



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

March 12, 2026

6:00pm

*REVISED*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.

- III. Approval of Minutes for February 26, 2026. (For possible action)
- IV. Approval of the Agenda for March 12, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

04/07/26 PC

1. ~~WS-26-0073-CHURCH~~LDS PRESIDING BISHOP:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of a proposed decorative fence in conjunction with an existing place of worship on 2.9 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Sun Valley Drive and east of Nellis Boulevard within Whitney. TS/nai/kh (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: April 2, 2026, 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

February 26, 2026

MINUTES

Board Members: Anita Toso – Chair – **PRESENT** Amy Beaulieu – **PRESENT**
Greg Konkin – Vice Chair – **PRESENT** Christopher Fobes – **PRESENT**
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 6:01 p.m. by Toso.
- II. Public Comment
None
- III. Approval of January 15, 2026 Minutes
Motion to Approve
MOVED BY: Fobes
APPROVED
VOTE: 3-2-0 (Toso and Beaulieu, abstained)
- IV. Approval of the Agenda for February 26, 2026
Motion to Approve
MOVED BY: Ramirez
APPROVED
VOTE: 5-0 Unanimous
- V. Informational Items
N/A

VI. Planning & Zoning:
03/18/26 BCC

• **ET-26-400005 (WS-19-0607)-DIAMOND STEPHANIE, LLC:**

THIRD EXTENSION OF TIME FOR WAIVERS OF DEVELOPMENT STANDARDS to commence the following: **1)** reduced parking; **2)** reduced parking lot landscaping; **3)** reduced distance to call box; and **4)** trash enclosure separation.

DESIGN REVIEW for a multi-family residential development on 1.87 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located east of Stephanie Street and south of Hacienda Avenue (alignment) within Whitney. JG/tpd/cv (For possible action)

Motion to Deny

MOVED BY: Ramirez

DENIED

VOTE: 4-1 Fobes against

VII. General Business

N/A

VIII. Public Comment

Blanca Vazquez mentioned the Spring Job Fair on March 13, 2026 from 10am-3pm

VIII. Next Meeting Date

The next regular meeting will be March 12, 2026, unless posted otherwise.

IX. Adjournment

The meeting was adjourned at 6:24 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0073-CHURCH LDS PRESIDING BISHOP:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of a proposed decorative fence in conjunction with an existing place of worship on 2.9 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Sun Valley Drive and east of Nellis Boulevard within Whitney. TS/nai/kh (For possible action)

RELATED INFORMATION:

APN:

161-21-303-003

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Increase the height of a proposed decorative fence to 7 feet along south property line adjacent to Sun Valley Drive where 6 feet is the maximum allowed per Section 30.04.03 (a 17% increase).
- b. Increase the height of a proposed decorative fence to 7 feet along north property line adjacent to Billman Avenue where 6 feet is the maximum allowed per Section 30.04.03 (a 17% increase).

LAND USE PLAN:

WHITNEY - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5100 Sun Valley Drive
- Site Acreage: 2.9
- Project Type: Fence and Access gate
- Fence Height (feet): 7

Site Plan

The place of worship is centrally located on the parcel, with access provided from Sun Valley Drive to the south and Billman Avenue to the north. The place of worship is currently enclosed along the east and west boundaries with existing CMU block walls. These walls extend the full length of both property lines and range in height from approximately 5 feet to 7 feet. No modifications are proposed to these existing walls. Improvements are proposed along the north and south property lines. Along the north boundary, the applicant proposes installation of a 7 foot tall decorative metal fence. Two vehicular access points on the northeast and northwest

corners are located on this side of the property, each of which will be equipped with a rolling gate. The gates are designed with an 18 foot setback from the property line to accommodate vehicle stacking and maintain clear access.

Similar improvements are proposed along the south property line, where 2 vehicular access points (southwest and southeast corners) will also be fitted with rolling gates also set back 18 feet from the property line. A 7 foot tall decorative metal fence will connect to the gates and extend along the remainder of the south boundary. In addition to the rolling gates, the south side will include 2 double swing pedestrian gates for members and guests to utilize.

Elevations

The proposed fencing system will include decorative steel fence with square pickets and a powder-coated finish. The overall height of the proposed fence is 7 feet high. Gate elevations include both double swing gates and commercial roll gates, each designed to match the decorative fence system. The rolling gate detail includes V-track hardware, roller guideposts, and safety shields and will be set back 18 feet from the property line and will remain open during business hours.

Applicant’s Justification

To provide a safe and inviting environment for its members and guests, the place of worship is proposing to install a new 7 foot high decorative fence. Also, they are proposing rolling gates that will be set back 18 feet from property line and swinging pedestrian gates along Sun Valley Drive.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Mid-Intensity Suburban Neighborhood (8 du/ac)	RS5.2	Single-family residence
West	Mid-Intensity Suburban Neighborhood (8 du/ac) & Public Use	RS5.2	Single-family residence & Private club

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

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the

proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The proposed 7 foot high decorative metal fencing exceeds the allowable fence height permitted per Title 30. However, the applicant is proposing to set the fence behind the existing street landscaping that has been well maintained. Staff finds that this request does not negatively impact the aesthetics and existing streetscape; therefore, staff recommends approval.

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 2 years from the approval date the application must commence 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KEVIN REISCH

CONTACT: TYLER SHAFER, ARKSTUDIO, 1771 E. FLAMINGO ROAD, SUITE 218B,
LAS VEGAS, NV 89119

DRAFT