



Whitney Town Advisory Board

May 28, 2026

MINUTES

Board Members: Anita Toso– Chair – **PRESENT**
Greg Konkin – Vice Chair – **PRESENT**
Geraldine Ramirez – **PRESENT**

Amy Beaulieu – **PRESENT**
Christopher Fobes – **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
Judith Rodriguez; Planning

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

- II. Public Comment
None

- III. Approval of April 30, 2026 Minutes
Motion to Approve
MOVED BY: Beaulieu
APPROVED
VOTE: 5-0 Unanimous

- IV. Approval of the Agenda for May 28, 2026
Motion to Approve
MOVED BY: Ramirez
APPROVED
VOTE: 5-0 Unanimous

- V. Informational Items
Budget request for new podium sound system for Whitney TAB - APPROVED

- VI. Planning & Zoning:

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

06/16/26 PC

1. **ET-26-400016 (WS-21-0082)-S J NIXON 2004 IRREVOCABLE TRUST:**
WAIVER OF DEVELOPMENT STANDARDS SECOND 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 south of Emerald Avenue and west of Boulder Highway within Whitney. JG/sd/cv (For possible action)
Motion to Hold
MOVED BY: Fobes
HELD
VOTE: 5-0 Unanimous
2. **PA-26-700023-NEVADA PALACE, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) on 29.46 acres. Generally located northeast of Boulder Highway and southeast of Harmon Avenue within Sunrise Manor and Whitney. JG/gc (For possible action)
Motion to Approve
MOVED BY: Konkin
APPROVED
VOTE: 4-1 Ramirez against
3. **ZC-26-0265-NEVADA PALACE, LLC:**
ZONE CHANGE to reclassify 29.46 acres from a CR (Commercial Resort) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located northeast of Boulder Highway and southeast of Harmon Avenue within Sunrise Manor and Whitney (description on file). JG/gc (For possible action)
Motion to Approve
MOVED BY: Konkin
APPROVED
VOTE: 3-2 Fobes/Ramirez against
4. **VS-26-0270-NEVADA PALACE, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Harmon Avenue located between Boulder Highway and Jimmy Durante Boulevard within Sunrise Manor and Whitney (description on file). JG/jam/cv (For possible action)
Motion to Approve
MOVED BY: Konkin
APPROVED
VOTE: 5-0 Unanimous

5. **PUD-26-0266-NEVADA PALACE, LLC:**
PLANNED UNIT DEVELOPMENT for a 279 lot single-family detached residential development with modified development standards on 29.46 acres in an RS2 (Residential Single-Family 2) Zone. Generally located northeast of Boulder Highway and southeast of Harmon Avenue within Sunrise Manor and Whitney. JG/jam/cv (For possible action)

Motion to Deny

MOVED BY: Konkin

DENIED

VOTE: 5-0 Unanimous

6. **TM-26-500068-NEVADA PALACE, LLC:**
TENTATIVE MAP consisting of 279 single-family residential lots and common lots on 29.46 acres in an RS2 (Residential Single-Family 2) Zone. Generally located northeast of Boulder Highway and southeast of Harmon Avenue within Sunrise Manor and Whitney. JG/jam/cv (For possible action)

Motion to Deny

MOVED BY: Konkin

DENIED

VOTE: 5-0 Unanimous

VII. General Business
None

VIII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be June 11, 2026 unless posted otherwise.

IX. Adjournment
The meeting was adjourned at 7:28 p.m.