



## Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave.

Las Vegas, NV. 89122

October 15, 2020

6:00pm

### AGENDA

**Note:**

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm at 702-606-0747 and is/will be available on the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

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

Secretary: Maureen Helm, 702-606-0747, [mhelmtab@gmail.com](mailto:mhelmtab@gmail.com)

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

- I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- III. Approval of Minutes October 1, 2020 (For possible action)

BOARD OF COUNTY COMMISSIONERS  
MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair  
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM  
YOLANDA T. KING, County Manager

- IV. Approval of the Agenda for October 15, 2020 and Hold, Combine, or Delete any Items.  
(For possible action)
- V. Informational Items  
Announcements of upcoming neighborhood meetings and County or community meetings and events.

Applications are available until Tuesday, December 1, 2020 for appointments by the Board of County Commissioners to serve on the Whitney TAB for a two-year term beginning January 2021

VI. Planning and Zoning

- 1. **WS-20-0388-SPORTSMAN'S ROYAL MANOR, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase fence height; and 2) allow non-standard improvements within a right-of-way (decorative fence and existing landscaping).  
**DESIGN REVIEW** for a proposed decorative fence in conjunction with an existing extended stay motel establishment on 28.0 acres in a C-2 (General Commercial) Zone and H-2 (General Highway Frontage) Zone. Generally located on the west side of Boulder Highway and the south side of Tropicana Avenue within Whitney. JG/rk/jd (For possible action) **PC 11/3/20**

VII. General Business

Review FY 2020 budget request(s) and take public input regarding suggestions for FY 2022 budget request(s). (For possible action).

Review/finalize FY 2022 budget request(s) and take public comment on the budget request(s).  
(For possible action)

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- IX. Next Meeting Date: October 29, 2020.

- X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Names of Location: Whitney Library, Whitney Senior Center, Jack-in-the-box @Boulder Highway/Russell,  
CVS @ Tropicana/Boulder Highway  
<https://notice.nv.gov>

**BOARD OF COUNTY COMMISSIONERS**  
MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair  
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM  
YOLANDA T. KING, County Manager



# Whitney Town Advisory Board

October 1, 2020

## MINUTES

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

Secretary: Maureen Helm 702-606-0747 mhelmtab@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 by Ramirez at 6:00 p.m.

II. Public Comment  
None

III. Approval of July 30, 2020 Minutes

**Moved by: Ramirez**  
**Approve minutes as submitted**  
**Vote: 4-0 Unanimous**

Approval of Agenda for October 1, 2020

**Moved by: Fobes**  
**Approve with changes**  
**Vote: 4-0 Unanimous**

IV. Informational Items

Applications are available until Tuesday, December 1, 2020 for appointments by the Board of County Commissioners to serve on the Paradise TAB for a two-year term beginning January 2021

V. Planning & Zoning

**NO ZONING ITEMS WERE HEARD**

VI. General Business

Review FY 2020 budget request(s) and take public input regarding suggestions for FY 2022 budget request(s). (For possible action). **Held return to the 10/15/20 TAB meeting**

Review/finalize FY 2022 budget request(s) and take public comment on the budget request(s). (For possible action) **Held return to the 10/15/20 TAB meeting**

Appoint a member and an alternate to the Community Development Advisory Committee (CDAC) for 2020-2021 (for possible action)

**Motion was made by Beaulieu to appoint Karen Miller as Representative, Gerry Ramirez as alternate to serve on the CDAC for the 2020-2021 year. Voting was unanimous**

VII. Public Comment  
**None**

VIII. Next Meeting Date  
**The next regular meeting will be October 15, 2020**

IX. Adjournment  
**The meeting was adjourned at 6:48 p.m.**



11/03/20 PC AGENDA SHEET

DECORATIVE FENCE  
(TITLE 30)

BOULDER HWY/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-20-0388-SPORTSMAN'S ROYAL MANOR, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase fence height; and 2) allow non-standard improvements within a right-of-way (decorative fence and existing landscaping).

**DESIGN REVIEW** for a proposed decorative fence in conjunction with an existing extended stay motel establishment on 28.0 acres in a C-2 (General Commercial) Zone and H-2 (General Highway Frontage) Zone.

Generally located on the west side of Boulder Highway and the south side of Tropicana Avenue within Whitney. JG/rk/jd (For possible action)

RELATED INFORMATION:

APN:

161-28-502-002; 161-28-502-007; 161-28-517-001 through 161-28-517-175

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase fence height to 7 feet where 3 feet is the maximum allowed per Section 30.64-020 (a 133% increase).
2. Allow a non-standard improvement (decorative fence and existing landscaping) within a right-of-way (Boulder Highway and Tropicana Avenue) where not permitted per Chapter 30.52.

**LAND USE PLAN:**

WHITNEY - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5600 Boulder Highway
- Site Acreage: 28
- Project Type: Decorative fencing and existing landscaping
- Fence Height (feet): 5 (wrought iron)/7 (pilasters)

**Site Plans**

The plans depict an existing extended stay motel establishment (Sportsman's Royal Manor) on a 28 acre site. The request is to allow portions of a proposed decorative fence that will be built at

the perimeter of the site within existing landscape planters along Boulder Highway and Tropicana Avenue; thus, necessitating the request for non-standard improvements within the public right-of-way. The fence will be set back approximately 3 feet from the existing sidewalk on Tropicana Avenue and approximately 9 feet from the existing sidewalk on Boulder Highway.

Landscaping

The existing landscape planters are approximately 15 feet in width along Boulder Highway and 6 feet in width along Tropicana Avenue. The plant material consists of trees, shrubs, and groundcover.

Elevations

The proposed fencing along Boulder Highway and Tropicana Avenue is 5 feet of decorative wrought iron fencing with 7 foot high pilasters approximately 7 feet to 10 feet apart.

Applicant's Justification

The applicant indicates the fence will help keep the property safer by limiting the foot traffic along Boulder Highway and Tropicana Avenue. The frontage is open now and easily accessible by foot. They believe that the fencing is necessary to continue to improve the safety of the residences on the property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VC-0720-96	Variance to reduce setback and separation of monument signage	Approved by PC	June 1996
UC-0192-95	488 room motel among 13 buildings	Approved by PC	March 1995

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2 & H-2	Retail developments
South	Commercial General and Residential Suburban (8 du/ac)	H-2 & R-1	Sportsman's Manor Condominium complex & single family residential
East	Commercial General	C-2	Retail center & undeveloped
West	Residential Suburban (8 du/ac) and Residential Urban Center (18 to 32 du/ac)	R-1 & R-4	Single family residential & multiple family development

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current 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

The decorative fence is set back 3 to 9 feet from the back of the sidewalk along the public streets. Staff has no objection to the proposed fence height, since the fence does not block any site visibility zones and is 90 percent open.

#### Design Review

Staff finds that the installation of the decorative fencing along Boulder Highway and Tropicana Avenue will be consistent and compatible with Urban Policy 93 of the Comprehensive Master Plan which encourages all structures on a development site be compatible in architectural design, style and color. Therefore, staff finds that the decorative fencing will not have any negative impacts to the surrounding development and staff can support this request.

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

#### Waiver of Development Standards #2

Since Boulder Highway and Tropicana Avenue are Nevada Department of Transportation (NDOT) roads, any improvements must be approved by NDOT.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Applicant is advised that 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**

- Nevada Department of Transportation approval;

- Gates must be installed at the drainage easement with the gates being 1 foot wider than the easement on both sides of the easement and the gates must be able to open completely and must open into the property.
- Applicant is advised that signs, structures, and landscaping shall not encroach into easements or sight-visibility zones; including any of the above that may have previously been installed.

**Building Department - Fire Prevention**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SPORTSMAN'S ROYAL MANOR, LLC

**CONTACT:** ERIN BEN-SAMOCHAN, 5600 BOULDER HWY, LAS VEGAS, NV 89122

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <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"/> PUBLIC HEARING <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 #)	<b>STAFF</b> APP. NUMBER: <u>WS-20-0388</u> DATE FILED: <u>8-31-20</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Whitney</u> TAB/CAC DATE: <u>10-15-20</u> PC MEETING DATE: <u>11-3-20</u> H-2 § C-2 BCC MEETING DATE: _____      Commercial General FEE: <u>\$1,150.00</u> JG
	<b>PROPERTY OWNER</b> NAME: <u>Sportsmans Royal Manor, LLC</u> ADDRESS: <u>5600 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>KINGFUTTE@ADL.COM</u>
	<b>APPLICANT</b> NAME: <u>Sportsmans Royal Manor, LLC</u> ADDRESS: <u>5600 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>KINGFUTTE@ADL.COM</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: <u>Erin Ben-Samoohan</u> ADDRESS: <u>5600 Boulder Hwy</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: <u>(702) 458-7071</u> CELL: <u>(702) 493-3574</u> E-MAIL: <u>erin@emanor</u> REF CONTACT ID #: _____ <u>Suites.com</u>

ASSESSOR'S PARCEL NUMBER(S): 161-28-502-002 + 161-28-502-007  
 PROPERTY ADDRESS and/or CROSS STREETS: 5600 Boulder Hwy  
 PROJECT DESCRIPTION: Decorative Fence along Tropicana Ave + Boulder Hwy property frontage

(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 June 19, 2020 (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.





June 23rd, 2020

Clark County Comprehensive Planning Dept.

Re: Waiver of Development Standards

To whom it may concern,

Please see enclosed application for a waiver of development standards for a decorative fence that I would like to install along the Boulder Hwy and Tropicana Ave. frontages of the property I own at the Sportsman's Royal Manor, located at 5600 Boulder Hwy in Las Vegas.

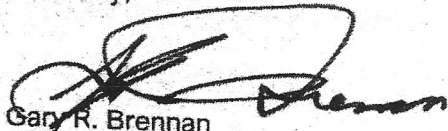
The scope of work includes building a rod iron decorative fence through the right of way on the Southwest corner of Tropicana Avenue. This portion of the decorative fence is 5 feet in height and 560 lineal feet in length. The fence is being installed in the existing landscaping with a minimum of 3 feet from the sidewalk. The other portion of the fence is through the right of way on the Southwest corner of Boulder Highway. This portion of the fence is 5 feet in height and 650 lineal feet in length. The fence is being installed in the existing landscaping with a minimum of 9-1/2 feet from the sidewalk. The facility is 28 acres with 665 units. The project should take approximately one month to complete upon approval.

I have worked with the Nevada Department of Transportation for over a year and have received the decorative fence agreements enclosed to install the fence along the NDOT right of way and along the frontage of the Sportsman's, along both Boulder Hwy and Tropicana Ave.

This decorative fence will help keep the property safer by limiting the foot traffic along Boulder Hwy and Tropicana Ave and will help keep non-tenants away from the property. The frontage is open now and easily accessible by foot. We feel that this fence is necessary to continue to improve the safety for the property. Our property has been the only extended stay in Las Vegas to receive the crime free housing certification. This fence will ensure we keep the certification and improve our safety measures. This fence has been a recommendation from the Las Vegas Metropolitan Police Department for the last 2-3 years.

If you have any further questions, I can be reached at (702) 734-1000.

Sincerely,

  
Gary R. Brennan  
Manager