



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave.

Las Vegas, NV. 89122

August 1, 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, Pledge of Allegiance, Roll Call, 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 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 May 16, 2019 (For possible action)
- IV. Approval of Agenda for August 1, 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. **AR-19-400058 (UC-18-0821)-L G I HOMES-NEVADA, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for the status of street improvements associated with the reduced setback for a temporary sales/leasing office trailer from any property line.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced rear yard setbacks; **2)** establish alternative yards for residential lots; and **3)** reduced setbacks from the street in conjunction with a previously approved single family residential development on 12.7 acres in a RUD (Residential Urban Density) Zone. Generally located on the east side of Steptoe Street and on the south side of Greyhound Lane within Whitney. JG/sv/ma (For possible action)
PC 8/6/19

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: August 15, 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



Whitney Town Advisory Board

May 16, 2019

MINUTES

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

Secretary: Maureen Helm 702-606-0747 mhelmtab@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
Shane Ammerman

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

- II. Public Comment
None
- III. Approval of May 2, 2019 Minutes

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

Approval of Agenda for May 16, 2019

Moved by: Friedman
Approve agenda as submitted
Vote: 4-0 Unanimous

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

V. Planning & Zoning:

1. **CP-19-900180:** That the Whiteny Town Advisory Board consider proposed changes to the Transportation Element of the Clark County Comprehensive Master Plan, and after conducting a public hearing, take appropriate action. (For possible action) **PC 6/4/19**

MOVED BY- Ramirez

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

VI. General Business
(None)

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be May 30, 2019

IX. Adjournment
The meeting was adjourned at 6:19 p.m.

08/06/19 PC AGENDA SHEET

TEMPORARY SALES/LEASING OFFICE
(TITLE 30)

STEPTOE ST/GREYHOUND LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-19-400058 (UC-18-0821)-L G I HOMES-NEVADA, LLC:

USE PERMIT FIRST APPLICATION FOR REVIEW for the status of street improvements associated with the reduced setback for a temporary sales/leasing office trailer from any property line.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced rear yard setbacks; 2) establish alternative yards for residential lots; and 3) reduced setbacks from the street in conjunction with a previously approved single family residential development on 12.7 acres in a RUD (Residential Urban Density) Zone.

Generally located on the east side of Steptoe Street and on the south side of Greyhound Lane within Whitney. JG/sv/ma (For possible action)

RELATED INFORMATION:

APN:

List on file

USE PERMIT:

Reduce the setback of a temporary sales/leasing office trailer from any property line to 1 foot where 10 feet is required per Table 30.44-1 (a 90% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear yard setback to a minimum of 11.28 feet where 15 feet is required per Table 30.40-2 (a 25% reduction) for 14 previously approved single family residences.
2. Establish alternative yards for 3 previously approved single family residences where yards are established per Chapter 30.56.
3. Reduce the setbacks of a temporary sales/leasing office trailer from Port Astoria Court (north) and McGill Avenue (south) to 5 feet where 10 feet is required per Chapter 30.56 (a 50% reduction).

LAND USE PLAN:

WHITNEY - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 12.7

- Number of Lots: 2 (temporary sales/leasing office)/2 (parking for temporary sales/leasing office)/14 (rear yard setback reduction)/3 (alternative yards)
- Project Type: Setback reduction for temporary sales/leasing office, rear yards setback reduction, and alternative yards for 3 lots
- Number of Stories: 1 (temporary sales/leasing office)/2 (single family residence)
- Building Height (feet): 14 (temporary sales/leasing office)/22 and 25 (single family residence)
- Square Feet: 1,400 (temporary sales/leasing office)/1,206 (minimum for single family residence)/1,603 (maximum for single family residence)
- Parking Provided: 4 stalls (temporary sales/leasing office)

History/Request

On December 4, 2018, the Planning Commission approved UC-18-0821 with a condition requiring a 6 month review for the status of the street improvements. This application has been filed to satisfy the condition of approval.

Site Plan

The site plan depicts a previously approved single family residential subdivision (NZC-0225-05), on the south side of Greyhound Lane, and on the east of Steptoe Street. The 131 lot subdivision includes 7 common elements and has ingress/egress access from McGill Avenue and Greyhound Lane.

The temporary sales/leasing office trailer is shown on Lots 35 and 36, which are temporarily combined as one site. The sales/leasing office trailer is located 8.5 feet from the north property line, 10 feet from the west property line, 5 feet from the south property line, and 40 feet from Clatsop Street to the east. Lots 35 and 36 are north of McGill Avenue and west of Clatsop Street. The entrance and exit to the trailer will be from Lot 35 facing Clatsop Street. The plans showed 3 temporary parking stalls and 1 mobility parking stall north of the trailer across Port Astoria Court (on Lots 65 and 66). The location of the trailer as currently shown on the plans no longer requires the use permit to reduce the setback of a temporary sales/leasing office trailer from any property line to 1 foot where 10 feet is required.

The single family residential product types did not fit on 14 of the existing lots of the subdivision, therefore the applicant requested to waive rear yard setbacks for Lots 2, 5, 8, 12, 15, 23, 26, 29, 115, 116, 120, 122, 126, and 130 to accommodate the previously approved design of the homes.

Additionally, Lots 20, 82, and 83 did not conform to the standard yard requirements established per Chapter 30.56. The product type previously approved for Lots 20, 82, and 83 are oriented so that the front of the homes do not face the right-of-way. The homes would be oriented so that side yards and the front yards are perpendicular to the street, thus creating an alternative yard.

Landscaping

Landscaping is not a part of this request.

Elevations

The temporary sales/leasing office trailer is 60 feet in width and 14 feet in height. The trailer was shown to be painted an earth tone color with exterior finishes of engineered wood siding. Revised home models were administratively approved, and filed with NZC-0225-05. Per the revised home model plans, the design consists of 2 story homes painted in neutral colors with concrete tile roofs. Architectural elements such as pop-outs, shutters, brackets, and decorative vents add dimension to the facades of the homes.

Floor Plans

The floor plans for the temporary sales/leasing office depict 4 offices, restroom, and an open office area. Floor plans for the existing subdivision have been previously approved and were not a part of the original request. Revised home models were administratively approved, and filed with NZC-0225-05. The revised floor plans consist of a 2 story home layout which include a garage, kitchen, dining room, great room, powder room, and foyer within the first floor and bedrooms and bathrooms on the second floor.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0821:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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

- 6 month review for the status of the street improvements.

Signage

Signage was not a part of the original request.

Applicant's Justification

The applicant requests a review per the public works condition on UC-18-0821 for a review on the status of street improvements. The applicant states that streets have been installed and are complete for this project.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0821	Reduced rear setbacks for 14 residential lots and establish alternative yards for 3 residential lots, and a temporary sales/leasing office trailer	Approved by PC	December 2018
WS-17-0992	Reduced interior side setback all remaining lots and rear setback reduction on 4 lots	Approved by PC	January 2018

Prior Land Use Requests

Application Number	Request	Action	Date
AV-1239-17	Minor deviation for side setbacks – no longer needed	Approved Administratively	November 2017
WS-0739-17	Waived street intersection off-set, increase cul-de-sac length, and design review for gated entry and combination of public and private streets – no longer needed	Approved by PC	October 2017
VS-0740-17	Vacated right-of-way and easements – no longer needed	Approved by PC	October 2017
WS-0575-17	Allowed a reduced rear setback for lots 1, 2, 35, 36, 65-79, 80-81, 84-98, 119, 120, and 125-131 and design review for revised home models	Approved by PC	September 2017
TM-0361-05	Revised tentative map for 131 single family residential lots with public streets	Approved by PC	August 2005
WS-1007-05	Reduced street intersection off-set	Approved by PC	August 2005
TM-0209-05	131 single family residential lots with private streets	Approved by BCC	June 2005
VS-0566-05	Vacated portions of unnamed rights-of-way - recorded	Approved by BCC	June 2005
NZC-0225-05	Reclassified the site from R-E and M-D zoning to RUD zoning and waiver of development standards to reduce private street width – zoning is permanent and waiver is expired	Approved by BCC	June 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D & RUD	Industrial park & undeveloped
South	Business and Design/Research Park & Residential Suburban (up to 8 du/ac)	M-D, R-2, & RUD	Industrial uses, single family residential, & undeveloped
East	Residential Suburban (up to 8 du/ac)	R-T & R-2	Single family residential
West	Business and Design/Research Park & Residential Suburban (up to 8 du/ac)	M-D, R-E, & R-T	Industrial uses & single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

Public Works - Development Review

The applicant entered into the pre-final process on June 17, 2019. As this is the final stage of the process, staff can support an additional 90 days to complete the off-site improvements.

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

- Until October 1, 2019 to obtain final inspection.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LGI HOMES NEVADA, LLC

CONTACT: G.C. GARCIA, INC., 1055 WHITNEY RANCH DR, SUITE 210, NV 89014