



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave.

Las Vegas, NV. 89122

February 28, 2019

6:00 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two 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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm at phone number 702-606-0747 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members: Geraldine Ramirez – Chair Paul Friedman
 Christopher Fobes - Vice Chair Amy Beaulieu

Secretary: Maureen Helm, 702-606-0747, mhelmtab@gmail.com

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

- I. Call to Order, Invocation, Pledge of Allegiance, 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 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 Chair or the Board/Council by majority vote.
- III. Approval of Minutes January 31, 2019 (For possible action)
- IV. Approval of Agenda for February 28, 2019 and Hold, Combine or Delete Any Items (For possible action)

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.
(for discussion)

VI. Planning & Zoning

1. **TM-19-500025-6740 BOULDER S P E, LLC:**

TENTATIVE MAP for an industrial/commercial subdivision on 6.2 acres in an M-1 (Light Manufacturing) Zone in the MUD-3 & MUD-4 Overlay Districts. Generally located on the west side of Boulder Highway, 1,200 feet north of Gibson Road within Whitney. JG/jt/xx (For possible action) **PC 3/5/19**

2. **UC-18-1017-EL VUELO LP:**

USE PERMIT for a recreational facility (event center/indoor playground) in conjunction with an existing indoor batting cage facility within an office/warehouse development on a portion of 1.7 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the south side of Boulder Highway, 900 feet east of Boulder Ranch Avenue within Whitney. JG/dg/ma (For possible action)

PC 3/5/19

VII. General Business

None

- VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/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 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 Chair or the Board/Council by majority vote.

- IX. Next Meeting Date: March 14, 2019

X. Adjournment

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

NAME 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 GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

03/05/19 PC AGENDA SHEET

EXTRA SPACE STORAGE - BOULDER
(TITLE 30)

BOULDER HWY/GIBSON RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500025-6740 BOULDER S P E, LLC:

TENTATIVE MAP for an industrial/commercial subdivision on 6.2 acres in an M-1 (Light Manufacturing) Zone in the MUD-3 & MUD-4 Overlay Districts.

Generally located on the west side of Boulder Highway, 1,200 feet north of Gibson Road within Whitney. JG/jt/xx (For possible action)

RELATED INFORMATION:

APN:

161-35-301-001

LAND USE PLAN:

WHITNEY - RESIDENTIAL HIGH-RISE CENTER (GREATER THAN 32 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6740 Boulder Highway
- Site Acreage: 6.2
- Number of Lots/Units: 1
- Project Type: Commercial subdivision

The plan depicts a proposed 1 lot commercial subdivision. Access to the site is provided by 2 existing driveways from Boulder Highway. An existing warehouse building is located on the front of the site, near Boulder Highway, and a mini-warehouse facility and 2 communication towers are located on the rear of the site. Parking spaces are located in front of the warehouse building and along Boulder Highway. No changes to the existing landscaping, which is located in the parking lot, are proposed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0960-17	Increased the height of a 55 foot communication tower to 70 feet	Approved by PC	December 2017
UC-0638-16	Increased the height of a 40 foot communication tower to 70 feet	Approved by PC	November 2016
ADR-900147-06	Manager's residence addition to an existing mini-storage facility	Approved Administratively	March 2006
UC-0705-97	55 foot high communication tower	Approved by PC	June 1997

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1408-95	40 foot high communication tower	Approved by PC	September 1995
ZC-0132-88	Reclassified the site to M-1 zoning for a boat manufacturing, sales, & service facility	Approved by BCC	June 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North*	Commercial General	C-2	Undeveloped
South & East	Residential High-Rise Center (greater than 32 du/ac)	M-1	Office/warehouse building
West	Residential High-Rise Center (greater than 32 du/ac)	M-D & M-1	Office/warehouse buildings

*Boulder Highway is adjacent to the north side of the site.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

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, 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: 6740 BOULDER SPE, LLC
CONTACT: LARRY BITTON, HORROCKS ENGINEERS, 1401 N. GREEN VALLEY
PARKWAY, SUITE 160, HENDERSON, NV 89074

DRAFT

03/05/19 PC AGENDA SHEET

RECREATIONAL FACILITY
(EVENT CENTER/INDOOR PLAYGROUND)
(TITLE 30)

BOULDER HWY/BOULDER RANCH AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-18-1017-EL VUELO LP:

USE PERMIT for a recreational facility (event center/indoor playground) in conjunction with an existing indoor batting cage facility within an office/warehouse development on a portion of 1.7 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District.

Generally located on the south side of Boulder Highway, 900 feet east of Boulder Ranch Avenue within Whitney. JG/dg/ma (For possible action)

RELATED INFORMATION:

APN:
161-35-211-003 ptn

LAND USE PLAN:
WHITNEY - RESIDENTIAL HIGH-RISE CENTER (GREATER THAN 32 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 6658 Boulder Highway, Suites 4 and 5
- Site Acreage: 1.7 (portion)
- Project Type: Recreational facility (event center/indoor playground)
- Number of Stories: 1
- Square Feet: 4,500 (Suites 4 and 5)
- Parking Required/Provided: 255/267 (overall retail and industrial complex)

Site Plans

The plans depict an existing industrial complex consisting of multiple buildings. The applicant proposes to utilize a portion of the eastern building as a recreational facility (event center/indoor playground). The applicant currently operates an indoor batting cage within the 2 suites. The building is closest to Boulder Highway and was previously approved for retail uses. Parking spaces are located on the east, south, and west sides of the building. The other suites are not a part of this application. Overall, 267 parking spaces are provided throughout the site where 255 spaces are required. Two driveway ingress/egress points are located along Boulder Highway. No changes are proposed to the existing site design.

Landscaping

No changes to the existing landscaping are proposed, and no changes to the landscaping are required with this application.

Elevations

The building is a rectangular design that consists of concrete tilt-up panels with variations in color, texture, and material and variations in the roofline. No changes are proposed to the exterior of the building.

Floor Plans

The plans depict the event center/indoor playground facility occupying 2 suites within the center portion of the building for a total area of 4,500 square feet. The majority of the floor plan depicts an open area. The functions associated with the event center/indoor playground will only be available when the indoor batting cage facility is not operating within the designated area. The recreational facility may consist of the following: 1) party room; 2) play floor; 3) bouncy houses; and 4) special monthly events for adults and kids.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant indicates the proposed facility is for events or playground facilities. The anticipated business hours of operation are 12:00 p.m. to 10:00 p.m., 7 days a week. The applicant indicates that the site has sufficient parking to accommodate the needs of the facility.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0748-15	Recreational facility (indoor batting cage) in conjunction with an industrial development	Approved by PC	December 2015
UC-1018-02	Retail uses within the front building along Boulder Highway in conjunction with an industrial development	Approved by PC	August 2002
ZC-0610-00	Reclassified to M-D and M-1 zoning for the existing industrial development	Approved by BCC	June 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General Commercial Tourist	C-2, H-2, & R-V-P	Undeveloped recreational vehicle park
South & East	Residential High-Rise Center (greater than 32 du/ac)	M-1	Industrial mini-warehouse development
West	Residential Urban Center (18 to 32 du/ac)	R-3	Townhome development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that a recreational facility is appropriate at this location and is compatible with the land uses in the immediate area, which mostly consists of commercial and industrial uses. The proposed event center will provide an additional recreational amenity in the area. The approved indoor batting cage has been operational for several years with no known negative impacts. The recreational activities will be conducted within a building which is adequately served by public improvements, facilities, and services. This request creates an appropriate shared use of existing facilities and the use places no additional demands on the site in terms of required landscaping or other design features. Sufficient parking is available on-site to accommodate the proposed facility; therefore, staff finds that the use complies with the Comprehensive Master Plan, and the facility will not create any undue adverse effects on adjacent properties.

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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ULISES PEREZ

CONTACT: ULISES PEREZ, INDOOR SPORTS FACILITY, 6658 BOULDER HIGHWAY,
SUITE 5, LAS VEGAS, NV 89122

DRAFT