



# Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

June 13, 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 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 May 2, 2024. (For possible action)
- IV. Approval of the Agenda for June 13, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning  
**07/02/24 PC**

**1. ET-24-400052 (WS-21-0082)-SJ NIXON 2004 IRREVOCABLE TRUST: WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for modified commercial driveway design standards.

**DESIGN REVIEW** for a vehicle maintenance development on 5.0 acres in an IL (Industrial Light) Zone. Generally located on the south side of Emerald Avenue, 1,070 feet west of Boulder Highway within Whitney. JG/my/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'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 wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.
- IX. Next Meeting Date: June 27, 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

May 2, 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 April 11, 2024 Minutes  
**Motion to approve**  
**Moved by: Toso**  
**Approved**  
**Vote: 5-0 Unanimous**
- IV. Approval of the Agenda for May 2, 2024  
**Motion to approve**  
**Moved by: Fobes**  
**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 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)

**Motion to approve with staff conditions**

**Moved by Fobes**

**Vote: 5-0 Unanimous**

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)

**Motion to approve as requested with staff conditions**

**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 May 16, 2024, unless posted otherwise.**

IX. Adjournment  
**The meeting was adjourned at 6:19 p.m.**

ET-24-40052



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-27-403-009 / 161-27-403-011

PROPERTY ADDRESS/ CROSS STREETS: South side Emerald Ave Approx 1570 ft east of Stephanie st

### DETAILED SUMMARY PROJECT DESCRIPTION

Site development for commercial use

### PROPERTY OWNER INFORMATION

NAME: S J Nixon 2004 Irrevocable Trust  
ADDRESS: 2044 S Vineyard Ave  
CITY: Ontario STATE: CA ZIP CODE: 91761  
TELEPHONE: 909-930-1822 CELL: \_\_\_\_\_ EMAIL: jnixon@nixonegli.com

### APPLICANT INFORMATION (must match online record)

NAME: James Nixon  
ADDRESS: 2044 S Vineyard Ave  
CITY: Ontario STATE: CA ZIP CODE: 91761 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 909-930-1822 CELL: \_\_\_\_\_ EMAIL: jnixon@nixonegli.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Matt Loser  
ADDRESS: 8275 S Eastern Ave Suite 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89123 REF CONTACT ID # 136705  
TELEPHONE: 510-954-8883 CELL 512-954-8883 EMAIL: matthew.w.loser@valley-cdg.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.

  
\_\_\_\_\_  
Property Owner (Signature)\*

James Nixon  
\_\_\_\_\_  
Property Owner (Print)

04/29/24  
\_\_\_\_\_  
Date

#### DEPARTMENT USE ONLY:

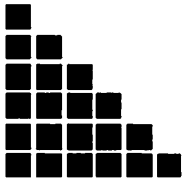
- |                              |                             |  |                               |                             |                             |                             |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input checked="" 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 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) ET-24-40052  
PC MEETING DATE 7/2/24  
BCC MEETING DATE \_\_\_\_\_  
TAB/CAC LOCATION Whitney

DATE 6/13/24

ACCEPTED BY MY  
DATE 4/30/24  
FEES \$4,100  
\$1,100

ET-24-400052



**T. MITCHELL** ENGINEERS &  
ASSOCIATES

TME Job 1934  
April 29, 2024

Department of Comprehensive Planning  
Clark County  
500 Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89155

Subject: **Request for Extension – WS-21-0082**  
**Nixon-Egli Equipment Company – Emerald Parkway, Henderson**

To Whom it may concern,

This is to formally request an extension of time to complete permitting process and construct subject project on Emerald Avenue in Henderson Nevada. The extension has been requested due to a delay due to the deaths of the two sons of Dana Randal – Vice President and team leader for this project – which occurred February 19, 2022 forcing Nixon-Egli to place this project temporarily on hold until Mr. Randal was ready to return to full capacity.

The intent of this project is to develop the existing green-field site located on Emerald Avenue by Nixon-Egli as a commercial site for their own use. We are in agreement with the conditions stated in the original approval and no significant changes are anticipated or proposed to the project at this time.

With the Departments approval, we are hoping now to proceed at this time with the development of detailed design drawings and application for necessary permits.

Sincerely,  
T. Mitchell Engineers, Inc.

*Thomas Mitchell*

Tom Mitchell P.E.  
Principal



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-24-400052 (WS-21-0082)-SJ NIXON 2004 IRREVOCABLE TRUST:**

**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for modified commercial driveway design standards.

**DESIGN REVIEW** for a vehicle maintenance development on 5.0 acres in an IL (Industrial Light) Zone.

Generally located on the south side of Emerald Avenue, 1,070 feet west of Boulder Highway within Whitney. JG/my/ng (For possible action)

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RELATED INFORMATION:

**APN:**

161-27-403-009; 161-27-403-011

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase driveway width to 47 feet where 40 feet is the maximum per Uniform Standard Drawing 222 (an 18% increase).

**LAND USE PLAN:**

WHITNEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Project Type: Vehicle maintenance
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 27,304
- Parking Required/Provided: 40/86

**Site Plan**

The approved plans depict a proposed vehicle maintenance use. The proposed project is located south of Emerald Avenue west of the Duck Creek channel. Access to the site is from Emerald Avenue. The plan shows 3 separate buildings on the parcel with parking along the west parcel line and throughout the parcels adjacent to each building. The buildings have incorporated pedestrian sidewalks around each building exterior, except in front of the roll-up doors.

### Landscaping

The approved plans depict landscaping along Emerald Avenue and along the Duck Creek channel. Parking lot landscaping is shown with finger islands as per Code. The adjacent properties to the west and south were zoned IL and IH; therefore, landscaping is not required adjacent to those properties. The landscaping materials include 24 inch box trees and various groundcover materials.

### Elevations

The approved plans depict 3 proposed buildings each 1 story, with a maximum height of up to 24 feet. The buildings show enhanced architectural elements and each building will utilize earth tone color schemes.

### Floor Plans

The approved plans depict an open floor plan with service areas, offices, and restrooms.

### Signage

Signage was not a part of the original request.

### Previous Conditions of Approval

Listed below are the approved conditions for WS-21-0082:

#### Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any future on-site use may require additional parking prior to issuance of a corresponding permit license, or approval; 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

### Applicant's Justification

The applicant states that the team leader suffered a personal loss that caused the delay of the project while he recovered.



**Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>                                     | <b>Action</b>  | <b>Date</b>   |
|---------------------------|--|----------------|---------------|
| WS-21-0082                | Vehicle maintenance and accessory office buildings | Approved by PC | April 2021    |
| UC-0470-13                | Communication tower                                | Approved by PC | October 2013  |
| UC-0960-08                | Utility structures and eliminated setbacks         | Approved by PC | November 2008 |

**Surrounding Land Use**

|              | <b>Planned Land Use Category</b> | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b> |
|--------------|----------------------------------|----------------------------------|--------------------------|
| North & East | Business Employment              | IL                               | Undeveloped              |
| South        | Corridor Mixed-Use               | IH                               | Undeveloped              |
| West         | Business Employment              | IL                               | Vehicle services         |

**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**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that no building permits, off-site permits, or drainage studies have been submitted on the site as of the time of this report, which is to be expected due to the applicant's admission of personal loss. The applicant states that they are ready to proceed with all permits if the extension of time is granted.

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

**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**

- Until April 20, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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**

- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** SJ NIXON 2004 IRREVOCABLE TRUST

**CONTACT:** VALLEY CIVIL DESIGN GROUP, 8275 S. EASTERN AVENUE, SUITE 200,  
LAS VEGAS, NV 89123