



# Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

February 15, 2024

6:00pm

## 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/Council members for this meeting may be requested from the secretary at [wwtabsecretary@gmail.com](mailto:wwtabsecretary@gmail.com)
  - o Supporting material is also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - o 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: Sam Crunkilton, 702-854-0878, [wwtabsecretary@gmail.com](mailto: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](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, 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/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 February 1, 2024. (For possible action)
- IV. Approval of the Agenda for February 15, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning  
**02/20/24 PC**
  - 1. UC-23-0862-WERDCO BC LLC:**  
USE PERMIT for a rock crushing facility on 6.9 acres in an M-2 (Industrial) Zone. Generally located on the east side of Fourth Street and the north side of Avenue G within Whitney.  
JG/dd/ng (For possible action)
- VII. General Business
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No 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/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: February 29, 2024, unless otherwise posted.
- X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
INSERT PRINCIPAL OFFICE OF PUBLIC BODY.  
<https://notice.nv.gov>



# Whitney Town Advisory Board

February 1, 2024

## MINUTES

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

Secretary: Sam Crunkilton, 702-854-0878, wwtabssecretary@gmail.com

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 Introductions  
**The meeting was called to order at 6:00 p.m. by Beaulieu**
- II. Public Comment  
**None**
- III. Approval of November 16, 2023 Minutes  
**Motion to approve**  
**Moved by: Fobes**  
**Approved**  
**Vote: 5-0 Unanimous**
- IV. Approval of the Agenda for February 1, 2024  
**Motion to approve**  
**Moved by: Ramirez**  
**Approved**  
**Vote: 5-0 Unanimous**
- V. Informational Items  
**None**

VI. Planning & Zoning:  
**02/21/24 BCC**

**1. ET-23-400185 (WS-19-0607)-DIAMOND STEPHANIE, LLC:**

**SECOND EXTENSION OF TIME FOR WAIVERS OF DEVELOPMENT STANDARDS** to commence the following: **1)** reduced parking; **2)** reduced parking lot landscaping; **3)** reduced distance to call box; and **4)** trash enclosure separation.

**DESIGN REVIEW** for a multiple family residential development on 1.8 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the east side of Stephanie Street and the south side of Hacienda Avenue (alignment) within Whitney. JG/jm/ng (For possible action)

**Motion to approve with staff conditions and additional conditions noted:**

**1. On street parking to be readdressed as recent designs to add additional lanes on Stephanie have been approved after the the project was approved in 2019**

**2. Applicant to maintain fencing & property before and after construction starts.**

**Moved by Ramirez**

**Approved with staff conditions and additional conditions noted**

**Vote: 4-1; Beaulieu voting against**

VII. General Business

**1. Approve 2024 TAB Calendar. For possible action.**

**a. Motion to approve 2024 TAB calendar with canceling 10/31/24 meeting**

**Moved by Ramirez**

**Vote: 5-0 Unanimous**

VIII. Public Comment

**1. Concerned resident spoke about safety concerns with the Squire Village school bus stop**

VIII. Next Meeting Date

**The next regular meeting will be February 15, 2024, unless posted otherwise.**

IX. Adjournment

**The meeting was adjourned at 6:17 p.m.**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

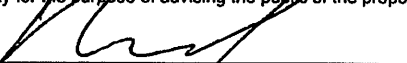
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-23-0862</u> DATE FILED: <u>12/19/2023</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Whitney</u> TAB/CAC DATE: <u>02/01/2024</u> PC MEETING DATE: <u>02/20/2024</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	<b>PROPERTY OWNER</b>  NAME: <u>WERDCO BC LLC</u> ADDRESS: <u>4460 Filippin Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-400-3265</u> CELL: _____ E-MAIL: <u>Elkhornlv@gmail.com</u>
	<b>APPLICANT</b>  NAME: <u>Apex Materials LLC</u> ADDRESS: <u>2750 Marion Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-400-3265</u> CELL: _____ E-MAIL: <u>Elkhornlv@gmail.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Taney Engineering: Attn: Nicole Chavarria</u> ADDRESS: <u>6030 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>nicolec@taneycorp.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 178-12-410-003

PROPERTY ADDRESS and/or CROSS STREETS: Fourth & Avenue G

PROJECT DESCRIPTION: Rock Crushing Facility


(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.

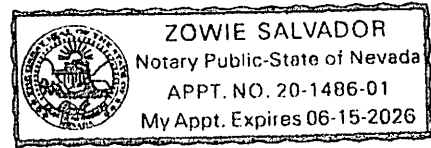
  
 Property Owner (Signature)\*      BRENT CONRAD  
 Property Owner (Print)

STATE OF Clark County, NV  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10-20-2023 (DATE)

By Zowie Salvador

NOTARY PUBLIC: 



\*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.



# AUTHORIZATION TO SUBMIT APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Application Pre-review (APR) record number: 23-101399

Application Materials have been deemed ready to submit  without revisions  with minor revisions.

Notes: \_\_\_\_\_

By: Dane Detommaso Date: 12/11/2023

Advisory: Authorization to submit expires 2 weeks after determination is made. If all required documents are not provided to staff within this timeframe, an appointment to re-review the application materials is required.

**Required Application(s):**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Master Plan Amendment                | <input type="checkbox"/> Land Use – Administrative Design Review (ADR) | <input type="checkbox"/> Tentative Map (TM)            |
| <input type="checkbox"/> Land Use                             | <input type="checkbox"/> Land Use – Wavier of Conditions (WC)          | <input type="checkbox"/> Vacation and Abandonment (VS) |
| <input type="checkbox"/> Zone Change (ZC)                     | <input type="checkbox"/> Land Use – Application for Review (AR)        | <input type="checkbox"/> Other: _____                  |
| <input type="checkbox"/> Special Use Permit (UC)              | <input type="checkbox"/> Land Use – Extension of Time (ET)             |  |
| <input type="checkbox"/> Waiver of Development Standards (WS) |  |  |
| <input type="checkbox"/> Design Review (DR)                   |  |  |

**Required Fees:**

- Refer to the attached Fee Sheet.

**Next Steps:**

- Review the attached submittal requirements for the applicable application type(s).
- Go to the Application Pre-review record in the County's Citizen Access Portal (ACA) and upload all required application documents in PDF format (regardless of the format specified in the submittal requirements).
- Once all the application documents are uploaded, coordinate the transmittal of the required hard copy documents with the planner who authorized the submittal (see name above); all transmittals shall include a cover letter and/or transmittal memo and a copy of this form. The Personnel Contact Information list on Department's Contact Us webpage includes the phone number and email address for all planners.
- When the application package is received, the documents will be re-reviewed to ensure no changes except those noted above have been made and, if in an acceptable form, the planner will accept the application documents. Staff will then create the application records. If payment for the application fees was not included in the application package, an email notice will be sent to the record(s) contact indicating the application fees are due. This step may take up to 2 business days to complete.
- Once fees are paid, the application(s) will be considered "Submitted".



# TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118  
PHONE: (702) 362-8844 | FAX: (702) 362-5233  
TANEYCORP.COM

December 11, 2023

Clark County  
Department of Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89115

**PLANNER  
COPY**

**Re: Fourth & Avenue G  
APR-23-101399  
APN: 178-12-410-003  
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Apex Materials, LLC, is respectfully submitting justification for a Special Use Permit.

### **Special Use Permit**

This request is for a Special Use Permit for a Rock Crushing Facility (as a principal use) per Table 30.44-1 on a 6.9 gross acre site generally located east of Fourth Street and north of Avenue G. The parcel is currently zoned M-2 (Industrial) with a planned land use of IE (Industrial Employment). We are not requesting any modifications to the current zoning category or planned land use.

The site is proposed to take access from Fourth Street via a 24-foot-wide unimproved dirt haul road. Per the provided site plan, the rock crushing facility will be located near the southeast corner of the property. After completing our due diligence, we do not believe that there are any occupied residential dwellings within 1,000 feet of this proposed facility. As such, the proposed use is compatible as other industrial facilities with similar uses exist within the vicinity of the site. No structures will be built on site and all operating characteristics are standard and comparable to other facilities. The proposed operational hours for this facility are Monday through Friday, from 6:00 a.m. to 4:00 p.m. The rock crusher is intended to operate on this site permanently.

The imported material primarily consists of large diameter rocks, concrete, and hardened earth (caliche) from various locations. The material is crushed on-site and transported to other construction sites primarily within the City of Henderson.

We believe that the proposed use is justified based on the following standards outlined in Table 30.44-1:

- 1. 1,000 foot setback to any equipment from an existing occupied residential dwelling on any other property.**

The project site is approximately 4,500 feet away from the nearest occupied residential dwelling.

- 2. A rock crushing operation located within Hydrographic Areas 212, 216 or 217 (see Appendix G, Map #11) shall: (These conditions cannot be waived or varied.)**
  - a. Pave all haul roads providing access to the site included in the special use permit. The paving on those portions of the haul roads located on public access easements,**



dedicated right-of-way, or other portions designated by the Commission or Board shall be designed to satisfy load and durability requirements in accordance with Clark County standards.

- b. **Service roads located within such facilities and any outside area used for parking, loading, or storing motor vehicles, equipment, or materials shall be paved.**

All areas proposed to be used for parking, loading, and storing equipment and materials have been paved with reclaimed asphalt pavement/chips

3. **For rock crushing operations which are located outside Hydrographic Areas 212, 216 or 217, haul roads need not be paved and service roads and parking areas need not be graveled unless otherwise required by the Commission or Board as conditions of the special use permit, or by Clark County Air Quality Regulations.**

Noted. This facility falls within Hydrographic Area 212.

4. **Landscaping, trash enclosure and wall requirements shall not apply to this use.**

Noted. No landscaping, trash enclosures, or screen walls are proposed.

5. **A time limit for the use to be discontinued shall be determined by the Commission or Board. Any application for an extension of time for such special use permit shall demonstrate continued compatibility with any existing use, or proposed use approved by any land use application, within a 1,000 foot radius from any equipment utilized for rock crushing.**

Noted.

6. **A security fence is permitted.**

A security fence is not proposed.

7. **Temporary construction equipment is permitted to exceed the maximum height of the district.**

No temporary construction equipment will exceed the maximum height of the M-2 (Industrial) district.

We are hopeful that this letter clearly describes the project and the intent of the proposed use. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson  
Senior Land Planner



PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-23-0862-WERDCO BC LLC:**

**USE PERMIT** for a rock crushing facility on 6.9 acres in an M-2 (Industrial) Zone.

Generally located on the east side of Fourth Street and the north side of Avenue G within Whitney. JG/dd/ng (For possible action)

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**RELATED INFORMATION:**

**APN:**  
178-12-410-003

**USE PERMIT:**  
To allow rock crushing as a principal use in an M-2 Zone per table 03.44-1.

**LAND USE PLAN:**  
WHITNEY - INDUSTRIAL EMPLOYMENT

**BACKGROUND:**  
**Project Description**

**General Summary**

- Site Acreage: 6.9
- Project Type: Rock crushing facility
- Parking Required/Provided: 8/9

**Site Plan**

The site plan depicts the parcel as being used as a rock crushing facility. Machinery will be stationed on the southeastern portion of the site, while piles of processed and unprocessed material will be created on the northeast portion of the site. A truck and equipment parking area is shown in the interior of the site and will be paved with reclaimed asphalt. Ingress/egress to the site is provided on the northwestern portion of the site from Fourth Street. At this time, no buildings are being proposed on site.

**Landscaping**

Landscaping is neither required nor a part of this request.

**Applicant's Justification**

The applicant states that there are no dwellings within 1,000 feet of the proposed facility. Additionally, the applicant states that no buildings will be built on-site, and that the rock crushing device will be stationed there permanently.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
TM-20-500006	Commercial subdivision	Approval by PC	August 2020

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Industrial Employment	M-2	Undeveloped
South, East, & West	Industrial Employment	M-2	Industrial, commercial, & manufacturing

**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**

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The site that is being proposed to serve as a rock crushing facility is within an established industrial area, with similar uses on nearby parcels. Additionally, the applicant claims to meet all the conditions associated with the use in Title 30. For these reasons, staff can support this request.

**Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- 5 years to discontinue the use unless an extension of time is granted.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant to contact the City of Henderson to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** APEX MATERIALS LLC

**CONTACT:** ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 89118