



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave.

Las Vegas, NV. 89122

December 2, 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
 Click or tap here to enter text.

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 September 30, 2021. (For possible action)
- IV. Approval of the Agenda for December 2, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
Receive presentation regarding the DOT 1-11 Planning and Environmental Linkages(PEL) Study (For discussion only)
- VI. Planning and Zoning
 1. **NZC-21-0639-CM BOULDER 1-674, LLC:**
ZONE CHANGE to reclassify 9.2 acres from a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade. Generally located on the northeast side of Boulder Highway, 1,000 feet northwest of Gibson Road within Whitney (description on file). JG/jt/jo (For possible action)**PC 12/21/21**
 2. **WS-21-0623-COUNTY OF CLARK(PK COMM SERV):**
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements.
DESIGN REVIEWS for the following: 1) for the expansion of a public facility (Public Works material storage yard); and 2) finished grade on a 14.0 acre portion of 108.9 acres in a P-F (Public Facilities) Zone. Generally located on the east side of Broadbent Boulevard, 1,675 feet north of Russell Road (alignment) within Whitney. JG/rk/jo (For possible action)**BCC 12/22/21**
- VII. General Business
Review and approve 2022 TAB meeting calendar (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: December 16, 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 30, 2021

MINUTES

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

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

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

I. Call to Order, Pledge of Allegiance, Roll Call,(see above) County Staff Introduction

Greg Cerven; Planning, Blanca Vazquez; Town Liaison

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

II. Public Comment
None

III. Approval of September 30, 2021 Minutes

Moved by: Ramirez
Approve as submitted
Vote: 3-0 Unanimous

IV. Approval of Agenda for September 30, 2021

Moved by: Ramirez
Approve as submitted
Vote: 3-0 Unanimous

V. Informational Items (for discussion)
Movie in the park (Hocus Pocus) October 22, 2021 6:30 pm Courtney Jr. High 5301 E. Hacienda
Trunk or Treat October 28, 2021 6pm-8pm Silver Bowl Park 6800 E. Russell Rd.

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

MOVED BY: Beaulieu
APPROVE subject to staff conditions
VOTE: 3-0 unanimous

- VII. General Business (for possible action)
Motion was made by Beaulieu to appoint Karen Miller as Representative and Gerry Ramirez as Alternate to serve on the CDAC Committee for the 2021/2022 FY
Alternate to serve on the CDAC Committee for the 2021/2022 FY.
- VIII. Public Comment
Neighbor spoke about the proposed project at Wetlands Parkway & Broadbent Ave.
Stated he was against the project. He proposed that area would serve better as a multi-Purpose use.
- IX. Next Meeting Date
The next regular meeting will be October 14, 2021.
- X. Adjournment
The meeting was adjourned at 6:25 p.m.

12/21/21 PC AGENDA SHEET

MULTIPLE FAMILY
RESIDENTIAL DEVELOPMENT
(TITLE 30)

BOULDER HWY/GIBSON RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-21-0639-CM BOULDER 1-674, LLC:

ZONE CHANGE to reclassify 9.2 acres from a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential - High Density) Zone.

WAIVER OF DEVELOPMENT STANDARDS to increase building height.

DESIGN REVIEWS for the following: 1) multiple family residential development, and 2) finished grade.

Generally located on the northeast side of Boulder Highway, 1,000 feet northwest of Gibson Road within Whitney (description on file). JG/jt/jc (For possible action)

RELATED INFORMATION:

APN:
161-35-201-009

WAIVER OF DEVELOPMENT STANDARDS:
Increase building height to 40 feet where 35 feet is the maximum per Table 30.40-3 (a 14% increase).

DESIGN REVIEWS:

1. Multiple family residential development.
2. Increase finished grade to 54 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 200% increase).

LAND USE PLAN:
WHITNEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.2
- Number of Units: 228
- Density (du/ac): 24.9
- Project Type: Multiple family residential development
- Number of Stories: 3

- Building Height (feet): 40
- Open Space Required/Provided: 22,800/52,000
- Parking Required/Provided: 381/390

Neighborhood Meeting Summary

Notices for a neighborhood meeting were mailed to property owners within 1,500 feet of the site. A virtual neighborhood meeting was held on July 12, 2021, and 4 neighbors attended the meeting. The neighbors asked questions about timing for development and access, but there was no opposition to the project.

Site Plan

The site plan depicts a proposed multiple family residential development consisting of 5 residential buildings and a clubhouse. Overall setbacks are approximately 90 feet to the southwest property line along Boulder Highway, 70 feet to the south property line, 80 feet to the east property line, 50 feet to the north property line, and 70 feet to the northwest property line. Carports are set back 10 feet from the northwest property line and the east property line.

Access to the site is provided by 2 separate driveways from Boulder Highway. Drive aisles and parking spaces are located around the residential buildings and within a north/south powerline easement that runs through the center of the site. A trash enclosure is located near each residential building, and the clubhouse is located near the main central driveway from Boulder Highway.

Landscaping

A 15 foot wide landscape buffer with trees spaced 20 feet on center is provided adjacent to the property line along Boulder Highway. The property line along Boulder Highway is located approximately 35 feet from the paved portion of the right-of-way, and the plans indicate a powerline easement running through this area. Ten foot wide landscape buffers with trees spaced 20 feet on center are provided along the perimeter of the site. Within the interior of the site, landscaping is provided within the parking lots, within the north/south centralized powerline easement (adjacent to parking spaces), and around the base of the buildings. A pool and spa are located between 3 of the residential buildings on the western portion of the site.

Elevations

Each residential building is 3 stories and 40 feet high to the peak of pitched asphalt tile roofs. Exterior materials include painted stucco, black fascia, black guardrails, and vinyl accents around the windows. The single story clubhouse is 24 feet high to the peak of a pitched roof and includes the same exterior materials as the residential buildings.

Floor Plans

The unit mix includes 132, one bedroom units, 87, two bedroom units, and 9, three bedroom units. Two options are provided for the 1 bedroom units which include a 696 square foot unit and a 742 square foot unit. The 2 bedroom units are 1,059 square feet, and the 3 bedroom units are 1,158 square feet. A lounge, offices, restrooms, and a fitness area are included in the 4,000 square foot clubhouse.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the multiple family residential development is appropriate at this location, which is near other multiple family residential developments. Also, this project will include a variety of outdoor amenities for the residents. Increasing the building height to 40 feet will allow for additional roof slope, and the area above 35 feet will not include living space. Lastly, the increase in finished grade is due to the topography of the site and to ensure that the earthworks will balance.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0361-07	Reclassified the site to C-2 zoning for a shopping center	Approved by BCC	May 2007
TM-0106-07	One lot commercial subdivision - expired	Approved by BCC	May 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General & Residential Urban Center (18 du/ac to 32 du/ac)	H-2 & R-3	Undeveloped & multiple family residential
South	City of Henderson	Corridor/Community Mixed-Use (MC)	Undeveloped
East	Residential Urban Center (18 du/ac to 32 du/ac)	R-3	Single family residential planned unit development
West	Residential High-Rise Center (greater than 32 du/ac)	M-D & M-1	Adult use, mini-warehouse facility & office/warehouse

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

1. A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.

Since the most recent adoption of the Whitney Land Use Plan, the area has experienced an increased demand for residential development. Also, Clark County, City of Las Vegas, and City of Henderson have completed joint studies with the Regional Transportation Center of Southern Nevada to provide safety improvements along Boulder Highway along with a bus rapid transit system. Reclassifying the subject site to multiple family residential zoning will create an opportunity to develop additional residential units in an area where future residents will utilize the bus rapid transit system.

- 2. The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

North of the site, a multiple family residential development is zoned R-3 and developed with over 16 dwelling units per acre on 23 acres. East of the site is a single family residential development zoned R-3 with a density of 12.5 dwelling units per acre on 14.5 acres. Therefore, the proposed R-4 zoning, which allows up to 25 units per acre, is adjacent to 2 large residential developments with compatible density. Furthermore, the parcels to the northwest are undeveloped and planned for Commercial General uses, the parcel to the southeast is undeveloped and located in the City of Henderson, and the parcels directly across Boulder Highway to the west are developed with office/warehouse use. As a result, the density of the uses allowed by the nonconforming zoning is compatible with existing and planned land uses in the surrounding area.

- 3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

There has been no indication from the public utility purveyors that the proposed nonconforming zone boundary amendment will negatively impact public facilities and services. However, the Clark County School District indicates that the development will yield an additional 64 students. Both Stevens Elementary School and Basic High School, which service the area, are over-capacity for the 2021-2022 school year.

- 4. The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

Goal 2 of the Comprehensive Master Plan encourages a mix of commercial and multiple family residential uses, among other uses, within proximity to each other. This R-4 zoning will be near office/warehouse development across Boulder Highway, which could provide services and employment opportunities to future residents on this site. Also, Goal 7 encourages housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. This R-4 zoning will create the opportunity for additional multiple family residential development. Lastly, Growth Management Policy 1 encourages development of vacant parcels within serviced areas. Here, multiple family residential zoning will be more likely to encourage development of this vacant parcel that is serviced by utilities and infrastructure. As a result, the proposed nonconforming zoning conforms to applications goals and policies.

Summary

Zone Change

Additional demand for housing and a future bus rapid transit system along Boulder Highway are changes that make the proposed nonconforming residential zoning appropriate. In addition, the R-4 zoning is compatible with adjacent existing and planned land uses, and the zoning will not create a negative impact on public services and infrastructure. Lastly, the request conforms to goals and policies in the Comprehensive Master Plan; therefore, staff can support the request.

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.

Boulder Highway is a 200 foot wide right-of-way, and buildings with additional height are appropriate along arterial streets. Also, the proposed buildings with increased height are set back over 80 feet to the east property line, which is adjacent to single family residences, and 50 feet to the north property line, which is adjacent to a multiple family residential building. Lastly, the increase in height will accommodate roof pitch, which increases the aesthetic appeal of the buildings. As a result, staff does not anticipate any negative visual impacts from the increased building height, and staff can support the request.

Design Review #1

The multiple family residential project complies with several policies in the Comprehensive Master Plan. For example, Urban Specific Policy 51 encourages several amenities for residents. The project will include a pool, spa, and clubhouse. Policy 55 encourages spatial distribution rather than massing of buildings. The buildings are oriented in various directions to avoid a monotonous linear pattern. Lastly, Policy 57 encourages multiple family developments to be located near transit stops. Here, bus stops are located along Boulder Highway, and a bus rapid transit system will be developed in the future; therefore, the multiple family residential development complies with several policies in the Comprehensive Master Plan, and staff can support the design review.

Public Works - Development Review

Design Review #2

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.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand

for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 19, 2022 at 9:00 a.m., unless otherwise announced.

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

- Resolution of Intent to complete in 3 years;
- 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and 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

- 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;
- Traffic study and compliance;
- Nevada Department of Transportation approval.
- 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.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that

funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0306-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MORGAN STONEHILL, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF

APP. NUMBER: NZC -21-0639 DATE FILED: 10/27/21
 PLANNER ASSIGNED: JCT
 TAB/CAC: WHITNEY TAB/CAC DATE: 12/2/21
 PC MEETING DATE: 12/21/21
 BCC MEETING DATE: 1/19/21
 FEE: \$3,507.50

PROPERTY OWNER

NAME: C M Boulder 1-674, LLC
 ADDRESS: 5 Ventana Canyon Road
 CITY: Las Vegas STATE: NV ZIP: 89113
 TELEPHONE: 000-000-0000 CELL: 000-000-0000
 E-MAIL: n/a

APPLICANT

NAME: Morgan Stonehill, LLC
 ADDRESS: 7301 Peak Drive 150B
 CITY: Las Vegas STATE: NV ZIP: 89128
 TELEPHONE: 000-000-0000 CELL: 000-000-0000
 E-MAIL: n/a REF CONTACT ID #: n/a

CORRESPONDENT

NAME: Kaempfer Crowell - Ann Pierce
 ADDRESS: 1980 Festival Plaza Dr. #650
 CITY: Las Vegas STATE: NV ZIP: 89135
 TELEPHONE: 702-792-7000 CELL: 702-792-7048
 E-MAIL: apierce@kcnvlaw.com REF CONTACT ID #: 164674

ASSESSOR'S PARCEL NUMBER(S): 161-35-201-009

PROPERTY ADDRESS and/or CROSS STREETS: Boulder Highway and Gibson Road

PROJECT DESCRIPTION: Zone change for a multi-family development

(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.

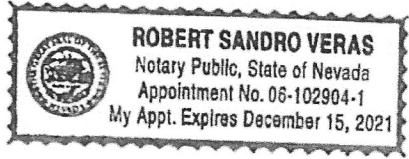
[Signature]
 Property Owner (Signature)*

GILBERT C. BARRIENI
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 15, 2021 (DATE)

By [Signature]
 NOTARY PUBLIC: Robert S. Veras



*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.

KAEMPFER

CROWELL

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October 27, 2021

VIA HAND DELIVERY

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89106

NZP-21-0639

**Re: Mazel Bros. Camino, LLC
Compelling Justification Letter – Nonconforming Zone Change; Design
Review for Multi-Family Apartments; and Waiver of Development
Standards to Increase Building Height and Reduce Throat Depth
APN: 161-35-201-009**

To Whom It May Concern:

Please be advised our office represents Mazel Bros. Camino, LLC (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 9.2 acres generally located the east side of Boulder Highway in between Russell Road and Gibson Road, more particularly described as APN: 161-35-201-009 (the “Site”). The Applicant is proposing a nonconforming zone change from C-2 to R-4 along with a design review for a multi-family development and related waivers of development standards.

Nonconforming Zone Change:

The Whitney Land Use Plan designation for the Site is Commercial General (“CG”) with an underlying zoning of C-2. While the Whitney Land Use Plan was last updated in 2018; this request satisfies the criteria for a nonconforming zone change with the compelling justification required by Title 30 as follows:

- 1. A change in law, policies, trends, or facts after the adoption of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate:**

The Site is planned for CG. While a CG master plan designation and C-2 zoning district, subject to a special use permit, contemplates a mixed-use multi-family apartment uses; it is capped at a density of 18 units per acre. Here, the Applicant is looking to increase the density. The Site is adjacent to properties planned for multi-family and zoned R-3, R-4, and R-5 on both sides of Boulder Highway from Gibson Road to north of Russell Road. As such, the policies and trends in the areas support the proposed development.

2. The density or intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area:

The Site is currently zoned C-2. The Site is located near other properties zoned. Planned and developed for multi-family residential uses. The proposed project is not any more intense than what is currently built in the area. Therefore, the intensity and density of a multi-family development is appropriate for the area.

3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire, and police facilities, and storm water and drainage facilities, as a result of the uses allowed by the nonconforming zone change:

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Water and sewer utilities are located near the Site and the Applicant will provide the necessary infrastructure connecting the existing utilities to the Site. The Site is located on Boulder Highway, a state highway that is approximately 200' wide. Any impacts on the schools will be minimal as only 9 of the 228 multi-family units are will be three-bedroom. The Site is providing recreational amenities and therefore, will not burden Clark County recreation facilities. Fire services and police services similarly will not be substantially affected by the development of the Site. Finally, the Applicant will mitigate any impacts the proposed development may have.

4. The proposed nonconforming zone conforms to other applicable adopted plans, goals, and policies:

Pursuant to the general policies of the new Urban Land Use Policies, Policy 10 "encourage[s] site design to be compatible with adjacent land use and off-site circulation patterns." Here, the Site is located on a major roadway being Boulder Highway. It is located near public facilities and mass transit stops necessary to support multi-family development and it is located adjacent to other development residential neighbors and commercial complexes. Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the more specific Multiple Family Residential policies of the Urban Land Use Policies, including, but not limited to the following policies:

- Policy 57 encourages multi-family developments to be located near transit stops and road networks that can accommodate higher residential densities. Here, the Site is located near bus stops.
- Policy 55 encourages spatial distribution rather than the massing of buildings. Here, the buildings are oriented in various directions to avoid the monotone linear pattern. Additionally, the design review shows varied elevations.

- Policy 51 encourages multi-family projects to provide several amenities including usable open space, swimming pools, barbeque pits, and community centers. Here, the additional multi-family units will have complete use of the clubhouse, pool and other usable open space amenities.
- Policy 54 encourages the arrangement of parking areas into courts to avoid long concrete corridors of parking. Here, the parking is dispersed throughout the entire project and avoids creating long corridors of parking area.
- Policy 53 encourages the use of drought-tolerant landscaping. Here, the landscaping complies with all Title 30 requirements.

As such, the Site design meets the goals and polices set forth in the Urban Land Use Policies.

Design Review:

The Applicant is proposing a 228-unit multi-family development. Main access to the Site is from Boulder Highway with secondary access point just south also from Boulder Highway. The multi-family buildings will provide be three (3) stories and approximately 40' in height along with a single story clubhouse building. The proposed unit mix is as follows: 132 one-bedroom units, 87 two-bedroom units, and 9 three-bedroom units. Additionally, the Site will provide outdoor amenities such as a pool and spa, picnic area and indoor amenities such as rooms for meetings and social gatherings, media room, common area kitchen, exercise room, pool room, wellness center, computer room, library and salon.

The Applicant is also requesting a design review for grade fill. The Applicant is requesting a maximum grade fill of 4.5". The Applicant expects that some portions of the Site, similar to the surrounding area, would be filled with more than the 18-inch maximum due to topography and so that the Site's earthworks will balance.

Waiver of Development Standards:

- **Increase Building Heights:**

The Applicant is requesting to increase the building height from the allowed 35' to up to approximately 40' for the apartment buildings. While the Applicant is requesting an increase in building height, the majority of the increased height will be composed of roof slope and not living space. The slight increase in height is to shield the mechanical units from view. The buildings meet the residential adjacency requirement.

KAEMPFER

CROWELL

CLARK COUNTY COMPREHENSIVE
PLANNING
October 27, 2021
Page 4

We thank you in advance for your time and consideration. Should you have any questions, please feel free to contact us.

Sincerely,

KAEMPFER CROWELL

Anthony J. Celeste
Anthony J. Celeste *ajc*

AJC/amp



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 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"/> 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>WS-21-0623</u> DATE FILED: <u>10-21-21</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Whitney</u> TAB/CAC DATE: <u>12-2-21</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>12-22-21</u> P-F ZC: <u>0628-00</u> Public Facility FEE: <u>NA - County owned</u> TS UC: <u>2059-96</u>
	PROPERTY OWNER NAME: <u>CLARK COUNTY (PARKS AND COMMUNITY SERVICES)</u> ADDRESS: <u>500 S GRAND CENTRAL PARKWAY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>LISA KREMER for Public Works</u> ADDRESS: <u>500 Grand Central Parkway</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702 455 2907</u> CELL: _____ E-MAIL: <u>Lisa.K@clarkcounty.nv.gov</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>RAHEL SHIBESHI</u> ADDRESS: <u>500 S GRAND CENTRAL PARKWAY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-415-6071</u> CELL: _____ E-MAIL: <u>RAHEL.SHIBESHI@CLARKCOUNTY.NV.GOV</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-26-302-002, 161-26-701-001

PROPERTY ADDRESS and/or CROSS STREETS: BROADBENT BLVD AND BRASS CREEK AVE

PROJECT DESCRIPTION: Improve the site to use it as material storage and build paved access road so that vehicles can access the various storage areas in the yard.

(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.

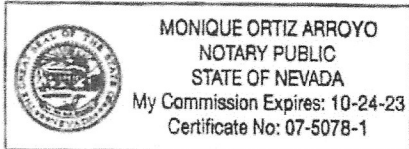
[Signature]
Property Owner (Signature)*

Lisa Kremer
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON SEPTEMBER 29, 2021 (DATE)
By LISA KREMER

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.

2



Department of Public Works

500 S Grand Central Pky • Box 554000 • Las Vegas NV 89155-4000
(702) 455-6000 • Fax (702) 455-6040

Denis Cederburg, P.E., Director • E-Mail: dlc@ClarkCountyNV.gov

August 4, 2021

Nancy Amundson, Director
Clark County Comprehensive Planning
500 S Grand Central Parkway, Box 551741
Las Vegas NV 89155-1741

RE: PUBLIC WORKS ROADS DIVISION MATERIALS STORAGE YARD

Dear Nancy:

It is necessary for Public Works to construct a materials storage yard on portions of Assessor Parcel Numbers 161-26-302-002 and 161-26-701-001. The purpose of the yard is to store materials such as sand, gravel, type II base, rip-rap, recycled concrete and asphalt from Public Works roads projects, clean backfill, tires to be recycled, jersey rails, guard rails, and posts that were previously stored on Clark County Water Reclamation District property on Stephanie Street. Both parcels are zoned P-F. No utilities or structures, other than fencing and manual gates, are proposed for the site.

Project Summary

A portion of the existing subject site is improved with a material separator area that handles the discharge from street sweepers. Adjacent to that is an existing Water Reclamation District sewer lift station facility. There is an existing partially improved gated driveway and an access aisle that services both facilities mentioned above. All of these existing features will remain as-is, with a minor (several feet) relocation of the main access aisle to move it out of the Broadbent right of way.

As part of our project, we will be constructing additional paved access aisles as shown on the included site plan. The aisles will allow our rubber tired vehicles to access various areas in the yard in compliance with Department of Environment and Sustainability regulations. Materials will be stored on both sides of the access aisles. The site will be enclosed by a 6-foot-high chain link fence for security purposes, and an elevation/detail of the fence is provided.

Design Reviews

We are requesting the following design reviews:

1. Allow the expansion of an existing public facility consisting of materials storage, drive aisles, fencing, and gates on an approximately 14 acre portion of 109 acres.
2. Allow up to 66 inches of fill where 18 inches is allowed. Due to existing flood zones and washes on the properties, it is necessary to add fill to the site to allow drainage to flow back into the Duck Creek Wash after major storm events. The largest amount of fill will occur on the eastern portion of the site, just west of the materials separator.

We are also requesting a waiver to the landscaping and screening standards in Table 30.64-2 of the Code, because we are not installing offsite improvements due to the upcoming Tropicana/Broadbent capital improvement project.

We look forward to your support of our application and are happy to address any questions or concerns.

Sincerely,

Bob Leuck, Deputy Director
Clark County Public Works

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair • JAMES B. GIBSON, Vice Chair
JUSTIN C. JONES • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager

12/22/21 BCC AGENDA SHEET

PUBLIC FACILITY
(TITLE 30)

BROADBENT BLVD/BRASS CREEK AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0623-COUNTY OF CLARK(PK COMM SERV):

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements.

DESIGN REVIEWS for the following: **1)** for the expansion of a public facility (Public Works material storage yard); and **2)** finished grade on a 14.0 acre portion of 108.9 acres in a P-F (Public Facilities) Zone.

Generally located on the east side of Broadbent Boulevard, 1,875 feet north of Russell Road (alignment) within Whitney. JG/rk/jo (For possible action)

RELATED INFORMATION:

APN:

161-26-302-002; 161-26-701-001 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Waive full off-site improvements including streetlights, sidewalk, curb, gutter, and reduced paving width along Broadbent Boulevard where required per Section 30.52.050.

DESIGN REVIEWS:

1. Expansion of an existing public facility (Public Works material storage yard).
2. Increase finished grade to 60 inches (5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 300% increase).

LAND USE PLAN:

WHITNEY - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14 (portion)
- Project Type: Public Works material storage yard

Site Plans

The plans show an existing Public Works campus which has a material separator area that handles the discharge from street sweepers; and adjacent to that is an existing Water Reclamation District sewer lift station facility. As part of this request, Public Works will be constructing

additional paved access aisles with materials that will be stored on both sides of the access aisles. The site will be enclosed by a 6 foot high screened fence for security purposes. No utilities or structures, other than fencing and manual gates are proposed for the site.

Landscaping

No landscaping is being provided. Since the project is in the P-F zone, a waiver of development standards is not required. Typically, the expectation is landscaping per Figure 30.64-13 would be installed adjacent to a Broadbent Boulevard.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant the purpose of the yard is to store materials such as sand, gravel, type II base, rip-rap, recycled asphalt, tires, jersey rails, guard rails, and posts. Furthermore, since the Tropicana/Broadbent capital improvement project will be starting soon, they are asking to defer installation of full off-site improvements at this time. In addition, the applicant indicates landscaping is not being provided due to the waiver for off-site improvements.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0668-00	Reclassified this site and surrounding areas to P-F zoning	Approved by BCC	June 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Public Facilities	P-F	Undeveloped, Sam Boyd Stadium, & Wetlands Park
West	Residential Medium (3 to 14 du/ac)	RUD	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 #1

Staff finds this request to be compatible with the surrounding uses. The site is designated as Public Facilities in the Whitney Land Use Plan and the expansion of the facility will continue to provide infrastructure and services needed to meet the existing and future needs of residences and business within the County. The use is adequately screened from the neighboring residential use to the west by a screen mesh fence; therefore, staff finds that the proposed expansion will not have a negative impact on the surrounding area, and staff can support the design review.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the request to not install full off-site improvements on Broadbent Boulevard. Off-sites will be installed with the Tropicana Avenue/Broadbent Boulevard improvement project.

Design Review #2

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

- Coordinate with Public Works- Development Review Drainage Team.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY

CONTACT: CLARK COUNTY, 500 S. GRAND CENTRAL PARKWAY, LAS VEGAS, NV
89155

DRAFT