



**Whitney Town Advisory Board
Whitney Community Center
5712 Missouri Ave.
Las Vegas, NV. 89122**

January 27, 2022

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm at 702-606-0747.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/WhitneyTAB>

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

Secretary: Maureen Helm, 702-606-0747, mhelmtab@gmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, BVA@ClarkCountyNV.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, 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 for December 30, 2021. (For possible action)
- IV. Approval of the Agenda for January 27, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **UC-21-0710-3RPM4, LLC:**
USE PERMIT for a school in conjunction with an existing retail center on 2.4 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue, 300 feet east of Boulder Highway within Whitney. JG/jt/jo (For possible action) **PC 2/15/22**
- VII. General Business
- 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: February 10, 2022.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Whitney Community Center 5712 Missouri Ave.
<https://notice.nv.gov>



Whitney Town Advisory Board

December 30, 2021

MINUTES

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

Jared Tasko; Planning, Damita Bowles; Administrative Specialist

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

II. Public Comment
None

III. Approval of December 16, 2021 Minutes

Moved by: Fobes
Approve as submitted
Vote: 4-0 Unanimous

IV. Approval of Agenda for December 30, 2021

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

V. Informational Items (for discussion)
None

VI. Planning and Zoning

1. **WS-21-0696-LEGACY KIMBERLY, LLC:**

WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping for an approved congregate care facility.

DESIGN REVIEW for a congregate care facility on 4.8 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Kimberly Avenue and the west side of Broadbent Boulevard within Whitney. JG/jvm/jo (For possible action) **PC 1/18/22**

MOVED BY: Ramirez

APPROVE subject to staff conditions

VOTE: 4-0 unanimous

VII. General Business (for possible action)
None

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be January 13, 2022.

X. Adjournment
The meeting was adjourned at 6:25 p.m.

02/15/22 PC AGENDA SHEET

SCHOOL
(TITLE 30)

TROPICANA AVE/BOULDER HWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0710-3RPM4, LLC:

USE PERMIT for a school in conjunction with an existing retail center on 2.4 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Tropicana Avenue, 300 feet east of Boulder Highway within Whitney. JG/jt/jo (For possible action)

RELATED INFORMATION:

APN:
161-21-803-007

LAND USE PLAN:
WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: 5705 E. Tropicana Avenue, Suite 124
- Site Acreage: 2.4
- Project Type: School
- Number of Stories: 1
- Square Feet: 4,910 (tenant)/21,417 (retail center)
- Parking Required/Provided: 106/107

Site Plans

The plans depict an existing retail center consisting of 2 buildings. Access to the site is provided by 2 driveways from Tropicana Avenue and cross-access with an existing pharmacy to the west. Parking spaces are located on the west and south sides of the site. This application includes a proposed school to be in the center tenant space (Suite #124) in the western retail building, along Tropicana Avenue.

Landscaping

Existing landscaping will remain unchanged, which includes landscaping along Tropicana Avenue, on the eastern portion of the triangular shaped parcel, within the parking lot, and around the base of the buildings.

Elevations

The existing 1 story retail buildings include painted stucco, columns framing aluminum storefront window systems, and parapet walls along the roofline at various heights. Foam cornice treatment is provided along the top of the parapet walls along the roofline, and fabric awnings are provided over the storefront window systems. No changes are proposed to the exterior of the buildings.

Floor Plans

The 4,910 square foot suite includes 3,396 square feet of classroom area and 492 square feet of office area. Other portions of the suite include utility rooms and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the proposed school is intended to reengage high school students who are not experiencing success in the traditional school setting and are not enrolled elsewhere. This environment will provide each student with a personalized learning plan with the goal to help each student graduate high school. Hours of operation will be 8:00 a.m. to 4:00 p.m.; however, the school utilizes a flexible schedule and hybrid model with an online learning component. As a result, students may drop by the school anytime during hours of operation. Up to 30 students may be present on-site at a time; however, most students will come and go for shorter periods of time and will not be present for the entire day. This use is appropriate in the retail center, and the applicant indicates that the use will provide a needed service to the community.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0522	Reduced parking for a place of worship	Approved by PC	September 2018
ADR-18-900226	Place of worship in conjunction with a retail center	Approved by ZA	May 2018
DR-0138-17	Vehicle sales, rental, and maintenance in conjunction with a retail center	Approved by PC	April 2017
DR-0085-07	Commercial Complex	Approved by BCC	March 2007
ZC-1666-95	Reclassified the site from R-E and H-2 to C-2 zoning for a commercial complex	Approved by BCC	November 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Urban Neighborhood (greater than 18 du/ac)	R-2 & R-3	Single family residential & multiple family complex

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Corridor Mixed-Use (allows less than 18 du/ac)	C-2 & RUD	Undeveloped & single family residential
West	Corridor Mixed-Use (allows less than 18 du/ac)	C-2	Pharmacy

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 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.

Goal 2.2 of the Master Plan encourages ways to ensure that all residents in Clark County have access to high-quality programs and amenities. Policy 2.2.1 supports this goal in part by encouraging a range of educational programs to meet the diverse needs of residents throughout Clark County. The proposed alternative high school program is consistent with Goal 2.2 and Policy 2.2.1 to provide educational opportunities. In addition, the use is appropriate in the proposed retail center since there is adequate vehicular access and parking available. As a result, staff does not anticipate any undue adverse effects on adjacent properties, and staff can support the request.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- 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: 3RPM4 LLC

CONTACT: TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS VEGAS, NV 89131

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" 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"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WC-21-0710</u> DATE FILED: <u>12/20/21</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>Whitney</u> TAB/CAC DATE: <u>1/27/22</u> PC MEETING DATE: <u>2/15/22</u> BCC MEETING DATE: _____ FEE: <u>\$675.00</u>
	PROPERTY OWNER NAME: <u>3RPM4, LLC.</u> ADDRESS: <u>522 E. TWAIN AVE.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>ACCELERATION ACADEMIES LLC</u> ADDRESS: <u>4250 E. BONANZA</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>TAYLOR CONSULTING GROUP, INC.</u> ADDRESS: <u>8414 W. FARM ROAD, #180</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-483-7045</u> CELL: <u>702-994-3844</u> E-MAIL: <u>info@thetaylorconsultinggroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-21-803-007

PROPERTY ADDRESS and/or CROSS STREETS: 5705 E. Tropicana #124, Las Vegas, Nevada 89122

PROJECT DESCRIPTION: SPECIAL-USE PERMIT TO ALLOW AN EDUCATIONAL ACADEMY--SCHOOL IN A C-2 ZONING DISTRICT

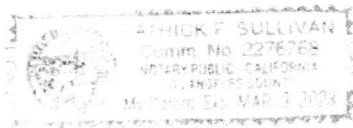
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and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



 Property Owner (Signature)* KOJI KAWANA

 Property Owner (Print)

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES
 SUBSCRIBED AND SWORN BEFORE ME ON SEPTEMBER 03, 2021 (DATE)
 BY KOJI KAWANA
 NOTARY PUBLIC Patrick F. Sullivan



*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.



Taylor Consulting Group, Inc.

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

September 8, 2021

U1-21-0710

Clark County Current Planning Department
500 Grand Central Pkwy.
Las Vegas, NV 89155

Re: 161-21-803-007

To Whom It May Concern:

We represent the applicant related to their request for a special use permit to allow an Educational Academy in a C-2 zoning district. It's our belief that this request does not impact any other property owners negatively and is harmonious and compatible. Acceleration Academies, LLC is a nation leader in re-engaging young adults not experiencing success in traditional school settings. The enrollee must be High School aged, and eligible for grades 9 to 12 (i.e. resident of state/district, age requirements, not enrolled anywhere else, district approved, etc.). Our program is ready to help each Graduation Candidate (student) earn a high school diploma with a personalized learning plan (coursework is online via Edmentum). The normal hours of operations are 8am-4pm, but please note, there is not a concrete schedule, students may drop by at any time during our school hours as their attendance is flexible and we use a hybrid model. There's no need for a pick-up or drop-off station since we operate in shopping centers where there is parking carved out for the tenant. There may be up to around 30 students on-site, but most come and go and are not there all day.

Thank you in advance for your time and attention to this matter. Should you have any questions or concerns, please contact me on my mobile phone at: 702-994-3844

Respectfully,

Nathaniel Taylor

Nathaniel Taylor
President