



**Whitney Town Advisory Board  
Whitney Community Center**

**5712 Missouri Ave.  
Las Vegas, NV. 89122**

September 30, 2021

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  
Al Martinez

Secretary: Maureen Helm, 702-606-0747, [mhelmtab@gmail.com](mailto: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](mailto: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 September 2, 2021. (For possible action)
- IV. Approval of the Agenda for September 30, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
  - 1. **WS-21-0460-REFCON HOLDINGS, LLC-SERIES A:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** office warehouse building; **2)** alternative parking lot landscaping; and **3)** finished grade on 0.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Emerald Avenue, 160 feet east of Stephanie Street within Whitney. JG/al/jo (For possible action) **BCC 10/20/21**
- VII. General Business  
Select/nominate a representative and alternate for the CDAC Committee for the 2021/2022 FY  
(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 14, 2021.
- 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

September 2, 2021

### MINUTES

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

Secretary: Susan Gersh 702-455-5562 susan.gersh@clarkcountynv.gov

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 Introduction  
Steve DeMerritt; Planning, Blanca Vazquez; Town Liaison

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

- II. Public Comment  
**None**
- III. Approval of August 12, 2021 Minutes  
**Moved by: Ramirez**  
**Approve as submitted**  
**Vote: 5-0 Unanimous**
- IV. Approval of Agenda for September 2, 2021  
**Moved by: Fobes**  
**Approve with the hold of item #1**  
**Vote: 5-0 Unanimous**
- V. Informational Items (for discussion)  
**None**
- VI. Planning and Zoning

1. **ZC-20-0544-VALENTI SAM P & MARY TR SURV TR & VALENTI SAM & MARY TR DCDNTS TR:**

**AMENDED HOLDOVER ZONE CHANGE** to reclassify 2.9 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** (previously not notified) for the following: 1) lot size; 2) setbacks; 3) allow an attached sidewalk; 4) gate and fence height; 5) front yard hardscape; 6) reduce parking; 7) alternative driveway geometrics; 8) curb radius; 9) alternative private street sections; 10) reduce street intersection off-set; 11) increase the number of dwelling units that access residential private streets; and 12) allow streets without a County approved turnaround.

**DESIGN REVIEWS** for the following: 1) a single family residential development (previously notified as a multiple family residential development); and 2) finished grade. Generally located on the east side of Broadbent Boulevard and the south side of Wetlands Park Lane within Whitney (description on file). JG/jt/ja (For possible action)

**Held per applicant. Return to the December 2, 2021 Whitney TAB meeting**

VII. General Business (for possible action)

**FY2023 budget request(s) were**

- **Microphone for presentations**
- **Easel for presentation materials**
- **Traffic control at Stephanie and Missouri.. With the new aquatics center and splash pad opening next summer, we can expect the intersection to experience higher traffic volumes. With exception of the one stop sign, there is little traffic control at this corner, and the TAB is concerned for the safety of drivers and the high pedestrian traffic at this intersection.**

VIII. Public Comment

**None**

IX. Next Meeting Date

**The next regular meeting will be September 16, 2021.**

X. Adjournment

**The meeting was adjourned at 6:35 p.m.**

10/20/21 BCC AGENDA SHEET

OFFICE/WAREHOUSE BUILDING  
(TITLE 30)

EMERALD AVE/STEPHANIE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0460-REFCON HOLDINGS, LLC-SERIES A:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow alternative driveway geometries.  
**DESIGN REVIEWS** for the following: **1)** office warehouse building; **2)** alternative parking lot landscaping; and **3)** finished grade on 0.5 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the north side of Emerald Avenue, 160 feet east of Stephanie Street within Whitney. JG/al/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

161-27-410-002

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce driveway throat depth to a minimum of 13 feet where a minimum of 25 feet is required per Uniform Standards Drawing 222.1 (a 48% reduction).

**DESIGN REVIEWS:**

1. An office warehouse building.
2. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Increase finished grade to 26 inches where 18 inches is the standard per Section 30.32.040 (a 44.4% increase).

**LAND USE PLAN:**

WHITNEY - INDUSTRIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5810 Emerald Avenue
- Site Acreage: 0.5
- Project Type: Office/warehouse building
- Number of Stories: 2
- Building Height (feet): 28
- Square Feet: 8,875
- Parking Required/Provided: 14/14

### Site Plan

The site is currently used as an outside storage yard with access provided by a single driveway located on the southeast corner of the parcel. The proposed office/warehouse building is located on the western portion of the site. The building will be adjacent to the north and west property lines and a 20 foot setback will be provided from the south (front) property line. Parking will be provided along the east property line and along the east side of the building. The plans show that no changes will be made to the driveway; however, the addition of parking spaces for the office/warehouse building where there are currently no parking spaces will require the reduction in the driveway throat depth. Per the plan, the property slopes downward from west to east and much of the site is below the grade of Emerald Avenue. The plans indicate the increase in the finished grade will be on the western portion of the lot where the building is located.

### Landscaping

A minimum 6 foot wide landscape area consisting of trees, shrubs, and groundcover is provided along Emerald Avenue. The plan depicts a minimum 6 foot wide landscape area consisting of trees, shrubs, and groundcover located along the east property line. Additional landscape areas are located along portions of the north property line and adjacent to the building. The parking lot landscaping is not in compliance with Figure 30.64-14 for the placement of landscaping within the parking area. However, the required number of trees per parking spaces are being provided which are distributed throughout the site.

### Elevations

The building is 2 stories with a maximum height of 28 feet. The building has a flat roof behind a parapet wall. The building is constructed of split-face concrete blocks in earth tone colors.

### Floor Plans

The building is 2 stories with a total area of 8,875 square feet. The second floor has an area of 1,335 square feet consisting of office area and restrooms. The first floor is open area intended mostly for warehouse space; however additional office space could be provided within portions of the first floor.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that the proposed use of the site is consistent and compatible with existing developments in the area. The increase in the finished grade is needed to provide proper drainage for the site. The adjacent parcels are developed which does not allow for other options for drainage other than an increase in the finished grade. The reduction in the throat depth is needed because this is a small site and there is not enough area to provide the required parking and the required throat depth. However, this is a small facility which will generate little traffic; therefore, there will be few conflicts at the entrance to the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-0749-02	Office warehouse building with outside storage yard on 1 acre which included this site and the parcel to the east	Approved by PC	July 2002
WT-1927-96	Waiver to allow an industrial development on 14.2 acres, which included the subject site, to have finished grades below the standard requirement	Approved by PC	January 1997

**Surrounding Land Use**

	Planned land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Warehouse facility
South	Industrial	M-1	Warehouse building with storage yard
East	Industrial	M-1	Warehouse building
West	Industrial	M-1	Cannabis retail, dispensary & cultivation facility

**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 Reviews #1 & #2

The proposed building is consistent and compatible with the existing developments in the area. The site is an in-fill development with limited lot area and existing developments of the adjacent parcels limit design options for the site. Required landscape fingers/islands are not being provided within the parking area as required by Figure 30.64-14; however, the required number of trees for the parking area are being provided on the site. The plan submitted by the applicant allows for an alternative landscaping design that meets the intent of the Code to provide landscaping by allowing for the space limitations of the lot. Therefore, staff can support these design reviews.

## **Public Works - Development Review**

### Waiver of Development Standards

Staff has no objection to the reduced throat depth for the Emerald Avenue commercial driveway. The 60 foot wide local street should see low volume of traffic, mitigating potential impacts from the reduced throat depth.

### Design Review #3

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

## **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 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**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### **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 obstructions; and that fire/emergency access must comply with the Fire Code.



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

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** REFCON HOLDINGS, LLC

**CONTACT:** PACIFIC DESIGN CONCEPTS, 6725 S. EASTERN AVE., SUITE 5, LAS VEGAS, NV 89119

**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) 475 <sup>00</sup> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) 675 <sup>00</sup> <input checked="" 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-21-0460</u> DATE FILED: <u>8-24-21</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Whitney</u> TAB/CAC DATE: <u>9-30-21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10-20-21</u> FEE: <u>\$1,150<sup>00</sup></u>
	<b>PROPERTY OWNER</b>  NAME: <u>REFCON HOLDINGS, LLC - SERIES A</u> ADDRESS: <u>5870 CONSTRUCTION AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: <u>702-451-5511</u> CELL: <u>702-400-6719</u> E-MAIL: <u>rafael@rafaelcompanies.com</u>
	<b>APPLICANT</b>  NAME: <u>REFCON HOLDINGS, LLC - SERIES A</u> ADDRESS: <u>5870 CONSTRUCTION AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: <u>702-451-5511</u> CELL: <u>702-400-6719</u> E-MAIL: <u>rafael@rafaelcompanies.com</u> REF CONTACT ID #: <u>N/A</u>
	<b>CORRESPONDENT</b>  NAME: <u>RICHARD GALLEGOS - PDC</u> ADDRESS: <u>6725 S. EASTERN AVE. SUITE 5</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-524-0054</u> CELL: <u>702-524-0054</u> E-MAIL: <u>richardg@pacdesignconce</u> REF CONTACT ID #: <u>168799</u>

ASSESSOR'S PARCEL NUMBER(S): 161-27-410-002  
 PROPERTY ADDRESS and/or CROSS STREETS: 5810 EMERALD AVE.  
 PROJECT DESCRIPTION: Partial 2 Story Office / Warehouse Building 9,340 Sq. Ft., on .5 acre in a M-1 Zone

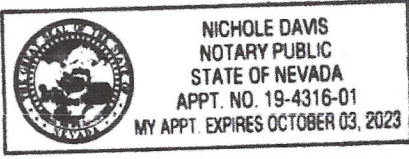
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Rafael Medina      RAFAEL MEDINA JR., manager  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 1-7-2021 (DATE)

By Nichole Davis  
 NOTARY PUBLIC: Nichole Davis



\*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.

APR-21-100 421

# **pacific design concepts, LLC**

6725 S Eastern, Suite 5, Las Vegas, NV 89119 (702) 524-0054

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March 29, 2021 Revised May 20, 2021 \*Revised August 17, 2021

Clark County Current Planning  
500 Grand Central Parkway 1<sup>st</sup> Floor  
Las Vegas, NV 89101

Attn: Al Laird Principal Planner

**RE: EMERALD AVE SPEC BUILDING OFFICE/WAREHOUSE  
5810 EMERALD AVE  
APR-21-100421  
DESIGN REVIEWS AND WAIVER OF DEVELOPMENT STANDARDS  
JUSTIFICATION LETTER**

Dear Al,

We respectfully request favorable consideration on the above referenced project for three (3) Design Reviews and a Waiver of Development Standards.

The Design Review #1 is for an Office/Warehouse Building containing approximately 8,875 Sq. Ft. on a .5 acre site in an M-1 zoning district. The proposed building will be partial 2 stories approximately 28'-0" high.

The first level will have 6,032 Sq. Ft of warehouse area and 1,508 Sq. Ft of office area. The second level will have an open office area of 1,332 Sq. Ft. The exterior walls of the building will be decorative Concrete Masonry Units (CMU) of various colors and finishes and textures. The building is proposed to be similar to its 'sister' building at 5655 Reference Street directly east. All surrounding properties are developed and are within the M-1 zoning district. All landscaping and parking requirements meet Title 30 requirements. The number of employees will be less than 10.

The Design Review #2 is for parking lot Alternative landscaping. We have provided the required number of trees and terminal islands per code, just not at the preferred location for the 4 parking stalls adjacent to building.

The Design Review #3 is to increase the finish grade 8 inches above the allowable 18 inches. The increased grade is needed to achieve a finish floor elevation within 12 inches of the existing adjacent building finish floor.

The Waiver of Development Standards is to allow a 13 foot throat depth on the egress side of driveway where 25 feet is required and a 23 foot throat depth on ingress side of driveway where 25 is required. The driveway only serves 14 spaces, therefore there will be no impact on site or the surrounding streets due to the minimal requested reduction.

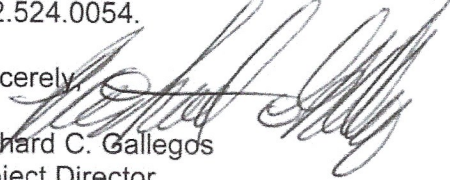
The proposal is appropriate based on the following finding of facts

1. The proposed development is compatible with adjacent development and development in the area;
2. The proposed development is consistent with the applicable Whitney Land Use Plan, Title 30, other regulations, plans and policies of the County;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the County;

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment ; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety, and general welfare; and
7. FAA and other additional requirements and standards if required will be complied with.

Should you have any questions or require additional information please contact me at 702.524.0054.

Sincerely,

  
Richard C. Gallegos  
Project Director