



# Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

May 2, 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)
  - 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](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 April 11, 2024. (For possible action)
- IV. Approval of the Agenda for May 2, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning  
**05/08/24 BCC**

**1. ZC-24-0074-KANTOR, RANDY & JOEY:**

**ZONE CHANGE** to reclassify 0.7 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for a future commercial development. Generally located on the west side of Boulder Highway and the north side of English Avenue within Whitney (description on file). JG/rk/ng (For possible action)

**05/22/24 BCC**

**2. WS-24-0053-L G I HOMES-NEVADA, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow non-standard improvements within the right-of-way on 0.7 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the south side of Tropicana and the east side of Steptoe Street within Whitney. JG/tpd/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: May 16, 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

April 11, 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, 702-473-0393, wwtabsecretary@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 March 28, 2024 Minutes  
**Motion to approve**  
**Moved by: Ramirez**  
**Approved**  
**Vote: 5-0 Unanimous**
- IV. Approval of the Agenda for April 11, 2024  
**Motion to approve**  
**Moved by: Beaulieu**  
**Approved**  
**Vote: 5-0 Unanimous**
- V. Informational Items  
**None**

BOARD OF COUNTY COMMISSIONERS  
JAMES B. GIBSON, Chair – TICK SEGERBLOM, Vice-Chair  
JUSTIN C. JONES – MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT  
KEVIN SCHILLER, County Manager

VI. Planning & Zoning:  
05/08/24 BCC

1. **ZC-24-0074-KANTOR, RANDY & JOEY:**

**ZONE CHANGE** to reclassify 0.7 acres from an H-2 (General Highway Frontage) Zone to CG Zone for a future commercial development. Generally located on the west side of Boulder Highway and the north side of English Avenue within Whitney (description on file). JG/rk/ng (For possible action)

**Motion to hold item to next TAB meeting on May 2, 2024 since applicant was not present**

**Moved by Beaulieu**

**Vote: 5-0 Unanimous**

VII. General Business  
**None**

VIII. Public Comment

1. **Karen Miller - Reported update on funds for Clark County Funding Grants**

a. **Tropicana Trails project in Whitney was #1 on the list to be fully funded and was approved by Commission**

b. **Overall, 6 projects fully funded; 1 project partially funded**

VIII. Next Meeting Date

**The next regular meeting will be May 2, 2024, unless posted otherwise.**

IX. Adjournment

**The meeting was adjourned at 6:07 p.m.**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-24-0053-L G I HOMES-NEVADA, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow non-standard improvements within the right-of-way on 0.7 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located on the south side of Tropicana and the east side of Steptoe Street within Whitney. JG/tpd/ng (For possible action)

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RELATED INFORMATION:

**APN:**  
161-27-520-063

**WAIVER OF DEVELOPMENT STANDARDS:**  
Allow non-standard improvements (riprap) within the right-of-way where not allowed per Section 30.04.08.

**LAND USE PLAN:**  
WHITNEY - CORRIDOR MIXED-USE

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

- General Summary
- Site Acreage: 0.7
  - Project Type: Landscaping

History & Request

The applicant was approved to construct a single family subdivision with NZC-21-0062. The approved plans depicted landscaping around the perimeter of the subdivision, landscaping included a 6 foot wide landscape strip behind an attached sidewalk along Steptoe Street and a 15 foot wide landscape planter along Tropicana Avenue, which consisted of a 5 foot wide landscape strip, detached sidewalk, and 5 foot wide landscape strip. Now the applicant is requesting a waiver to have non-standards improvements in the right-of-way along Tropicana Avenue. Furthermore, the applicant indicates that they will install the approved landscaping once all off-sites for the subdivision have been installed.

The proposed plan depicts 542 feet of temporary riprap along the south side of Tropicana Avenue, adjacent to the approved single family subdivision. The riprap will be placed in intermittent segments along the right-of-way.

Applicant's Justification

The applicant indicates that 542 linear feet of riprap will be installed within the public right-of-way to mitigate additional erosion. The homeowner's association will be responsible for the ongoing maintenance of the riprap.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-21-500017	100 residential and common lots	Approved by BCC	May 2021
NZC-21-0062	Zone change, waivers of development standards, and design reviews for a single family subdivision	Approved by BCC	May 2021
VS-21-0063	Vacated and abandoned a portion of Tropicana Avenue located between Steptoe Street and Wetlands Park Lane	Approved by BCC	May 2021

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single family subdivision
South	Corridor Mixed-Use	RS2	Single family subdivision
East	Compact Neighborhood (up to 18 du/ac)	RS20	Undeveloped
West	Business Employment	IP	Industrial complex

**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**

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

**Public Works - Development Review**

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any riprap placed in the right-of-way. Staff can support the Waiver of Development Standards but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

**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**

- 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; 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**

- Applicant to provide contact information to Public Works for potential removal of riprap;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: LGI HOMES**

**CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 98118**





# Department of Comprehensive Planning Application Form

 ASSESSOR PARCEL #(s): 161-27-520-063

 PROPERTY ADDRESS/ CROSS STREETS: Tropicana & Steptoe

### DETAILED SUMMARY PROJECT DESCRIPTION

Requesting a waiver for non-standard improvements in the right-of-way (riprap).

### PROPERTY OWNER INFORMATION

 NAME: LGI Homes- Nevada, LLC

 ADDRESS: 4250 Simmons Street.

 CITY: North Las Vegas

 STATE: NV

 ZIP CODE: 89032

 TELEPHONE: 310-530-1487 CELL n/a

 EMAIL: evan.licht@lgihomes.com

### APPLICANT INFORMATION

 NAME: LGI Homes- Nevada, LLC

 ADDRESS: 4250 Simmons Street.

 CITY: North Las Vegas

 STATE: NV

 ZIP CODE: 89032

REF CONTACT ID # \_\_\_\_\_

 TELEPHONE: 310-530-1487 CELL n/a

 EMAIL: evan.licht@lgihomes.com

### CORRESPONDENT INFORMATION

 NAME: Taney Engineering Attn: Emily Sidebottom

 ADDRESS: 6030 S. Jones Blvd.

 CITY: Las Vegas

 STATE: NV

 ZIP CODE: 89118

 REF CONTACT ID # 217076

 TELEPHONE: 702-362-8844 CELL n/a

 EMAIL: emilys@taneycorp.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 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)\*

Evan Licht

Property Owner (Print)

12/21/2023

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 checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input 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) WS-24-0053

 ACCEPTED BY tpd

PC MEETING DATE \_\_\_\_\_

 DATE 2/15/24

 BCC MEETING DATE 5/15/24

 TAB/CAC LOCATION Whitney

 DATE 4/11/24

 \$ 900.00





WS-24-0053  
JL

# TANEY ENGINEERING

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

January 15, 2024

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

**PLANNER  
COPY**

**Re: Tropicana & Steptoe  
APR-23-101729  
APN: 161-27-520-063  
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of LGI Homes, Inc., is respectfully submitting justification for a Waiver of Development Standards for a previously approved single-family residential subdivision.

### **Waiver of Development Standards – Non-Standard Improvements**

This request is to waive Section 30.04.08 (C)(1) to allow for non-standard improvements within the public right-of-way (Tropicana Avenue). To mitigate additional erosion on the site, approximately 571 linear feet of riprap will be installed in Common Element F and the existing drainage channel within the public right-of-way. The homeowner's association will be responsible for the ongoing maintenance of the riprap. In an email dated December 13, 2023, Gabriel Herrera confirmed that Director Denis Cederberg finds this proposal acceptable.

We are hopeful that this letter clearly describes the request. 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

**ZC-24-0074-KANTOR, RANDY & JOEY:**

**ZONE CHANGE** to reclassify 0.7 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for a future commercial development.

Generally located on the west side of Boulder Highway and the north side of English Avenue within Whitney (description on file). JG/rk/ng (For possible action)

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RELATED INFORMATION:

**APN:**

161-28-510-032

**LAND USE PLAN:**

WHITNEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5690 Boulder Highway
- Site Acreage: 0.7
- Existing Land Use: Partially developed

Request

This request is a zone boundary amendment to CG zoning with no specific development plans. A future land use application for specific plans and layout will be submitted at a later date. The site has frontage along Boulder Highway to the east and is 0.7 acres in size.

Applicant's Justification

The applicant indicates the rezoning of this site would open the opportunity for the property to be used in more ways than those listed under the current H-2 zoning. In addition, this property is fronting Boulder Highway and is surrounded by commercial zoned properties.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-18-0593	Allow an existing building to be utilized as a single family residence	Approved by PC	September 2018
VC-0008-00	Recording studio - expired	Approved by PC	February 2000

**Prior Land Use Requests**

Application Number	Request	Action	Date
VC-898-92	Outside commercial storage yard - expired	Approved by PC	January 1993

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2 & CG	Tavern, convenience store with gasoline sales & condominiums
West	Corridor Mixed-Use	CG	Condominiums
South	Corridor Mixed-Use	CG	Commercial building with offices
East	Corridor Mixed-Use	CG	Pawn shop

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

The request to CG zoning conforms to the Whitney Land Use Plan and complies with the goals and policies of the Master Plan. As of January 2024, H-2 zoning is no longer addressed in Code and the conversion to an appropriate zoning district is encouraged by the County. The zoning will be compatible with the commercial development surrounding this site and staff does not anticipate any adverse impacts with this proposal. Lastly, the compatibility with adjacent rezoning efforts reflects a commitment to sustainable and coordinated growth within the Boulder Highway corridor. As a result, 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:**

**Public Works - Development Review**

- No comment.

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

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** RANDY KANTOR  
**CONTACT:** ADAPT COMMERCIAL REAL ESTATE, 7473 W. LAKE MEAD BLVD, LAS VEGAS, NV 89128

DRAFT



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-28-510-032

PROPERTY ADDRESS/ CROSS STREETS: 5690 Boulder Hwy/English Ave

**DETAILED SUMMARY PROJECT DESCRIPTION**

No Development, Zone Change Only

**PROPERTY OWNER INFORMATION**

NAME: Randy & Joey Kantor  
 ADDRESS: 2102 Parliament Drive  
 CITY: Thompsons Station STATE: TN ZIP CODE: 37179  
 TELEPHONE: (615) 975-453 CELL: \_\_\_\_\_ EMAIL: rkantor@bellsouth.net

**APPLICANT INFORMATION (must match online record)**

NAME: Same as owner  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**CORRESPONDENT INFORMATION (must match online record)**

NAME: Angela Holland  
 ADDRESS: 7473 W. Lake Mead Blvd Ste 100  
 CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: (702) 376-3420 CELL: \_\_\_\_\_ EMAIL: angela@adaptcre.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.

<u>Randy Kantor</u> <small>Randy Kantor (Feb 6, 2024 18:42 CST)</small>	<u>Randy Kantor</u> <small>Property Owner (Print)</small>	<u>2/6/24</u> <small>Date</small>
<b>Property Owner (Signature)*</b>		

**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"/> ADP | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input checked="" 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) <u>ZC-24-0074</u>	ACCEPTED BY _____
PC MEETING DATE <u>—</u>	DATE <u>2-29-24</u>
BCC MEETING DATE <u>5.8-24</u>	FEES <u>waived</u>
TAB/CAC LOCATION <u>Whitney</u>	DATE <u>4-11-24</u>

**January 1, 2024**

**Application Justification Letter**

**To the Planner for Clark County, Nevada,**

**Here is the justification letter for our Application for a Zone Change (Zone Boundary Amendment) for our property located at 5690 Boulder Hwy, Las Vegas, NV 89122.**

**Thank you for your attention to this application.**

**The subject property has been in our family since 1940. We currently have the property listed for sale and have found that this property would be best suited zoned as Commercial General. This would open up the opportunity for the property to be used in more ways than those listed under the current H-2 zoning. In additional, this property is fronting Boulder Highway and surround by commercial zoned properties.**

**We are hoping that with the zone change from H-2 zoning, to CG-Commercial General Zoning, will open up opportunity for various uses that contribute to the business, employment and improvement of this site as well as the surrounding area.**

**Thank you,**

**Randy & Joey Kantor  
2102 Parliament Drive  
Thompson Station, TN 37179  
Randy Kantor (615) 975-4535  
Joey Kantor (702) 542-7453**