



Whitney Town Advisory Board

March 30, 2023

MINUTES

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

Secretary: Victoria Bonner 702-335-9205 victoria.tabsecretary@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

Alvaro Lozano; Town Liaison
Victoria Bonner; Secretary
Lorna Phegley; Planning

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

II. Public Comment

III. Approval of March 2, 2023 Minutes

Moved by: Fobes
Approve
Vote: 4-0 Unanimous

IV. Approval of Agenda for March 30, 2023

Moved by: Ramirez
Approve
Vote: 4-0 Unanimous

V. Informational Items (for discussion)

VI. Planning and Zoning

1. **PA-23-700005-ELEGANCE RUSSELL, LLC:**
PLAN AMENDMENT to redesignate the existing land use categories from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 11.2 acres. Generally located between Emerald Avenue and Russell Road, 400 feet west of Boulder Highway within Whitney. JG/gtb (For possible action) 04/18/23 PC

Approve with staff conditions also all 3 lots must be fenced and posted prior to and during construction. If fence is damaged or cut the owner must fix immediately.

Moved By Fobes

Vote 4-0

2. **ZC-23-0067-ELEGANCE RUSSELL, LLC :**
ZONE CHANGE to reclassify 11.2 acres from an R-2 (Medium Density Residential) Zone, a C-2 (General Commercial) Zone, and an M-1 (Light Manufacturing) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMITS for the following: **1)** senior housing; and **2)** project of regional significance.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** increase retaining wall height; **3)** reduce throat depth; and **4)** allow non-standard improvements in the right-of-way.
DESIGN REVIEWS for the following: **1)** senior housing development; and **2)** finished grade. Generally located between Emerald Avenue and Russell Road, 400 feet west of Boulder Highway within Whitney (description on file). JG/lm/syp (For possible action) 04/18/23 PC

Approve with staff conditions also all 3 lots must be fenced and posted prior to and during construction. If fence is damaged or cut the owner must fix immediately.

Moved By Fobes

Vote 4-0

3. **VS-23-0068- ELEGANCE RUSSELL, LLC:**
VACATE AND ABANDON a portion of right-of-way being Russell Road located between Boulder Highway and Stephanie Street, and a portion of right-of-way being Emerald Avenue located between Boulder Highway and Duck Creek Flood Channel within Whitney (description on file). JG/lm/syp (For possible action) 04/18/23 PC

Approve with staff conditions also all 3 lots must be fenced and posted prior to and during construction. If fence is damaged or cut the owner must fix immediately.

Moved By Fobes

Vote 4-0

VII. General Business (for possible action)

VIII. Public Comment

IX. Next Meeting Date

The next regular meeting will be April 13, 2023.

X. Adjournment

The meeting was adjourned at 6:31 p.m.