



# Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

April 11, 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, 702-473-0393, [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 March 28, 2024. (For possible action)
- IV. Approval of the Agenda for April 11, 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 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)
- 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 2, 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

March 28, 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 6:04 p.m. by Beaulieu**
- II. Public Comment  
**None**
- III. Approval of February 15, 2024 Minutes  
**Motion to approve**  
**Moved by: Fobes**  
**Approved**  
**Vote: 5-0 Unanimous**
- IV. Approval of the Agenda for March 28, 2024  
**Motion to approve**  
**Moved by: Ramirez**  
**Approved**  
**Vote: 5-0 Unanimous**
- V. Informational Items
  1. **Home & History of Las Vegas event the weekend of April 25-28, 2024 by Nevada Preservation Foundation**

- VI. Planning & 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)

**Motion to approve as presented**

**Moved by Toso**

**Vote: 5-0 Unanimous**

- VII. General Business  
**None**

- VIII. Public Comment  
**None**

- VIII. Next Meeting Date  
**The next regular meeting will be April 11, 2024, unless posted otherwise.**

- IX. Adjournment  
**The meeting was adjourned at 6:11 p.m.**

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 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)

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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**

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

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
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>	<u>2/6/24</u>
<b>Property Owner (Signature)*</b>	<b>Property Owner (Print)</b>	<b>Date</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) ZC-24-0074  
 PC MEETING DATE —  
 BCC MEETING DATE 5.8-24  
 TAB/CAC LOCATION Whitney

ACCEPTED BY \_\_\_\_\_  
 DATE 2-29-24  
 FEES waived

DATE 4-11-24



**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**