



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

September 11, 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 August 14, 2025. (For possible action)
- IV. Approval of the Agenda for September 11, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

VI. Planning and Zoning
09/16/25 PC

1. **TM-25-500151-BOULDER VILLAGE, LLC:**

TENTATIVE MAP consisting of 1 commercial lot on 5.40 acres in a CG (Commercial General) Zone. Generally located west of Boulder Highway and north of Russell Road within Whitney. JG/my/cv (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: October 2, 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

August 14, 2025

MINUTES

Board Members: Anita Toso, Chairperson - Present
Christopher Fobes - Present
Amy Beaulieu - Present

Greg Konkin, Vice Chairperson - Excused
Geraldine Ramirez - 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 May 29, 2025 Minutes

MOVED BY: Beaulieu
APPROVED
VOTE: 4-0 Unanimous
- IV. Approval of the Agenda for August 14, 2025
Motion to Approve subject to item IX to reflect next meeting August 28th, 2025
MOVED BY: Fobes
APPROVED
VOTE: 4-0 Unanimous
- V. Informational Items
None

VI. Planning & Zoning:
09/03/25 BCC

1. ET-25-400079 (ZC-23-0067)-ELEGANCE RUSSELL, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** senior housing; and **2)** Project of Regional Significance.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** increase retaining wall height; **3)** reduce throat depth; and **4)** allow non-standard improvements in the right-of-way.

DESIGN REVIEWS for the following: **1)** senior housing development; and **2)** finished grade on 11.2 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located north of Russell Road and west of Boulder Highway within Whitney. JG/lm/kh (For possible action)

MOVED BY - Ramirez
APPROVED
VOTE: 4-0 Unanimous

VII. General Business
None

VIII. Public Comment
Community member Johanna Belyeu raised concern about dumping grounds near Clark and Stephanie.

VIII. Next Meeting Date
The next regular meeting will be August 28, 2025, unless posted otherwise.

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

09/16/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500151-BOULDER VILLAGE, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 5.40 acres in a CG (Commercial General) Zone.

Generally located west of Boulder Highway and north of Russell Road within Whitney.
JG/my/cv (For possible action)

RELATED INFORMATION:

APN:

161-34-501-003

LAND USE PLAN:

WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6360 Boulder Highway
- Site Acreage: 5.40
- Project Type: Commercial subdivision
- Number of Lots: 1

Project Description

The plans depict a 1 lot commercial subdivision. This commercial subdivision has Boulder Highway as the eastern boundary and Russell Road as the southern boundary. Access to the parcel is via one driveway along Boulder Highway and two driveways along Russell Road.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0811-14	Financial services and auto title loans	Approved by BCC	December 2014
ET-400021-14 (UC-0029-08)	Third extension of time for check cashing	Approved by PC	May 2014
ET-400014-12 (UC-0029-08)	Second extension of time for check cashing	Approved by PC	September 2012
ADR-901079-10	Administrative design review for communication tower	Approved by ZA	December 2010
ET-400010-10 (UC-0029-08)	First extension of time for check cashing	Approved by PC	February 2010

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0011-09	Vacation of right-of-way	Approved by PC	February 2009
UC-0029-08	Check cashing	Approved by PC	February 2008
WS-1045-07	Shopping center	Approved by BCC	October 2007
ZC-0262-03	Zone change from M1 and H2 to C2	Approved by BCC	March 2003
TM-500060-03	Tentative map	Approved by PC	March 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Public Use	CG	Drainage channels
South	Corridor Mixed-Use & Urban Neighborhood	CG, RS3.3	Shopping center & single-family residential
East	Entertainment Mixed-Use	CG	Shopping center & undeveloped land

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**

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

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**

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- The street to the south of the parcel shall be shown as Russell Road.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LEGEND REAL ESTATE MANAGEMENT, INC.

CONTACT: ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): _____

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

TAB/CAC: _____

Date: Click to enter a date. _____

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: Click to enter a date. _____ Time: 7:00 PM

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: Click to enter a date. _____ Time: 9:00 AM~~

~~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
Silverado Ranch Community Center
9855 Gilespe Street, 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, 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

Tracy Chaney, Secretary
(702) 372-2333
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, 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

Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Mallory Cristales, Secretary
(213) 949-0805
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	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 1/7/25

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>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-34-501-003

PROPERTY ADDRESS/ CROSS STREETS: Boulder Highway & Russell Road

DETAILED SUMMARY PROJECT DESCRIPTION

We are submitting a tentative map to create a commercial subdivision map.

PROPERTY OWNER INFORMATION

NAME: Boulder Village, LLC

ADDRESS: 1525 S. Broadway St.

CITY: Los Angeles STATE: CA ZIP CODE: 90015

TELEPHONE: (213) 765-0100 CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Legend Real Estate Management, Inc.

ADDRESS: 1525 S. Broadway St.

CITY: Los Angeles STATE: CA ZIP CODE: 90015 REF CONTACT ID # _____

TELEPHONE: (213) 765-0100 CELL: (310) 628-5115 EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Jessica Turoczy

ADDRESS: 3283 E. Warm Springs Road, Suite 300

CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____

TELEPHONE: 702-586-9296 CELL: 702-595-4098 EMAIL: _____

*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.

Leon Neman

Property Owner (Signature)*

Leon Neman

Property Owner (Print)

2-21-25

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 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) _____

PC MEETING DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

ACCEPTED BY _____

DATE _____

FEES _____

DATE _____

March 4, 2025

Department of Planning
Development Services Center
495 South Main Street
Las Vegas, NV 89101



3283 E. Warm Springs Suite 300
Las Vegas, NV 89120
(702) 586-9296

**Re.: Boulder Village Tentative Map Review
Justification Letter for Tentative Map
(APN: 161-34-501-003)**

Dear Staff,

On behalf of our client, Boulder Village LLC, we are requesting review and approval of the Tentative Map to create a commercial subdivision map for the subject property.

Project Description

The project consists entirely of 5.48± net acres on APN: 161-34-501-003 and is generally located on the northwest corner of the intersection of Russell Road and Boulder Highway. The subject site is bounded by existing developments to the north and south and vacant land to the east and west. The current land use is Corridor Mixed-Use (CM) and the current zoning is Commercial General (CG).

The site consists of two (2) existing retail buildings and vacant land for the future development of similar land use properties. The subdivision is served by two (2) existing access points on Russell Road on the southern boundary of the site and an existing access on Boulder Highway on the western boundary of the site.

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

David Logsdon II
Principal