



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

October 30, 2025

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
 - 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: Anita Toso, Chairperson
Greg Konkin- Vice Chairperson
Amy Beaulieu
Geraldine Ramirez
Christopher Fobes

Secretary: Mia Davis, 702-443-6878, 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.

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JIM GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – MICHAEL NAFT
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for October 16, 2025. (For possible action)
- IV. Approval of the Agenda for October 30, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

VI. Planning and Zoning
11/18/25 PC

1. VS-25-0681-KING FUTT'S PFM, LLC SERIES 5700 BOULDER:

VACATE AND ABANDON a portion of right-of-way being a spandrel at the northeast corner of English Avenue and South Bend Street within Whitney (description on file). JG/tpd (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: November 13, 2025, 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

October 16, 2025

MINUTES

Board Members: Anita Toso, Chairperson - Present Greg Konkin, Vice Chairperson - Present
Christopher Fobes – Absent - EXCUSED Geraldine Ramirez - Present
Amy Beaulieu - Present

Secretary: Mia Davis, 702-443-6878, 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 Toso.
- II. Public Comment
None
- III. Approval of October 2, 2025 Minutes
Motion to Approve
MOVED BY: Ramirez
APPROVED
VOTE: 4-0 Unanimous
- IV. Approval of the Agenda for October 16, 2025
Motion to Approve
MOVED BY: Fobes
APPROVED
VOTE: 4-0 Unanimous
- V. Informational Items
12th annual Silver Bowl Trunk or Treat - October 30th

VI. Planning & Zoning:
NONE

VII. General Business

1. Review and finalize the FY2027 budget request(s) and take public input regarding the budget request(s). (For possible action)

- **Add landscape beautification to APN: 161-27-599-003**
- **Two new easels for Whitney Town Advisory Board meetings**
- **New podium with Mic for presentations**
- **New executive chairs for Whitney Recreation Center/TAB**
- **New PA system**
- **Add no commercial parking signage onto Nellis Blvd – between Tropicana and Russell Road**
- **New fencing on Stephanie/Duck Creek**
- **New street signs (no parking, etc.) and striping along Wetlands Pkwy**
- **Repave Wetlands Parkway from Tropicana to the culdesac**
- **More speed limit signs on Jimmy Durante from Tropicana to Flamingo**
- **New “right lane ends” signs on northbound Stephanie, between Russell and Emerald**
- **New “no right turn on red” sign on Tropicana westbound at Jimmy Durante (sign is faded)**
- **New business cards**

2. Appoint a member to the Community Development Advisory Committee (CDAC). (For possible action)

Motion to Approve Ramirez as CDAC appointee and Greg Konkin as alternate
MOVED BY: Toso
APPROVED
VOTE: 4-0 Unanimous

VIII. Public Comment
NONE

VIII. Next Meeting Date
The next regular meeting will be October 30, 2025, unless posted otherwise.

IX. Adjournment
The meeting was adjourned at 6:27 p.m.

11/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0681-KING FUTT'S PFM, LLC SERIES 5700 BOULDER:

VACATE AND ABANDON a portion of right-of-way being a spandrel at the northeast corner of English Avenue and South Bend Street within Whitney (description on file). JG/tpd (For possible action)

RELATED INFORMATION:

APN:

161-28-514-001

LAND USE PLAN:

WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting to vacate a portion of right-of-way at the southwest corner of APN 161-28-514-001. The vacation is to allow for required landscaping and setback requirements from the right-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0500	Waivers of development standards and design reviews for a mini-warehouse - expired	Approved by PC	October 2023
ZC-1082-00	Zone change and use permits for Title 30	Approved by PC	November 1996
WC-400299-98	Waiver of conditions for required landscape buffer	Approved by BCC	September 1998
ZC-2231-97	Zone change from H-2 to C-3 for a boat sale and service facility	Approved by BCC	February 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Multi-family residential & office
South	Corridor Mixed-Use	RM18 & RS5.2	Multi-family residential & single-family residential
East	Corridor Mixed-Use	H-2	Outdoor storage
West	Corridor Mixed-Use	CG	Multi-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Public Works

Pending

Staff Recommendation

Pending...

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

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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.

Building Department - Addressing

- No comment.

ADDITIONAL CONDITIONS PENDING

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103

**CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER

VS-25-0681/KING FUTT'S P F M L L C SERIES 5700 BOULDER

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Analysis

Staff has no objection to the vacation of right-of-way that is not needed for site, drainage, or roadway development.

Recommendation:

Approval

Applied by: Cassandra Vazquez

Date entered: 10/15/2025

Preliminary Conditions

- Grant all necessary easements;
- Coordinate with Traffic Management to return any County assets to Public Works;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording. /cv

Applied by: Cassandra Vazquez

Date entered: 10/15/2025

APN(s):

161-28-514-001



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-25-0681

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Whitney TAB Time: 6:00 p.m.

Date: 10/30/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 11/18/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: n/a Time: n/a

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Windmill Library
7060 W. Windmill Lane, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Tammy Harris/Joy Marchant, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Dawn VonMendenhall, Secretary
(702) 289-0196
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Tammy Harris/Joy Marchant, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Valerie Leiva, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Liane Lee	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Timothy Castello	(702) 455-3113*	Ross Miller	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/14/2023

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100491

ASSESSOR PARCEL #(s): 161-28-510-006 & 161-28-514-001

PROPERTY ADDRESS/ CROSS STREETS: SWC ENGLISH AVENUE & BOULDER HIGHWAY

DETAILED SUMMARY PROJECT DESCRIPTION

RIGHT OF WAY VACATION FOR SITE DEVELOPMENT AT ENGLISH AVENUE AND BOULDER HIGHWAY

PROPERTY OWNER INFORMATION

NAME: KING FUTT'S PFM, LLC

ADDRESS: 5700 BOULDER HWY

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89122

TELEPHONE: (702) 493-3574

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: ACG DESIGN

ADDRESS: 4310 CAMERON STREET, SUITE 12-A

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89103

TELEPHONE: (702) 523-0531

CELL _____

ACCELA REFERENCE CONTACT ID # 254242

CORRESPONDENT INFORMATION (information must match online application)*

NAME: ACG DESIGN

ADDRESS: 4310 CAMERON STREET, SUITE 12-A

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89103

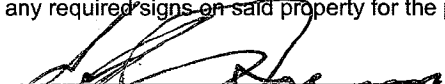
TELEPHONE: (702) 523-0531

CELL _____

ACCELA REFERENCE CONTACT ID # 254242

*Correspondent will receive all project communication via the email entered in online application.

(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)*

Gary R. Brennan
Property Owner (Print)

7/15/25
Date



April 24, 2025

Project Name: English Storage, APR-25-200491

Assessor's Parcels: 161-28-514-001

Please see our justification below for APR-25-200491, ROW Vacation for English Storage:
This Right of Way vacation is being applied for to utilize this area for Landscaping and to ensure that the proposed building meets setback from ROW. During the Design Review, the Architect had extensive coordination with staff in preparing the site plan (which was approved) whereby the proposed vacated area was agreed upon and would be utilized for landscaping requirements. Further coordination occurred with JaWaan Dodson where he was concerned with site visibility. We provided exhibits to JaWaan with site visibility zone lines, line of site from car positions, and indicated that no trees would be in that area. On January 13, 2025, we received an e-mail from JaWaan accepting the vacation by his statement: "You can process the vacation and abandonment application."

If you have any questions or concerns, please feel free to contact me.

Sincerely,



Randolph A.
Skorpinski

Digitally signed by Randolph
A. Skorpinski
Date: 2025.04.24 10:40:15
-07'00'

Randolph A. Skorpinski, P.E.
Architectural Civil Group, LLC.
Principal/Civil Engineer
(702) 569-9157