feet is required.

The site plan also depicts a trellis attached on the west side of the property approximately 38 feet in length with half of the trellis covered with thin wooden board. The applicant is requesting to eliminate the side yard setback where 5 feet is required.

Landscaping

The plans show the front of the house has 2 existing large trees, 1 placed on each side. The east portion has an existing 696 square foot grass area, and the west side has 224 square feet of existing grass. A 2 foot vertical landscaping path leads to the front of the house and wraps around the west portion of the house footprint, along with a 2 foot vertical landscaping path against the west and east side of the property wall. Both sides of the house have existing brick flooring leading into the backyard. The rear side of the property also has existing grass approximately 810 square feet with an existing tree, 2 short palms, and shrubs against the rear property wall.

Elevations

The front elevation shows the new addition is attached to the west portion of the house. The applicant used the same material to match the existing house, including stucco and the same grey paint color. The applicant also placed a window in the center of the new addition facing Hallet Drive. The west elevation shows the applicant added a side door that leads into the new shaded trellis area.

The rear elevation shows the new addition is attached to the east portion of the house. There is a raised concrete curb all throughout the addition. The applicant also used the same material to match the existing house including stucco and the same grey paint color. The applicant also placed new plywood and rubber roof with a new fascia detail. On the east and west elevations, the applicant also added side doors. The door facing west leads to the new shaded trellis area. The door facing east leads to into the backyard. The applicant also placed 3 new windows also facing the backyard.

Floor Plans

The floor plans depict the front addition to be a guest room approximately 285 square feet. The guest room includes a bathroom, walk-in closet, a window facing north towards Hallet Drive, and a new door facing east leading to the new shaded trellis area.

The floor plans depict the rear addition to be a living room approximately 384 square feet. This addition will include a walk-in closet, and 3 windows facing south into the rear yard. There is a new door facing west that leads into the trellis shaded area and a separate door on the east portion of the addition leading into the backyard.

Signage

Signage is not a part of this request.

Applicant’s Justification

Per the justification letter, the applicant lives in the principal structure and built an attached addition in the front and rear portion of the primary home. The front addition is a guest room that is 285 square feet. The rear addition is a family room with a total of 384 square feet. Also, the applicant built a trellis shade structure on the west side of the property. The applicant is requesting to reduce the rear setback for the principal structure and reduce the rear yard setback and side yard setback for the existing accessory structure.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE21-03135 is an active zoning violation for building without permits.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

Staff supports the request to reduce the rear yard setback to 16.5 feet for the principal structure. Although the applicant built the rear addition without a building permit, reducing this setback does not negatively impact the structure nor the applicant’s property. In addition, mature landscaping exists in the rear yard which will help reduce the impacts to the neighbors.

Waiver of Development Standards #2a

Staff cannot support a zero foot side yard setback for a principal structure. Setbacks create an aesthetically pleasing balance between other structures and perimeter walls and help to provide open area on site.

Waiver of Development Standards #2b & #2c

While the accessory structure does not seem out of character for the neighborhood, staff typically does not support zero setbacks for accessory structures. The structure may have a negative effect on the neighbors since it is placed right at the property line. Staff does not support this request.

Staff Recommendation

Approval of waiver of development standards #1; denial of waiver of developments standards #2a, #2b, and #2c.

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:

- 1 year to complete building permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; and that 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.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VICTOR PALAFOX

CONTACT: PAT STISSI, 8515 IRON MOUNTAIN RD, LAS VEGAS, NV 89143