



# Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave.

Las Vegas, NV. 89122

August 12, 2021

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 Maureen Helm at 702-606-0747.
  - 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 <https://clarkcountynv.gov/WhitneyTAB>

Board/Council Members: Christopher Fobes, Chairperson  
 Greg Konkin, Vice Chairperson  
 Geraldine Ramirez  
 Amy Beaulieu  
 Al Martinez

Secretary: Maureen Helm, 702-606-0747, [mhelmtab@gmail.com](mailto:mhelmtab@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, Pledge of Allegiance, Roll Call, and County Staff Introductions
- 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 July 29, 2021. (For possible action)
- IV. Approval of the Agenda for August 12, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - Review that the Transform Clark County land use plan map accurately applies compatible density or intensity conversions from the existing land use categories to the proposed land use categories (For Discussion only)**
- VI. Planning and Zoning
  - 1. **UC-21-0283-ABH VENTURES R2, LLC:**  
**USE PERMIT** to allow a proposed food cart (taco cart/trailer) not located within an enclosed building.  
**DESIGN REVIEW** for a food cart (taco cart/trailer) in conjunction with an existing commercial retail property on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue and the east side of Morris Street within Whitney. JG/bb/jo (For possible action)  
**PC 8/17/21**
- VII. General Business
  - Review previous fiscal year budget request(s) and take public input regarding suggestions for the next budget request(s). (For possible action)
- 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 vote may be taken on a matter not listed on the posted 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.
- IX. Next Meeting Date: September 2, 2021.
- 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

July 29, 2021

## MINUTES

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Board Members:	Christopher Fobes –Chair - <b>PRESENT</b> Greg Konkin - Vice Chair- <b>PRESENT</b> Amy Beaulieu- <b>PRESENT</b> Geraldine Ramirez- <b>PRESENT</b> Al Martinez- <b>PRESENT</b>
Secretary:	Susan Gersh 702-455-5562 susan.gersh@clarkcountynv.gov
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 Introduction

Steven DeMerritt; Planning  
Susan Gersh, Commissioner Jim Gibson's Office

The meeting was called to order by Fobes at 6:00 p.m.

II. Public Comment  
**None**

III. Approval of July 15, 2021 Minutes

**Moved by: Ramirez**  
**Approve as submitted**  
**Vote: 5-0 Unanimous**

IV. Approval of Agenda for July 29, 2021

**Moved by: Fobes**  
**Approve as submitted**  
**Vote: 5-0 Unanimous**

V. Informational Items (for discussion)  
**None**

VI. Planning and Zoning

1. **UC-21-0283 – ABH VENTURES R2, LLC:**  
**USE PERMIT** to allow a proposed food cart (taco cart/trailer) not located within an enclosed building.  
**DESIGN REVIEW** for a food cart (taco cart/trailer) in conjunction with an existing commercial retail property on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue and the east side of Morris Street within Whitney. JG/al/jo (For possible action) **PC 8/17/21**

**APPLICANT NOT IN ATTENDANCE**  
**ITEM BEING HELD UNTIL AUGUST 12, 2021**

2. **VS-21-0342 – STORYBOOK-TROPICANA, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Hamilton Avenue located between Dodd Street and Los Pinos Street within Whitney (description on file). JG/al/jd (For possible action) **BCC 8/18/21**

**MOVED BY: Ramirez**  
**APPROVE subject to staff recommendations**  
**VOTE: 5-0 Unanimous**  
**Heard with items 3 and 4 (voted on individual items)**

3. **WS-21-0341 – STORYBOOK-TROPICANA, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative yard setbacks; and 2) alternative street section.  
**DESIGN REVIEWS** for the following: 1) a single family residential development; 2) a hammerhead design turnaround at the end of a street; and 3) finished grade for a single family residential development on 2.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Dodd Street and the north and south sides of Hamilton Avenue within Whitney. JG/al/jd (For possible action) **BCC 8/18/2021**

**MOVED BY: Ramirez**  
**APPROVE subject to staff recommendations**  
**VOTE: 5-0 unanimous**  
**Heard with items 2 and 4 (voted on individually)**

4. **TM-21-500105 – STORYBOOK-TROPICANA, LLC:**  
**TENTATIVE MAP** consisting of 22 single family residential lots and common lots on 2.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Dodd Street and the north and south sides of Hamilton Avenue within Whitney. JG/al/jd (For possible action) **BCC 08/18/2021**

**MOVED BY: Ramirez**  
**APPROVE subject to staff recommendations**  
**VOTE: 5-0 unanimous**  
**Heard with items 2 and 3 (voted on individually)**



5. **ZC-21-0311-DRAKETAILED HOLDINGS II, LLC:**  
**ZONE CHANGE** to reclassify a 5.3 acre portion of a 10.2 acre site from an R-2 (Medium Density Residential) Zone, a C-2 (General Commercial) Zone, and an H-2 (General Highway) Zone to a C-2 (General Commercial) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking lot landscaping; and 2) alternative driveway geometrics.  
**DESIGN REVIEW** for a commercial center. Generally located on the north side of Russell Road, 490 feet east of Boulder Highway within Whitney (description on file) JG/sd/jd (For possible action)  
**BCC 08/18/2021**

**MOVED BY: Ramirez**  
**APPROVE subject to staff recommendations**  
**VOTE: 5-0 unanimous**

- VII. General Business (for possible action)  
**Ramirez: First Tuesday August 3, 2021 at 5:00pm South Central Area Command**  
**Ramirez: Metro has pilot program for orange drones along with helicopters**  
**Beaulieu: Work on Hacienda is starting**
- VIII. Public Comment  
**None**
- IX. Next Meeting Date  
**The next regular meeting will be August 12, 2021.**
- X. Adjournment  
**The meeting was adjourned at 6:43 p.m.**

08/17/21 PC AGENDA SHEET

FOOD CART/TRAILER  
(TITLE 30)

TROPICANA AVE/MORRIS ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0283-ABH VENTURES R2, LLC:**

**USE PERMIT** to allow a proposed food cart (taco cart/trailer) not located within an enclosed building.

**DESIGN REVIEW** for a food cart (taco cart/trailer) in conjunction with an existing commercial retail property on 0.8 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Tropicana Avenue and the east side of Morris Street within Whitney. JG/bb/jo (For possible action)

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RELATED INFORMATION:

APN:  
161-28-102-001

LAND USE PLAN:  
WHITNEY - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**  
**Project Description**  
**General Summary**

- Site Address: 5225 Tropicana Avenue
- Site Acreage: 0.8
- Project Type: Food cart/trailer
- Structure Height (feet): 9
- Square Feet: 70
- Parking Required/Provided: 34/42

**Site Plan**

The site plan depicts a commercial retail property with 42 parking spaces and driveways from Tropicana Avenue and Morris Street. A 24 foot drive aisle circles the interior of the parking lot with spaces adjacent to the existing 8,378 square foot building. A smog check structure is located at the northwest corner of the parking lot. A trash enclosure is located on the northeast corner of the property. The applicant is showing the food cart/trailer along the north property line approximately 6 feet from the property line adjacent to Tropicana Avenue.

Landscaping

The plan depicts an approximately 4 foot wide existing landscape strip along Tropicana Avenue with 3 shrubs (dwarf palms).

Elevations

The food cart is a trailer with a fold up canopy on the long side with order and pickup windows and an entrance/exit on the narrow side of the trailer.

Floor Plans

The entire food trailer is approximately 70 square feet in area, including cooking and storage space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the food cart/trailer will be located with the long side of the trailer facing Tropicana Avenue and the drive aisle of the parking lot. The proposed open-air vending will provide Mexican cuisine, including tacos, burritos, quesadillas, and other items.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VC-1129-98	Outdoor smog check facility	Approved by PC	August 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Urban Center (up to 32 du/ac)	R-4	Multiple family residential
South	Residential Suburban (up to 5 du/ac)	R-1	Single family residential
West	Schools, Churches, Public Facilities	P-F	Library

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permit

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 Comprehensive 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. The

property has more than enough parking spaces to accommodate the proposed food cart/trailer use. The proposed food cart/trailer will not be detrimental to the surrounding area if located immediately south of the smog check building. By locating the food cart/trailer in the open space immediately south of the smog check building, it will not be located closer than the minimum 10 feet required from Tropicana Avenue and will not create a burden on public facilities or services. Any obstruction of the drive aisles would create a burden on public services and fire access.

#### Design Review

The food cart/trailer cannot be located within the 24 foot drive aisle and cannot block potential access by emergency vehicles. Staff recommends approval with the food cart/trailer located in the open area immediately south of the smog check building. This location will remove the food cart/trailer from emergency access routes and keep it from obstructing traffic flow on the site, and protect pedestrians. There are approximately 8 additional parking spaces above the amount required to serve the retail building, so using the space south of the smog check building will be compatible with the existing layout of the property. If located in the space adjacent to the existing smog building, it would be further screened from view by the residential apartments to the east and blocked by the building and trees. Adequate pedestrian controls (cones or guides) should be used to ensure customers are not lined up into the drive aisles. Customer lines should be oriented towards the parking area, not drive aisles. It would be acceptable to use one of the existing parking spaces for pedestrian lines to access the food trailer.

#### **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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

- Food cart/trailer shall be located immediately south of the smog building with customer access not encroaching into drive aisles;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection
- Applicant is advised that 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.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BENJAMIN SOTO

**CONTACT:** BEN SOTO, TACOS ESTEPHANIE A, 852 BETTY LN, LAS VEGAS, NV  
89110

**DRAFT**





# 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 <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" 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/DR-21-0283</u> DATE FILED: <u>6-7-2021</u> PLANNER ASSIGNED: <u>BBB</u> TAB/CAC: <u>Whitney</u> TAB/CAC DATE: <u>7-29 6pm</u> PC MEETING DATE: <u>8-17-2021</u> BCC MEETING DATE: _____ FEE: <u>\$1175</u> C-2
	<b>PROPERTY OWNER</b>  NAME: <u>ABH Ventures R2 LLC</u> ADDRESS: <u>5225 E Tropicana Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: <u>7024393113</u> CELL: <u>7024393113</u> E-MAIL: <u>albert.hamika@yahoo.com</u>
	<b>APPLICANT</b>  NAME: <u>Benjamin Soto</u> ADDRESS: <u>852 Betty Ln.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: _____      CELL: <u>(725) 724-5186</u> E-MAIL: <u>Junior46soto1@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Benjamin Soto</u> ADDRESS: <u>852 Betty Ln.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: _____      CELL: <u>(725) 724-5186</u> E-MAIL: <u>Junior46soto1@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-28-102-001

PROPERTY ADDRESS and/or CROSS STREETS: 5225 E. Tropicana Ave. Las Vegas, NV 89122

PROJECT DESCRIPTION: Taco Stand

(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.

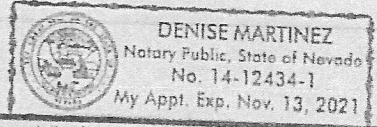
[Signature]  
Property Owner (Signature)\*

Albert B Hamika  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON MAY 12, 2021 (DATE)

By ALBERT B. HAMIKA  
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.

Benjamin Soto  
852 Betty Ln  
Las Vegas, NV, 89110  
February 15, 2021

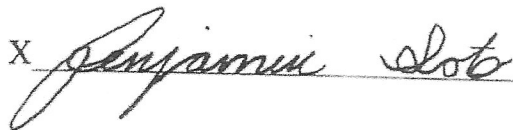
Clark County Planning Department  
500 S Grand Central Pkwy., Las Vegas, NV, 89155

Land Use Justification Letter

Tacos Estephanie A would like to ask for the opportunity to open an open air vending location at 5225 E Tropicana Ave, Las Vegas, NV 89122. I believe it's a great opportunity for future business and will be providing an exceptional service to our locals, quick and easy way for locals to have a taste of our Mexican cuisine that will prompt growth between cultures, and as well provide new opportunities. We will be conducting our business from 4pm-12am. Our menu that will consist of (Tacos, Burritos, Quesadillas, and etc.) that will give locals a plethora of choices to satisfy their cravings.

Sincerely,

Benjamin Soto

X  \_\_\_\_\_

Cell: (725)724-5186

Email: Junior46soto1@gmail.com

UC-21-0283

PLANNER  
COPY