



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

July 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 members for this meeting may be requested from the secretary at 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
 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 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 wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

- III. Approval of Minutes for June 13, 2024. (For possible action)
- IV. Approval of the Agenda for July 11, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
8/07/24 BCC
 - 1. **ZC-24-0298-WELLINGTON PROVIDENCE GROUP, LLC:**
ZONE CHANGE to reclassify 2.39 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for an existing commercial building. Generally located on the east side of Boulder Highway and the south side of English Avenue within Whitney (description on file). JG/rk (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: August 1, 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

June 13, 2024

MINUTES

Board Members: Amy Beaulieu, Chairperson - Absent 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

- 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 Ramirez
- II. Public Comment
None
- III. Approval of May 2, 2024 Minutes
Motion to approve
Moved by: Fobes
Approved
Vote: 4-0 Unanimous
- IV. Approval of the Agenda for June 13, 2024
Motion to approve
Moved by: Ramirez
Approved
Vote: 4-0 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:
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)

Motion to approve with staff recommendations

Moved by Konkin

Vote: 4-0 Unanimous

VII. General Business
None

VIII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be June 27, 2024, unless posted otherwise.

IX. Adjournment
The meeting was adjourned at 6:08 p.m.



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: ZC-24-0298

Property Owner or Subdivision Name: Wellington Providence Group LLC

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: TAB/CAC _____ PC _____ BCC _____

Add this application to the: TAB/CAC 7-11-24 PC _____ BCC 8-7-24

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) _____
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: _____
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: Missed meeting logs for cycle

Change initiated by: grc Date: 6/13/24

Change authorized by: ALR Date: 6/13/24

Change processed by: ds Date: 6/13/24

Follow up assigned to: Diane Instructions: Return file to Rob Kaminski

Parcel Number(s): 161-28-510-031

Town Board(s): Whitney

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0298-WELLINGTON PROVIDENCE GROUP, LLC:

ZONE CHANGE to reclassify 2.39 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for an existing commercial building.

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

RELATED INFORMATION:

APN:

161-28-510-031

LAND USE PLAN:

WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5719 Boulder Highway
- Site Acreage: 2.39
- Existing Land Use: Commercial building

Request

This is a zone change request to CG zoning with no plans submitted. However, the site is currently developed with a commercial building that was most recently used as a retail business selling accessories parts for trucks that included installation of trailer hitches in their warehouse behind the front showroom. No changes are proposed to the site. The site is 2.39 acres in size with access from Boulder Highway and English Avenue.

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 defunct zoning which has been eliminated from Code. The site itself has been operating with commercial type uses for some time now, where the request for CG zoning would be in line with, and consistent with, the prior uses on the property.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0905-07	Automobile accessory related business in an existing building	Approved by PC	November 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Corridor Mixed-Use	CG	Vehicle sales facility
West	Corridor Mixed-Use	CG	Vehicle repair and sales & appliance sales and repair with outside storage
East	Corridor Mixed-Use	RS2	Single-family residential

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 along the north, south, and west sides of 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:

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAVID HARKHAM

CONTACT: TIM ALGIER, 5719 BOULDER HIGHWAY, LAS VEGAS, NV 89122

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-28-510-031

PROPERTY ADDRESS/ CROSS STREETS: 5719 BOULDER HWY, LAS VEGAS, NV 89122

DETAILED SUMMARY PROJECT DESCRIPTION

CHANGE DEFUNCT H-2 ZONE TO CG ZONE.
OCCUPYING EXISTING BUILDING WITH NO CHANGES.
MASTER PLAN OF THE AREA IS CORRIDOR MIXED-USE.

PROPERTY OWNER INFORMATION

NAME: DAVID HARKHAM, OWNER
ADDRESS: 5719 BOULDER HWY
CITY: LAS VEGAS STATE: NV ZIP CODE: 89122
TELEPHONE: 702-547-0217 CELL 310-701-0134 EMAIL: DHARKHAM@GMAIL.COM

APPLICANT INFORMATION (must match online record)

NAME: SEAN FOLEY, COO
ADDRESS: 5719 BOULDER HWY
CITY: LAS VEGAS STATE: NV ZIP CODE: 89122 REF CONTACT ID # 1
TELEPHONE: 702-547-0217 CELL 310-741-0311 EMAIL: FOLEY.SEAN1@GMAIL.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: TIM ALGIER
ADDRESS: 5719 BOULDER HWY
CITY: LAS VEGAS STATE: NV ZIP CODE: 89122 REF CONTACT ID # 2
TELEPHONE: 702-547-0217 CELL 951-972-9686 EMAIL: TIM.ALGIER@GMAIL.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 and 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)*

DAVID HARKHAM
Property Owner (Print)

06-03-2024
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 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 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) 2C-24-0298

ACCEPTED BY ROK

PC MEETING DATE -

DATE 6-12-24

BCC MEETING DATE 8-7-24

FEES Waived H-2

TAB/CAC LOCATION Whitney

DATE 7-11-24



JUSTIFICATION LETTER

To:
Clark County Nevada
Department of Comprehensive Planning
Business License Office

From:
Wellington Providence Group, LLC
5719 Boulder Highway
Las Vegas, NV 89122

APN #161-28-510-031
Current Zoning: H-2
Proposed Zoning: CG

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 moved into the existing 4,560 square foot building is a retail apparel 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 located in a defunct H-2 Zone that now requires a zone change to a CG Zone that fits the Clark County master plan for our property.

We are applying for the Zone change to CG in order to receive an approval of our business license. The Master Plan of the area is Corridor Mixed-Use.

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