



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

June 29, 2023

6:00pm

AGENDA

Note:

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

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

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 June 15, 2023. (For possible action)
- IV. Approval of the Agenda for June 29, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

07/18/23 PC

1. UC-23-0291-DMR INVESTMENTS, LLC ETAL & BOULDER MARKETPLACE LLL, LLC:

USE PERMIT to reduce the separation from a vehicle maintenance facility (automobile and smog check) to a residential use on 8.0 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Russell Road and the east side of Boulder Falls Street within Whitney. JG/lm/syp (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: July 13, 2023.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Whitney Community Center-5712 Missouri Ave
<https://notice.nv.gov>



Whitney Town Advisory Board

June 15, 2023

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 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 6:02 p.m. by Beaulieu
- II. Public Comment
None
- III. Approval of June 1, 2023 Minutes
Moved by: Fobes
Approved
Vote: 5-0 Unanimous
- IV. Approval of the Agenda for June 15, 2023
Moved by: Beaulieu
Approved
Vote: 5-0 Unanimous
- V. Informational Items
None
- VI. Planning & Zoning:

06/20/23 PC

1. UC-23-0276-HABIBI DAVOOD:

USE PERMITS for the following: **1)** allow an accessory structure to exceed one-half of the footprint of the principal building; **2)** allow an accessory structure not architecturally compatible with the principal building; and **3)** waive design standards.

WAIVER OF DEVELOPMENT STANDARDS to increase accessory structure height on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Dodd Street, 300 feet northwest of Nevada Avenue within Whitney. JG/mh/syp (For possible action)

Denied

Moved by Beaulieu

Vote 5-0

2. WS-23-0253-AFFORDABLE TREE SERVICE INC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** approach distance; and **3)** throat depth.

DESIGN REVIEW for a plant nursery on 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of McGill Avenue and approximately 800 feet west of Cherry Street within Whitney. JG/sd/syp (For possible action)

Approved

Moved by Beaulieu

Vote 5-0

VII. General Business

Beaulieu requested meeting documents be sorted by permit item prior to being mailed to Board members.

VIII. Public Comment

Nellis/Tropicana - Dollar Tree property is full of homeless people; Current owner of property is in Florida.

VIII. Next Meeting Date

The next regular meeting will be June 29, 2023

IX. Adjournment

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

07/18/23 PC AGENDA SHEET

VEHICLE MAINTENANCE
(TITLE 30)

RUSSELL RD/BOULDER FALLS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0291-DMR INVESTMENTS, LLC ETAL & BOULDER MARKETPLACE LLL, LLC:

USE PERMIT to reduce the separation from a vehicle maintenance facility (automobile and smog check) to a residential use on 8.0 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Russell Road and the east side of Boulder Falls Street within Whitney. JG/lm/syp (For possible action)

RELATED INFORMATION:

APN:

161-34-510-013

USE PERMIT:

Reduce the separation between a vehicle maintenance facility (automobile and smog check) and a residential use to 66 feet where 200 feet is required per Table 30.44-1 (a 670% reduction).

LAND USE PLAN:

WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6315 E. Russell Road
- Site Acreage: 8
- Project Type: Vehicle maintenance facility within a shopping center
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 3,800
- Parking Required/Provided: 218/366

Site Plan

The site is located within a portion of an existing shopping center located on the southwest corner of Russell Road and Boulder Highway. Access to the shopping center is provided by 2 driveways from Russell Road and 2 driveways from Boulder Highway. The proposed vehicle maintenance facility will occupy an existing building within the western portion of the shopping

center. The building is 66 feet from the residential property to the south and 102 feet from the residential property to the west. Existing parking is evenly distributed throughout the shopping center.

Landscaping

No changes are being proposed to the approved landscaping and additional landscaping is not required with this application.

Elevations

The existing buildings within the shopping center consist of painted stucco exterior and tile roofs. The vehicle maintenance building has an overall height of 22 feet with roll-up doors on the south elevation of the western portion of the building, and roll-up doors on the east and west elevation of the southern portion of the building.

Floor Plans

The interior of the building includes 10 roll-up doors for 9 service bays and 1 smog station. The central portion of the building consists of a lobby, office, restrooms, and storage area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use is similar to the prior land use (vehicle repair) that has since expired. The proposed use will not be more intense than the prior uses, and no additional impacts are anticipated on the neighboring residential uses.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|---------------|
| ADR-0925-14 | Water vending structure (water bottle) | Approved by ZA | November 2014 |
| ADR-0816-07 | Revisions to an approved retail structure | Approved by ZA | June 2009 |
| UC-0317-07 | Shade structure within a shopping center | Approved by PC | May 2007 |
| UC-0572-05 | Auto repair within the shopping center | Approved by BCC | May 2005 |
| DR-2015-05 | Retail buildings within the shopping center | Approved by PC | February 2006 |
| UC-2204-04 | Shopping center | Approved by BCC | February 2005 |
| ZC-0069-99 | Reclassified 55.6 acres to R-4, C-2, and M-D zoning for an apartment complex, shopping center, and office complex | Approved by BCC | March 1999 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--|------------------------|--------------------------|
| North | Corridor Mixed-Use | C-2 | Retail & undeveloped |
| South | Urban Neighborhood (greater than 18 du/ac) | R-5 | Residential |
| East | Entertainment Mixed-Use | C-2 | |
| West | Urban Neighborhood (greater than 18 du/ac) | R-2 | Residential |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff has no practical problem with the requested use. The location was previously approved as a vehicle repair business, which can be a more intensive use. There were no known concerns for that use at this location. Additionally, Policy WH-1.1 of the Master Plan encourages commercial services to meet residents daily needs and staff finds that the proposed use facilitates that goal; therefore, 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

- 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; 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: USA 10 AUTOMOTIVE, INC.

CONTACT: BOB GROANUER, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | |
|--|--|
| APPLICATION TYPE <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 (ARX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF APP. NUMBER: <u>UC-23-0291</u> DATE FILED: <u>5/22/2023</u> PLANNER ASSIGNED: <u>LWN</u> TAB/CAC: <u>WHT/NEY</u> TAB/CAC DATE: <u>4/29/2023</u> PC MEETING DATE: <u>7/18/2023</u> BCC MEETING DATE: _____ FEE: <u>\$ 1075</u> |
| | PROPERTY OWNER NAME: <u>Boulder Marketplace LLL, LLC etal.</u> ADDRESS: <u>1333 N. Buffalo Dr. #120</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> |
| | APPLICANT NAME: <u>USA 10 Automotive, Inc.</u> ADDRESS: <u>6315 E. Russell Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u> |
| RESPONSE NAME: <u>Kempfer Crowell - Bob Groaner</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-693-4262</u> CELL: _____ E-MAIL: <u>psieck@kc.nvlaw.com</u> REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 161-34-510-013
 PROPERTY ADDRESS and/or CROSS STREETS: 6315 E. Russell Road
 PROJECT DESCRIPTION: Use permit for a vehicle maintenance 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): Leslie L. Lazar Property Owner (Print): Leslie L. Lazar, Manager, Boulder Marketplace LLL, LLC

STATE OF _____
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____ see Attachment

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.

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles



Subscribed and sworn to (or affirmed) before me

on this 6th day of March, 2023
by Date Month Year

(1) Leslie L. Lazar
(and (2) _____).
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Land Use Application

Document Date: 03/06/2023 Number of Pages: 2

Signer(s) Other Than Named Above: _____

May 22, 2023

VIA UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

***Re: Justification Letter - Special Use Permit for Vehicle Maintenance
APN 161-34-510-013***

To whom it may concern:

Please be advised, this firm represents Lux Automotive (“the Applicant”) in the above referenced matter. The proposed project is located at 6315 E. Russell Road, within an existing commercial shopping center, more particularly described as APN 161-34-510-013 (“the Site”). The Site is zoned C-2, and planned CM. The Applicant is proposing vehicle maintenance use on the Site, which was previously operated as a substantially similar use. The Site was previously approved for an auto repair use in May of 2005 under application UC-0572-05. That application has since expired. Accordingly, the Applicant requests a use permit for vehicle maintenance facility on the Site.

To the west of the Site are single family homes in R-2 zoning, and to the south of the Site are multifamily residences in R-5 zoning. As a result, there are residential uses within 200 feet of the Site. The existing single family homes to the west are 102 feet away from the proposed vehicle maintenance facility, and the existing multifamily development is 66 feet away. However, the homes to the west are buffered by Boulder Falls St., as well as the existing residential screen wall and landscaping on both sides of Boulder Falls St. The multifamily use to the south is buffered by an existing wall, as well as landscaping. Because the Site was previously used as a similar use, the use will not be more intense than prior uses, and therefore, no additional impacts are anticipated to the neighboring residential uses. The Site has two one-way only service bays facing the interior parking lot, and four two-way service bays facing the interior parking lot, as well as Boulder Falls St. The Site is located within an existing commercial shopping center along the E. Russell Road and Boulder Highway interchange, and the existing service bays face a street that ultimately terminates within the residential neighborhood to the south. As a result, the use as proposed here is appropriate and already contemplated for the area.

As the Site has been used for a substantially similar use in the past, and as the existing building is designed for such specific use, the Applicant requests favorable consideration of this use permit. Thank you for your consideration of this application, and do not hesitate to contact me with questions.

Sincerely,

KAEMPFER CROWELL



Lexa D. Green

LDG/mkr



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | |
|---|--|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE H2 TO C2 <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) 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 #) | STAFF APP. NUMBER <u>20-23-0294</u> DATE FILED: <u>5/23/23</u> PLANNER ASSIGNED: <u>SUN</u> TAB/CAC: <u>Whitney</u> TAB/CAC DATE: <u>7-13-23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8-2-23</u> FEE: <u>\$1,050</u> |
| | PROPERTY OWNER NAME: <u>WELLINGTON PROVIDENCE GROUP, LLC</u> ADDRESS: <u>5719 BOULDER HIGHWAY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: <u>1-702-547-0217</u> CELL: <u>310-741-0311</u> E-MAIL: <u>wellingtonprovidencegroup@gmail.com</u> |
| | APPLICANT NAME: <u>WELLINGTON PROVIDENCE GROUP, LLC - DAVID HARKHAM, MANAGING MEMBER</u> ADDRESS: <u>5719 BOULDER HIGHWAY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: <u>1-702-547-0217</u> CELL: <u>310-741-0311</u> E-MAIL: <u>dharkham@gmail.com</u> REF CONTACT ID #: _____ |
| CORRESPONDENT NAME: <u>SEAN FOLEY</u> ADDRESS: <u>5719 BOULDER HIGHWAY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: <u>310-741-0311</u> CELL: <u>310-741-0311</u> E-MAIL: <u>foley.sean1@gmail.com</u> REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 161-28-510-031

PROPERTY ADDRESS and/or CROSS STREETS: 5719 BOULDER HIGHWAY, LAS VEGAS, NV 89122

PROJECT DESCRIPTION: TO ALLOW AN APPAREL WHOLESALE AND RETAIL E-COMMERCE INTERNET BUSINESS

(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.

[Signature] WELLINGTON PROVIDENCE GROUP, LLC
 Property Owner (Signature)* Managing member Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 2/21/23 (DATE)
 By Sarah Ochoa
 NOTARY PUBLIC: [Signature]



*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.

JUSTIFICATION LETTER

To:

Clark County Nevada
Business License Office
Department of Comprehensive Planning

From:

Wellington Providence Group, LLC
5719 Boulder Highway
Las Vegas, NV 89122
APN #161-28-510-031

20-23-0294

Background:

Wellington Providence Group purchased the above property from Action Truck Accessories, a retail business selling parts to truck, SUV, and RV owners that included installation of trailer hitches in their warehouse building behind the front showroom. Our business moving into the existing 4,560 square foot building is an apparel wholesale and retail E-Commerce internet business. Wellington applied for a new retail business license to operate along the Whitney Commercial Corridor of Boulder Highway only to find that our property is not a C-2 Zone property as our neighbors to the north and south of us, but an H-2 Zone property that requires a Special Use Permit to operate a retail-wholesale internet apparel business. This is a confounding process because we must operate the business to earn profits from the existing building before applying for a Zone change to property which we are told may take one year to process and be approved. This catch-22 is why we are applying for Land Use approval in order to receive our business license and commence operation.

Action:

Please approve the Use Permit for Wellington so that County Fire Department can evaluate and approve the remaining section of the Business License process. Wellington has submitted all required documents through the Citizen Access Portal for Land Use approval.

Applicant:

David Harkham, Owner and CEO or
Sean Foley, CFO
Wellington Providence Group, LLC
Office: 702-547-0217
Cell: 310-741-0311