



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

January 16, 2025

6:00pm

*****REVISED*****

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board may combine two (2) or more agenda items for consideration.
- The Board 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 members for this meeting may be requested from the secretary at wwtabsecretary@gmail.com
 - Supporting material is also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is available on the County's website at specific Board website.

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

Secretary: Mia Davis, 702-443-6878, wwtabsecretary@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, Invocation, Pledge of Allegiance, and Roll Call

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 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 wishes

to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

- III. Approval of Minutes for December 12, 2025. (For possible action)
- IV. Approval of the Agenda for January 16, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. General Business
 - a. Elect Chair and Vice Chair (For possible action)
 - b. Review TAB Bylaws (For discussion only)

VII. Planning and Zoning
02/04/25 PC

1. ET-24-400139 (UC-0670-16)-LEGACY KIMBERLY, LLC:

USE PERMIT FOURTH EXTENSION OF TIME for a congregate care facility with accessory commercial uses.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit a congregate care facility to be adjacent to and accessed from local streets; and **2)** reduce setbacks.

DESIGN REVIEW for a congregate care facility on 4.8 acres in an IP (Industrial Park) Zone. Generally located on the south side of Kimberly Avenue and the west side of Broadbent Boulevard within Whitney. JG/nai/kh (For possible action)

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. 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 wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

IX. Next Meeting Date: January 30, 2025, unless otherwise posted.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Whitney Community Center
5712 Missouri Ave
Las Vegas, NV 89122
<https://notice.nv.gov>



Whitney Town Advisory Board

December 12, 2024

MINUTES

Board Members: Amy Beaulieu, Chairperson - Present Geraldine Ramirez, Vice Chairperson - Present
Christopher Fobes - Present Greg Konkin - Present
Anita Toso - Present

Secretary: Sam Crunkilton, 702-473-0393, wwtabsecretary@gmail.com

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

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions
The meeting was called to order at 6:00 p.m. by Beaulieu.
- II. Public Comment
None
- III. Approval of September 26, 2024 Minutes
Motion to Approve
Moved by: Ramirez
Approved
Vote: 5-0 Unanimous
- IV. Approval of the Agenda for December 12, 2024
Motion to Approve
Moved by: Fobes
Approved
Vote: 5-0 Unanimous
- V. Informational Items
 1. **New Whitney TAB board members will be appointed on Jan 7, 2025. A required training will occur on January 11, 2025.**
 2. **LVMPD has a competition fundraiser event to raise funds for community events.**

VI. Planning & Zoning:
12/17/24 PC

1. ET-24-400122 (WS-22-0084)-BAYVIEW ACQUISITIONS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** screening mechanical equipment; **2)** alternative landscaping; and **3)** alternative driveway geometrics.

DESIGN REVIEWS for the following: **1)** vehicle sales facility; and **2)** alternative parking lot landscaping on 0.71 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Boulder Highway and English Avenue within Whitney. JG/tpd/kh (For possible action)

Motion to approve per staff recommendations

Moved by Konkin

Vote: 5-0 Unanimous

01/07/25 PC

2. DR-24-0634-MC4 CONSTRUCTION, LLC:

DESIGN REVIEW for an office/warehouse building and site improvements in conjunction with an existing office/warehouse building with outdoor storage on 9.16 acres in an IL (Industrial Light) Zone. Generally located on the north side of Emerald Avenue, 700 feet east of Stephanie Street within Whitney. JG/jud/kh (For possible action)

Motion to approve per staff recommendations

Moved by Fobes

Vote: 5-0 Unanimous

VII. General Business

a. Approve 2025 TAB Calendar (For possible action)

November 27, 2025 meeting is Thanksgiving; Jan 1, 2026 meeting is New Years Day

Motion to Approve 2025 TAB Calendar with canceling November 27, 2025 and January 1, 2026 meetings

Moved by: Beaulieu

Approved

Vote: 5-0 Unanimous

VIII. Public Comment
None

VIII. Next Meeting Date

The next regular meeting will be January 2, 2025, unless posted otherwise.

IX. Adjournment

The meeting was adjourned at 6:22 p.m.



Whitney Town Advisory Board

December 12, 2024

MINUTES

Board Members: Amy Beaulieu, Chairperson - Present Geraldine Ramirez, Vice Chairperson - Present
Christopher Fobes - Present Greg Konkin - Present
Anita Toso - Present

Secretary: Sam Crunkilton, 702-473-0393, wwtabsecretary@gmail.com

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Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-27-510-014

PROPERTY ADDRESS/ CROSS STREETS: 5013 Broadbent Blvd, LV, NV 89122

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time request to finish our project described as a Congregate Care Facility
ET-22-400118 (UC-0670-16)

PROPERTY OWNER INFORMATION

NAME: Legacy Kimberly LLC
ADDRESS: 6877 S Eastern Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-365-9312 CELL: _____ EMAIL: john.martinez@lochsa.com

APPLICANT INFORMATION (must match online record)

NAME: Same as Property Owner
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL: _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Lochsa Engineering - John Martinez
ADDRESS: 6345 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-365-9312 CELL 702-250-5744 EMAIL: john.martinez@lochsa.com

*Correspondent will receive all communication on submitted application(s).

(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)*

Lixin Azarmehr

Property Owner (Print)

11/6/2024

Date

DEPARTMENT USE ONLY:

AC AR ET PUDD SN UC WS
 ADR AV PA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

APPLICATION # (s) ET24-400139
PC MEETING DATE 2/4/2025
BCC MEETING DATE _____
TAB/CAC LOCATION Whitney

ACCEPTED BY NAT
DATE 12/3/2024
FEES \$1,400.00

DATE 1/16/2025

Civil
Flood Control
Structural
Surveying
Traffic



11/13/2024

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

RE: ET-22-400118 (UC-0670-16)
Lochsa Engineering Project No. 161127

To Whom it may concern:

Legacy Kimberly LLC respectfully requests an extension of time on the existing approved use permit noted above. There was an unexpected delay during plan review, however, plans have been resubmitted to Public Works and CCBP for final reviews and approvals. Nevada skilled nursing is moving forward with an accelerated schedule to build this project.

Thank you for your time in this matter.

Respectfully,

A handwritten signature in black ink that reads 'John Martinez'.

John Martinez
Project Processor

**ATTACHMENT A
WHITNEY TOWN ADVISORY BOARD
ZONING AGENDA
THURSDAY, 6:00 P.M., JANUARY 16, 2025**

02/04/25 PC

1. **ET-24-400139 (UC-0670-16)-LEGACY KIMBERLY, LLC:**
USE PERMIT FOURTH EXTENSION OF TIME for a congregate care facility with accessory commercial uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit a congregate care facility to be adjacent to and accessed from local streets; and **2)** reduce setbacks.
DESIGN REVIEW for a congregate care facility on 4.8 acres in an IP (Industrial Park) Zone. Generally located on the south side of Kimberly Avenue and the west side of Broadbent Boulevard within Whitney. JG/nai/kh (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400139 (UC-0670-16)-LEGACY KIMBERLY, LLC:

USE PERMIT FOURTH EXTENSION OF TIME for a congregate care facility with accessory commercial uses.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit a congregate care facility to be adjacent to and accessed from local streets; and **2)** reduce setbacks.

DESIGN REVIEW for a congregate care facility on 4.8 acres in an IP (Industrial Park) Zone.

Generally located on the south side of Kimberly Avenue and the west side of Broadbent Boulevard within Whitney. JG/nai/kh (For possible action)

RELATED INFORMATION:

APN:

161-27-510-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Permit a congregate care facility to be adjacent to and accessed from local streets where congregate care facilities are to be adjacent to and accessed from a collector or arterial street.
2.
 - a. Reduce the rear (south) setback for a storage building to 10 feet where a minimum of 20 feet is required per Section (a 50% reduction).
 - b. Reduce the side (west) setback for a storage building to 7 feet where a minimum of 20 feet is required per Section (a 65% reduction).
 - c. Reduce the setback for a trash enclosure to 10 feet where a minimum of 20 feet is required per Section (a 50% reduction).

LAND USE PLAN:

WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.8
- Project Type: Congregate care facility
- Number of Beds: 143
- Number of Stories: 1
- Building Height (feet): 34
- Square Feet: 65,446

- Parking Required/Provided: 59/83

Site Plan & History

The original congregate care facility application UC-0670-16 was approved in November 2016. The first extension of time for UC-0670-16 was granted in December 2018. WS-0350-17 was approved in June 2017 for alternative landscaping and alternative driveway geometrics, but expired on June 20, 2019. As a result of the expiration of WS-0350-17, the applicant will be required to submit a new land use application because there are significant changes to the plans approved by UC-0670-16.

The approved plans depict a congregate care facility consisting of 1 building located in the central portion of the parcel. Parking for the facility is located along the north, south, east, and west sides of the building. Access to the site is provided by 2 driveways, 1 from Kimberly Avenue to the north and 1 from Greyhound Lane to the south. The building is set back approximately 55 feet from the east property line, 35 feet from the west property line, and a minimum of 74 feet from each street. The building is constructed around 6 courtyard areas. The plans also depict a small storage structure located on the southwest corner of the site that is set back approximately 7 feet from the west property line but is required to be set back 10 feet from the south property line per the conditions of approval.

Landscaping

The approved plans depict attached sidewalks adjacent to the streets with minimum 6 foot wide landscape areas adjacent to the sidewalks. The landscape areas adjacent to the streets will consist of trees, shrubs, and groundcover. The landscape area along the east property line is 6 feet wide and will consist of a single row of large Evergreen trees. The landscape area along the west property line is 10 feet in width and will consist of 2 off-set rows of large Evergreen trees. The additional landscape areas consisting of trees, shrubs, and groundcover are located adjacent to the building and within the courtyard areas.

Elevations

The approved plans show a 1 story with a maximum building height of 34 feet. The building has a pitched roof with clay tile roofing material and the roofline varies in height from approximately 22 feet to 34 feet. The exterior of the building has a stucco finish painted in earth tone colors. The main entrance of the facility faces to the east and is located in the center of the building.

Floor Plans

The approved plans depict a 65,446 square foot congregate care facility consisting of 143 beds. The plans depict 84 rooms for the residents, dining facilities, therapy areas, administrative office, storage, support, and common areas for the residents. The facility will also provide a 224 square foot beauty shop (accessory commercial use) for the residents of the facility.

Previous Conditions of Approval

Listed below are the approved conditions for ET-22-400118 (UC-0670-16):

Current Planning

- Until November 15, 2024 to commence.

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Right-of-way dedication to include a portion of the property for Broadbent Boulevard, 10 feet for Kimberly Avenue, a minimum of 10 feet for Greyhound Lane, and associated spandrel;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Tropicana Avenue/Broadbent Boulevard improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for Broadbent Boulevard and Kimberly Avenue;
- 90 days to record required right-of-way dedications and any corresponding easements for Broadbent Boulevard and Kimberly Avenue;
- Compliance with previous conditions.

Listed below are the approved conditions for ET-20-400151 (UC-0670-16):

Current Planning

- Until November 15, 2022 to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-18-400233 (UC-0670-16):

Current Planning

- Until November 15, 2020 to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0670-16:

Current Planning

- Reduced rear (south) setback for a storage building to be 10 feet;
- Design review as a public hearing for significant changes to the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 10 additional feet for Kimberly Avenue, 10 additional feet for Greyhound Lane and associated spandrels.

Applicant’s Justification

The applicant states that there was a delay with this project during the plan review process. However, plans have been resubmitted to Public Works and to the Building Department for final review and approvals.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400118 (UC-0670-16)	Third extension of time for a congregate care facility	Approved by PC	December 2022
ET-20-400151 (UC-0670-16)	Second extension of time for a congregate care facility	Approved by PC	January 2021
ET-18-400233 (UC-0670-16)	First extension of time for a congregate care facility	Approved by PC	December 2018
WS-0350-17	Waivers of development standards for landscaping, driveway geometrics, and a design review for modifications for an approved congregate care facility - expired	Approved by PC	June 2017
UC-0670-16	Congregate care facility	Approved by PC	November 2016
TM-500144-14	39 single-family residential lots - expired	Approved by PC	October 2014
WS-0704-14	Increased block wall height and waiver of conditions for the original nonconforming zone boundary amendment - expired	Approved by PC	October 2014

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500238-13	41 single-family residential lots - expired	Approved by PC	February 2014
NZC-0196-13	Reclassified from M-D to R-2 zoning for a single-family residential development - expired	Approved by BCC	July 2013
TM-500456-05	48 lot single-family residential planned unit development (PUD) - expired	Approved by PC	September 2005
NZC-1447-04	Reclassified the property from M-D to RUD zoning with a use permit to establish a single-family PUD - expired	Approved by BCC	December 2004
ZC-1602-98	Reclassified the site from R-E to M-D zoning for an office/warehouse complex	Approved by BCC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS2 & RS20	Single-family residential & undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Corridor Mixed-Use	CG	Commercial development
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Records show that a new permit submittal package was submitted to the Building Department in May 2022. The last extension of time was approved by the Planning Commission in December 2022 since progress had been made with the submittal and review of building plans. The applicant's justification for this current request is similar to the explanation provided with the prior extension of time application regarding a delay in the plan review process. However, the

delays are a result of the developer, not the County. With the last extension of time (ET-22-400118 (UC-0670-16) in 2022, staff indicated that there would be no support for further extensions of time. Eight years has elapsed since the original approval, and a new Code is now in effect. Therefore, staff cannot support this request and recommends that the applicant apply for new land use applications in compliance with the new Title 30.

Staff Recommendation

Denial.

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:

Comprehensive Planning

If approved:

- Until November 15, 2026 to commence.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JOHN MARTINEZ

CONTACT: JOHN MARTINEZ, 3645 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118