



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

March 28, 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
 - 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: Sam Crunkilton, 702-473-0393, 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/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 15, 2024. (For possible action)
- IV. Approval of the Agenda for March 28, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
04/16/24 PC
VS-24-0044-ARJUN HUALAPAI, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Emerald Avenue (alignment) and Russell Road, and between Boulder Highway and Hollywood Boulevard within Whitney (description on file). JG/nai/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: April 11, 2024, 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

February 15, 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, 702-854-0878, wwtabssecretary@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 February 1, 2024 Minutes
Motion to approve
Moved by: Ramirez
Approved
Vote: 5-0 Unanimous
- IV. Approval of the Agenda for February 15, 2024
Motion to approve
Moved by: Fobes
Approved
Vote: 5-0 Unanimous
- V. Informational Items
None

VI. Planning & 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)

Motion to approve with staff conditions

Moved by Fobes

Vote: 5-0 Unanimous

VII. General Business

1. YMCA/Duck Creek Condos – Looking for resolution to ongoing issues.

VIII. Public Comment

None.

VIII. Next Meeting Date

The February 29, 2024 meeting will be canceled due to no agenda items.

The next regular meeting will be March 14, 2024, unless posted otherwise.

IX. Adjournment

The meeting was adjourned at 6:13 p.m.

04/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0044-ARJUN HUALAPAI, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Emerald Avenue (alignment) and Russell Road, and between Boulder Highway and Hollywood Boulevard within Whitney (description on file). JG/nai/ng (For possible action)

RELATED INFORMATION:

APN:

161-27-801-029

LAND USE PLAN:

WHITNEY - ENTERTAINMENT MIXED USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 3 foot wide street light and traffic control device easement along the south property line on Russel Road which curves towards the west property line on Boulder Highway. VS-23-0381 was previously approved to vacate a 240 foot long right-of-way on Russell Road and its associated spandrel near its intersection with Boulder Highway. There will be a new 3 foot easement that will follow the new right-of way line and will replace the easement in which this application is requesting to vacate.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0381	Vacated and abandoned a drainage easement and a portion of a right-of-way	Approved by BCC	September 2023
TM-23-500082	1 lot commercial subdivision	Approved by BCC	September 2023
UC-23-0380	Off-highway vehicle, recreational vehicle, and watercraft storage, and design reviews for a mini-warehouse facility, modifications to a previously approved commercial center, and finished grade	Approved by BCC	September 2023
ZC-21-0311	Reclassified a portion of a 10.2 acres from R-2, C-2, and H-2 zoning to C-2 zoning, waivers to reduce parking lot landscaping, and alternative driveway geometrics, and design review for a commercial center	Approved by BCC	August 2021

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0092	Reclassified a portion of 10.2 acres from R-2 to R-5 zoning, use permit for a senior housing project, waiver to allow alternative street landscaping, and design review for a senior housing project with associated structures and alternative parking lot landscaping	Approved by BCC	May 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	CG & RS3.3	Flood channel
South	Entertainment Mixed-Use	CG	Gas station, fast food, & hotel
East	Entertainment Mixed-Use	RM50	Multiple family residential
West	Corridor Mixed-Use	CG	Convenience store

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of the streetlight and traffic control easement that is not necessary for site, drainage, or roadway development.

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

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

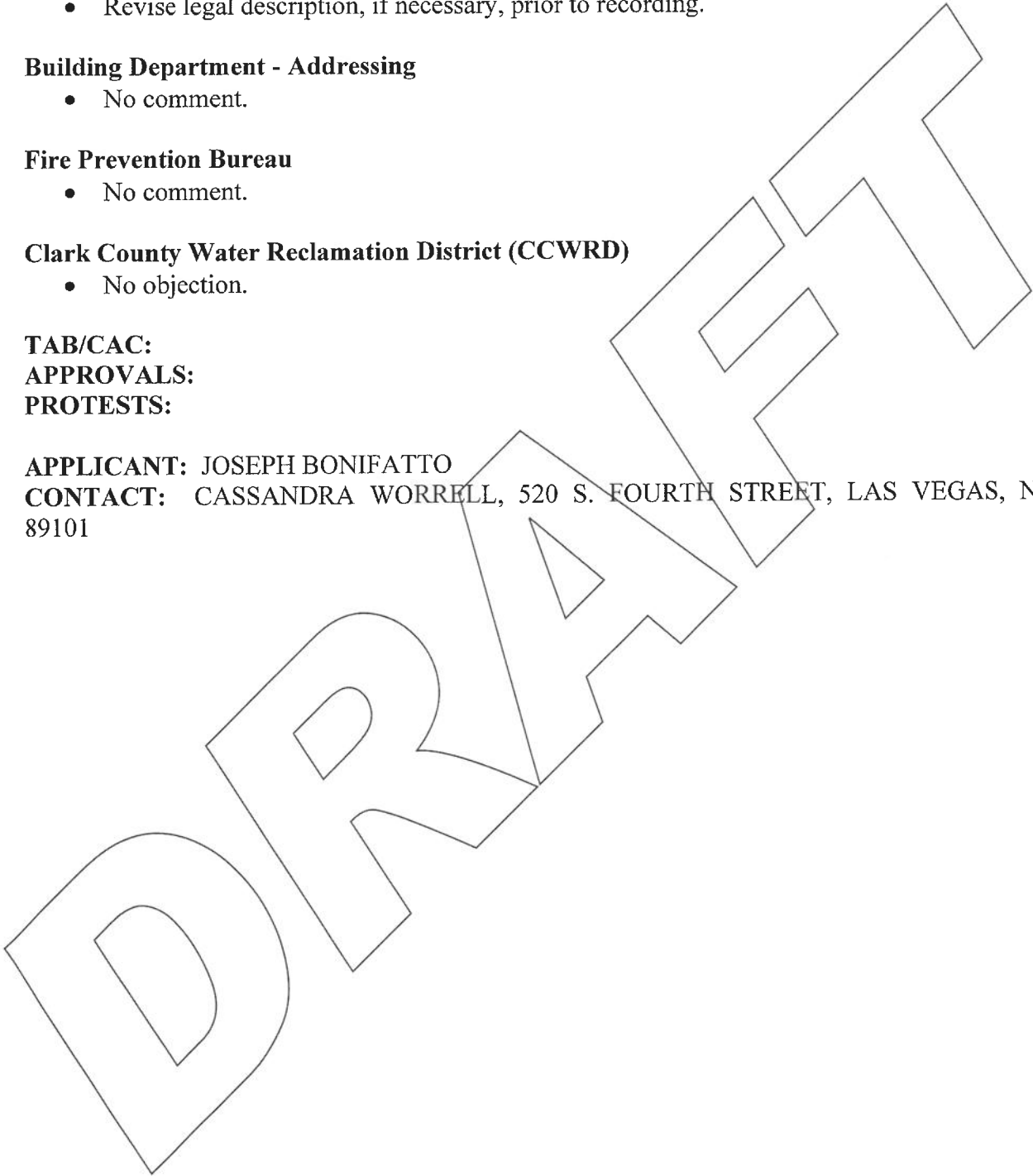
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOSEPH BONIFATTO

CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV
89101





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-27-801-029

PROPERTY ADDRESS/ CROSS STREETS: Boulder Highway & Russell Road

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of an existing three (3) foot streetlight/TCD easement

PROPERTY OWNER INFORMATION

NAME: Arjuan Halapai LLC
 ADDRESS: 3067 Palace Gate Drive
 CITY: Las Vegas STATE: NV ZIP CODE: 89169
 TELEPHONE: N/A CELL N/A EMAIL: N/A

APPLICANT INFORMATION

NAME: Joesph Bonifatto
 ADDRESS: 3960 Howard Huges Pkwy #150
 CITY: Las Vegas STATE: NV ZIP CODE: 89169 REF CONTACT ID # N/A
 TELEPHONE: 702-735-5700 CELL 702-491-0472 EMAIL: _____

CORRESPONDENT INFORMATION

NAME: Jay Brown/Lebene Ohene
 ADDRESS: 520 South Fourth Street
 CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # 173835
 TELEPHONE: 702-598-1429 CELL 702-561-7070 EMAIL: lohene@brownlawlv.com

*Correspondent will receive all project communication

(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 and 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.

 Rapinder Chima 1/10/2024
 Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input checked="" type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) 24-0044 ACCEPTED BY Sm
 PC MEETING DATE 4/16/24 DATE 2/5/24
 BCC MEETING DATE _____
 TAB/CAC LOCATION Whitney DATE 3/28/24



January 24, 2024

Clark County
Department of Planning
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

Re: Russell Marketplace, Zenith Project No. 211047
Streetlight/Traffic Control Device Easement Vacation Justification Letter

Dear Sir or Madam:

Zenith Engineering has been retained by Russell Marketplace, LLC to assist in filing a vacation application to vacate an existing streetlight/traffic control device easement associated with property located on the northeast corner of Boulder Highway and Russell Road (Assessor's Parcel Number 161-27-801-029).

The existing easement was granted with the parcel map (PM 122-24) for the development of the adjacent Ovation Apartments (PW22-0607) and prior to development of this parcel. With our proposed development, we are vacating a portion of the existing right-of-way at the corner of Russell Road and Boulder Highway (VS-23-0381). With our final map for our project (NFM-23-500175) we are granting a new streetlight/traffic control device easement that follows the new right-of-way line. We are required by the Clark County Map Team to vacate the portion of the existing streetlight/traffic control device easement that will no longer follow the right-of-way line once the right-of-way is vacated.

Please feel free to contact me with any questions or comments at (702) 835-3496. Thank you.

Sincerely,

ZENITH ENGINEERING

A handwritten signature in black ink, appearing to read 'Julie Izzolo', is written over a horizontal line.

Julie Izzolo, PE
Principal

**PLANNER
COPY**

Cassandra Worrell

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Thursday, February 8, 2024 9:27 AM
To: Cassandra Worrell
Cc: Lebene Ohene
Subject: Hard copy request for VS-23-101673
Attachments: req_Vacation_Master_rev08-2023 2.pdf

Good morning,

The required hard copies for application 23-101673 (for a Vacation and Abandonment) are now ready to be formally submitted. Please follow the submittal checklist below. Include a copy of this email with the submittal package.

Physical Package:

- Please provide the proper number of copies of each documents type indicated on the submittal checklist (see attached). Note that some of the materials will require 2 copies of each.
- If "PDF" is indicated in the box on the checklist, a hard copy is not necessary.
- The hard copies will be double-checked for accuracy once received. Please be advised that if the plans and/or documents do not match what was previously reviewed, you may be required to stay in the Application Pre-Review process until the materials are deemed to be correct.

Submittal Package drop-off procedure:

- Let me know when the application will be submitted to our office (jonathan.marenfeld@clarkcountynv.gov). The application can be given to any staff member at the front counter or mailed to us at the address below.
- Once the required hard copies are received and payment is made, the application can be pushed forward and will receive hearing dates (if applicable).

Jon

jonathan.marenfeld@clarkcountynv.gov

500 S Grand Central Parkway

1st Floor

Las Vegas, NV 89155