



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave.

Las Vegas, NV. 89122

November 14, 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 August 29, 2019 (For possible action)
- IV. Approval of Agenda for November 14, 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. **ET-19-400133 (AR-19-400058 (UC-18-0821))-PARADA SERGIO & GAMBOA CELIA:**
USE PERMIT FIRST EXTENSION OF TIME for an application to review 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/jvm/ja (For possible action)
PC 11/19/19
2. **WS-19-0836-COUNTY OF CLARK (PK & COMM SERV):**
WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.
DESIGN REVIEW for modifications to a park facility to include additional improvements and amenities (pool, splash pad, walking paths, turf area, and parking area) in conjunction with an existing park on 10.3 acres in a P-F (Public Facility) Zone. Generally located on the north side of Missouri Avenue and approximately 150 east of Andover Drive within Whitney. JG/lm/jd (For possible action)
BCC 12/4/19

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: December 12, 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

September 12, 2019

MINUTES

Board Members: Geraldine Ramirez –Chair **EXCUSED**
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
Greg Cerven; Planning, Stephanie Halasi; Administrative Specialist

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

- II. Public Comment
None
- III. Approval of August 29, 2019 Minutes

Moved by: Friedman
Approve minutes as submitted
Vote: 3-0 Unanimous

Approval of Agenda for September 12, 2019

Moved by: Beaulieu
Approve agenda as submitted
Vote: 3-0 Unanimous

IV. Informational Items

1. **Stephanie announced the Fall Job fair. September 27, 2019 9:00am- 2:00pm Clark County Government Center 500 S. Grand Central PKWY**
2. **Stephanie announced the Movie in the Park September 27, 2019 7:00 pm at Whitney Park.**

V. Planning & Zoning:

1. **UC-19-0616-MOSER LELAND V & INEZ E:**
USE PERMIT for a vehicle rental (recreational/campers) facility on a 1.5 acre portion of a 4.1 acre site in a C-2 (General Commercial) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Boulder Highway and Whitney Avenue within Whitney. JG/rk/jd (For possible action) PC 10/1/19

MOVED BY-Beaulieu

APPROVE- Subject to staff conditions

ADDED CONDITION- 6 month review as a public hearing

VOTE: 3-0 Unanimous

VI. General Business

1. **Beaulieu motion to requests the following for the 20/21 budget requests:**
 - **crosswalk at Mesa Vista & Nellis Blvd**
 - **Improved crosswalk and signage on Tropicana and Morris, to be similar to Boulder Hwy crosswalk standards**
 - **New fencing by Nellis Bridge, at Russell Road.**

VII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be September 26, 2019

IX. Adjournment

The meeting was adjourned at 6:40 p.m.

11/19/19 PC AGENDA SHEET

OFF-SITES
(TITLE 30)

GREYHOUND LN/STEPTOE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-19-400133 (AR-19-400058 (UC-18-0821))-PARADA SERGIO & GAMBOA CELIA:

USE PERMIT FIRST EXTENSION OF TIME for an application to review 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/jvm/ja (For possible action)

RELATED INFORMATION:

APN:

161-27-619-002; 161-27-619-005; 161-27-619-008; 161-27-619-012; 161-27-619-015; 161-27-619-020; 161-27-619-022; 161-27-619-039; 161-27-619-040; 161-27-619-044; 161-27-619-046; 161-27-619-050; 161-27-619-054; 161-27-620-004; 161-27-620-007; 161-27-620-013; 161-27-620-014; 161-27-620-043; 161-27-620-044; 161-27-620-060 through 161-27-620-061

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 11.3 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. The review was completed on August 6, 2019 with a condition that final inspection to be completed by October 1, 2019, this is a request to extend the time for the final inspection.

Site Plan

The site plan depicts a previously approved single family residential subdivision (NZA-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, 22, 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.

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 AR-19-400058 (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 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

- Until October 1, 2019 to obtain final inspection.

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.

Applicant's Justification

The applicant states that the off-sites are nearly complete and they are awaiting the final inspection from Public Works. They are requesting an extension of 120 days to complete the project.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-19-400058 (UC-18-0821)	Review of off-site street improvements	Approved by PC	August 2019
UC-18-0821	Temporary sales/leasing office with setback reductions and alternative yards	Approved by PC	December 2018
AV-1239-17	Minor deviation for side setbacks – no longer needed	Approved by ZA	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 & single family subdivision
South	Business and Design/Research Park & Residential Suburban (up to 8 du/ac)	M-D, R-2, & RUD	Industrial uses & single family residential
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 on an extension of time application 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.

Public Works - Development Review

The applicant made little progress on the off-site improvements since the last extension of time. On September 6, 2019, a pre-final inspection was cancelled by County staff because the right-of-way to be inspected was covered with structures and materials, so no inspection could occur. On October 21, 2019, an inspection of the pavement quality was approved, but a pre-final inspection and final inspection must still be completed.

Staff Recommendation

No recommendation.

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

If approved:

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LGI HOMES NEVADA, LLC

CONTACT: DOUG RANKIN, G.C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210, LAS VEGAS, NV 89014



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<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 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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>AR-19-400058</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>9/30/2018</u> PLANNER ASSIGNED: <u>JVM</u> ACCEPTED BY: <u>LMN</u> FEE: <u>\$ 300</u> CHECK #: <u>16981</u> COMMISSIONER: <u>JG.</u> OVERLAY(S)? <u>N/A</u> PUBLIC HEARING? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> TRAILS? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> PFNA? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ET-19-400133</u> TAB/CAC: <u>WHITNEY Y</u> TAB/CAC MTG DATE: <u>10/3/19</u> TIME: <u>4pm</u> <small>CAAX</small> PC MEETING DATE: <u>11/19/2019</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>RUD</u> PLANNED LAND USE: <u>WHITNEY R.N</u> NOTIFICATION RADIUS: _____ SIGN? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>LGI Homes Nevada LLC</u> ADDRESS: <u>1450 Lake Robbins Dr #430</u> CITY: <u>The Woodlands</u> STATE: <u>TX</u> ZIP: <u>77380</u> TELEPHONE: <u>702-771-8184</u> CELL: _____ E-MAIL: <u>joe.cerna@lgihomes.com</u>	
	APPLICANT	NAME: <u>LGI Homes Nevada LLC</u> ADDRESS: <u>1450 Lake Robbins Dr #430</u> CITY: <u>The Woodlands</u> STATE: <u>TX</u> ZIP: <u>77380</u> TELEPHONE: <u>702-771-8184</u> CELL: _____ E-MAIL: <u>joe.cerna@lgihomes.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>G.C. Garcia, Inc c/o Doug Rankin</u> ADDRESS: <u>1055 Whitney Ranch Dr. Suite 210</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-435-9909</u> CELL: _____ E-MAIL: <u>acole@gcgarciainc.com</u> REF CONTACT ID #: <u>174661</u>	

ASSESSOR'S PARCEL NUMBER(S): 111-27-019-002,005,008,012,015,022,039,040,044,046,050,054 111-27-019-020
 PROPERTY ADDRESS and/or CROSS STREETS: Stephoe & Greyhound SEC 111-27-020-013,014,043,044,041 + 020
 PROJECT DESCRIPTION: extension of time for condition by PW to obtain final inspection

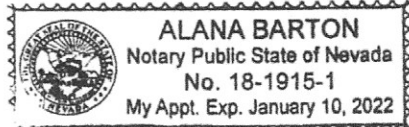
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

RW Christian _____
 Property Owner (Signature)*

 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON SEPTEMBER 27, 2019 (DATE)
 By RW CHRISTIAN
 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.



September 30, 2019

Nancy Amundsen, Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Justification Letter for an Extension of Time
Request for an Extension of Time or a condition to have final inspections of the
street improvements AR-19-400058 of UC-18-0821
Generally located on the east side of the Steptoe Street and on the south side of
Greyhound Lane within Whitney.

Dear Nancy,

On behalf of the applicant, LGI Homes Nevada LLC, please accept this submittal as an
Extension of Time of a Public Works Condition giving until October 1, 2019
to obtain final inspection of the street improvements. The streets have been installed and
are complete. A street light was in need of repair/replacement and the base for that street
light has been installed. However, additional time is needed to install the pole and then
obtain the final electrical inspections for the light. This should be done in the next two weeks.
Once the street light has a final, the final overall inspection for the streets will be requested.

The Project is nearly complete and awaits the final inspection by Public Works. We would
request an extension of ~~120 days~~ ^{120 days} to allow for any additional inspections should they be
needed.

Sincerely,

Doug Rankin, AICP
Planning Manager



GCGARCIA

A Planning & Development Services Corporation

1055 Whitney Ranch, Suite 210, Henderson, Nevada 89014-3205

Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

12/04/19 BCC AGENDA SHEET

RECREATIONAL FACILITY (POOL & SPLASH PAD) MISSOURI AVE/ANDOVER DR
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0836-COUNTY OF CLARK (PK & COMM SERV):

WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.

DESIGN REVIEW for modifications to a park facility to include additional improvements and amenities (pool, splash pad, walking paths, turf area, and parking area) in conjunction with an existing park on 10.3 acres in a P-F (Public Facility) Zone.

Generally located on the north side of Missouri Avenue and approximately 150 east of Andover Drive within Whitney. JG/lm/jd (For possible action)

RELATED INFORMATION:

APN:

161-28-601-001

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the throat depth for a parking lot to 18 feet where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 28% reduction).
- b. Permit existing pan driveway to remain where a commercial driveway is required per Uniform Standard Drawing 222.1.
- c. Provide alternative driveway where Uniform Standard Drawing 222.1 is the standard.

LAND USE PLAN:

WHITNEY - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 5712 Missouri Avenue
- Site Acreage: 10.3
- Project Type: New pool facility with splash pad, walking paths, and turf area
- Number of Stories: 1
- Building Height (feet) : 32 feet, 6 inches (aquatics slide with canopy)/25 feet, 11 inches (pool building)/24 feet (equipment building)
- Signage Height (feet) : 4 feet, 3 inches
- Square Feet: 3,939 (pool house)/ 2,236 (equipment building)

2

- Signage Square feet: 24.75
- Parking Required/Provided: 120/120

Site Plans

The plans depict new pool and splash pad facilities for Whitney Park which will replace the existing aquatics facility. The new pool area is located north of the existing parking lot and west of the recreation center and the senior center. The new splash pad is located north of the new pool area, and west of the existing playground area. Access to the site remains on Missouri Avenue where the existing westerly parking lot extends to the west with a new pan driveway entrance and the existing driveway will be replaced with curb and sidewalk.

Landscaping

The existing landscaping and natural vegetation for Whitney Park will remain, with the addition of new walking paths with new exercise equipment stations, desert landscaping, and a turf area will replace the existing pool facility. New landscape materials include Chinese Elm, Desert Diva Willow, Palo Verde, Red Push Pistache, Shoestring Acacia, and Chilean Mesquite with a variety of shrubs, groundcovers, accent plants, and rock mulch.

Elevations

The plans depict the proposed pool house with butterfly roof design at an overall height of 25 feet 11 inches. The separate pool equipment buildings also include a butterfly roof design at an overall height of 24 feet. The pool house and pool equipment buildings include cream and sage painted block construction with painted metal accents (eaves and lattice accents) in colors including "Westchester gray", "show stopper" (red), and "dahlia". The west side of the pool house includes an exterior "rinse off" fixtures, and the east side of the pool equipment building includes a water fountain. New fabric shade canopies within the pool area have an overall height of 10 feet, the pool slide with upper canopy has an overall height of 32 feet 6 inches. Both buildings include painted metal standing seam roofing.

Floor Plans

The proposed pool house has a total of 3,939 square feet with areas identified for vestibule, fee collection, restrooms, training room, life guards, offices, storage and equipment areas. The separate pool equipment buildings depicts a total of 2,236 square feet with equipment room, and "snack break" sales booth.

Signage

A new entry sign will be located to the west of the new proposed driveway along Missouri Avenue. The monument sign will have an overall height of 4 feet 3 inches and have an overall sign area of 24.75 square feet. The south and east elevations include new aquatic center signage in "show stopper" (red).

Applicant's Justification

The applicant indicates the new facility will replace the aging aquatics center at Whitney Park for the benefit of the local community. The color palette of the proposed buildings will match or enhance the existing buildings to provide a cohesive campus.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0710	Shade structure and lighting for playground equipment at Whitney Park	Approved by PC	November 2018
ADR-0205-07	Renovations and fencing to the Whitney Park basketball courts	Approved by ZA	March 2007
ADR-0728-03	Removed existing building and constructed the new Whitney Recreation Center	Approved by ZA	August 2003
DR-1232-00	Improvements for existing park including tennis courts, skate board park, and lighting	Approved by PC	September 2000
DR-1456-96	Senior center in conjunction with an existing park	Approved by PC	October 1996
ZC-223-83	Reclassified 10.5 acres from R-1a and H-2 zoning to P-F zoning	Approved by BCC	November 1983

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	H-2, R-4, R-3, & R-1	Appliance retail & multiple family residential
South	Residential Suburban (5 du/ac) & Residential Urban Center (18 to 32 du/ac)	R-1 & R-3	Single family residential & multiple family residential
East	Commercial General	R-3, H-2, & C-2	Multiple family residential, RV sales, & convenience store
West	Residential Suburban (5 du/ac)	R-1	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

Waiver 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.

Design Review

The proposed improvements comply with the requirements of Title 30 and will enhance the Whitney Park and provide modernized facilities for the public. Staff finds that the proposed designs of the structures are consistent with other structures at Whitney Park and finds the improvements to be positive for the community. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

Staff can support the modified driveway design standards provided that the driveways are upgraded to comply with Americans with Disabilities Act.

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

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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

- Reconstruct driveways as commercial pan driveways per Uniform Standard Drawings 222.1 and 224 or provide a 5 foot wide concrete sidewalk behind the existing driveways for compliance with the Americans with Disabilities Act.
- Applicant is advised that the installation of improvements will require off-site permits. /jd

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PETER UMOH
CONTACT: LANCE BERREY, PGAL ARCHITECTURE, 3379 W. OQUENDO RD., LAS
VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<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 checked="" 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 #)	STAFF DATE FILED: <u>10/18/2019</u> PLANNER ASSIGNED: <u>LMN</u> ACCEPTED BY: <u>LMN</u> FEE: <u>WAIVED</u> CHECK #: _____ COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>MUD4</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS/DR-19-0836</u> TAB/CAC: <u>WHITNEY</u> TAB/CAC MTG DATE: <u>11/4/19</u> TIME: <u>Leper</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/4/2019</u> ZONE / AE / RNP: <u>PF</u> PLANNED LAND USE: <u>PF</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>Clark County Department of Real Property Management</u> ADDRESS: <u>500 S. Grand Central Parkway, 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702.455.2907</u> CELL: _____ E-MAIL: <u>lisak@clarkcountynv.gov</u>	
	APPLICANT NAME: <u>Peter Umoh (Clark County Department of Real Property Management)</u> ADDRESS: <u>500 S. Grand Central Parkway, 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702.455.4921</u> CELL: _____ E-MAIL: <u>peteru@clarkcountynv.gov</u> REF CONTACT ID #: <u>164585</u>	
CORRESPONDENT NAME: <u>Lance Berrey (PGAL, LLC)</u> ADDRESS: <u>3379 W. Oquendo Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.730.4935</u> CELL: <u>702.580.9218</u> E-MAIL: <u>lberrey@pgal.com</u> REF CONTACT ID #: <u>196339</u>		

ASSESSOR'S PARCEL NUMBER(S): 161-28-601-001

PROPERTY ADDRESS and/or CROSS STREETS: 5712 MISSOURI AVE (MISSOURI AVE & N STEPHANIE ST)

PROJECT DESCRIPTION: Aquatic Center (Pool House & Pool Maintenance Buildings) with Splash Pad

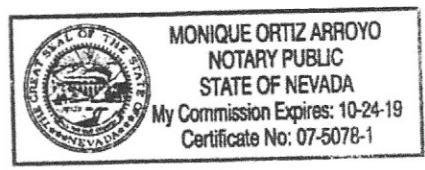
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

Lisa Kremer Lisa Kremer, Director, Clark County Real Property Management
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON OCTOBER 18, 2019 (DATE)
 BY LISA KREMER, DIRECTOR

NOTARY PUBLIC: _____



*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.



WS-19-0836

October 16, 2019

Clark County Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89155

Subject: Justification Letter
Whitney Park Aquatic Center and Splash Pad
5712 E. Missouri Ave.
Las Vegas, NV 89122
APN: 161-28-601-001

- ALEXANDRIA
- ATLANTA
- AUSTIN
- BOCA RATON
- CHICAGO
- DALLAS/FORT WORTH
- DENVER
- HOBOKEN
- HOUSTON
- LAS VEGAS
- LOS ANGELES
- SALT LAKE CITY
- SAN DIEGO

The new Aquatic Center and Splash Pad will replace an existing aging pool at Whitney Park. The new 2,500 SF Splash Pad will be located outside of the secured pool fencing therefore it will be accessible to the public when the pool is closed. The Splash Pad will have a southwest desert theme with playful spray elements and colors. The new pool will produce an environment for the local neighborhood to participate in fun, recreational swimming in a stable, safe facility with an elegant Pool and Maintenance building design to enhance the existing recreational and senior center facilities. The new pool will also include two water slides, a water sports area and multiple shaded deck spaces.

An analysis of the existing pool and pool building led the Clark County Parks and Recreation Department to conclude that a new Aquatic Center should be provided for the local neighborhood. The old pool building, and deck area will receive new turf with new exterior exercise equipment along a new path surrounding the turf. A total 32,067 SF of existing turf will also be replaced with desert landscaping

The color palette of the new pool structures will match or enhance the existing buildings to provide a cohesive campus. The new structures will be closer to Missouri Ave. than the existing location, deep in the park, which will make it more accessible and enhance the public's value of the site.

The existing southwest parking lot will expand with a new curb cut for additional parking and utility/service vehicle access. A waiver will be requested for the throat depth at the new cut of 18 feet. A waiver will also be requested for a commercial pan driveway in lieu of a curb return driveway. Public utility and public services will only need typical adjustments due to the fact that the new aquatic center is replacing an existing facility. There should be no negative impact to the adjacent properties as there is already an existing pool and pool building. The adjacent properties should only feel a positive impact with brand new pool structures in lieu of an aging facility. Finally, this proposal is consistent with existing approved facilities on the site.

WS

PGAL, LLC
3379 W. Oquendo Rd.
Las Vegas, NV 89118

702 435 4448
702 435 4470

**PLANNER
COPY**

Jeffrey P. Gerber, AIA | Ken Brown, AIA | David L. Andrews, AIA | Paul D. Bonnette, AIA | Jefferson D. Bulla III, AIA | Dennis M. Comiskey, PE | Matthew Ellis, AIA
Samuel J. Ferreri, AIA | Beth Funk | Cheryl Gajeske, AIA | Benjamin J. Girardin, AIA | Costas Georghiou, PE | Christopher W. Larsen, AIA | Michael H. Lloyd, AIA
David F. Moss, AIA | Greg Mullin, AIA | Ethan S. Nelson, AIA | Ian A. Nestler, AIA | Ivan Pire, AIA | Kris Ruebush, AIA | Derron S. Vincik, PE | Jeffrey A. Weiner, AIA

2

A neighborhood meeting was held on May 30, 2019 to introduce the new project and receive public's input and a follow up neighborhood meeting is scheduled for October 24, 2019. The time period for the Aquatic Center Building Department and Health Department Permit submission is April 30, 2020.

The parking count for the site consists of 119 parking spaces of which five are ADA accessible and five that are ADA van accessible. Six of these parking spaces are new

The site has a gross area of 10.32 acres (449,539 square feet) and a net area of 9.62 acres (418,009 square feet.)

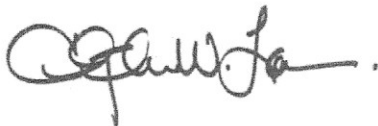
The quantities of Hazardous materials are:

- (1) 500 gallon muriatic acid
- (2) 500 gallon sodium hypo-chloride

Attached with this application we have included:

1. (1) Application
2. (1) Fire Permit Survey Form
3. (2) Assessor's Map
4. (1) Deed
5. (1) Legal Description
6. (1) Parking Analysis
7. (3) Site Plans
8. (2) Floor Plans
9. (2) Elevations
10. (2) Landscape Plans
11. (2) Cross Sections
12. (1) Gross & Net Lot Sizes
13. (1) List of Hazardous Materials

Sincerely,



Chris Larson, AIA
Principal

