



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

December 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

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

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 October 30, 2025. (For possible action)

IV. Approval of the Agenda for December 11, 2025 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

VI. Planning and Zoning

12/17/25 BCC

1. ZC-25-0776-MADRIGAL DAMIAN & GRACIELA JOINT LIVING TRUST & MADRIGAL DAMIAN & GRACIELA TRS:

ZONE CHANGE to reclassify 0.77 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located east of Boulder Highway and north of English Avenue within Whitney (description on file). JG/al (For possible action)

2. UC-25-0777-MADRIGAL DAMIAN & GRACIELA JOINT LIVING TRUST & MADRIGAL DAMIAN & GRACIELA TRS:

USE PERMIT for the following: 1) vehicle maintenance and repair; and 2) outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce drive aisle width; and 2) modify residential adjacency standards.

DESIGN REVIEW for a proposed vehicle sales and vehicle maintenance and repair facility with outdoor storage and display on 0.77 acres in a CG (Commercial General) Zone. Generally located east of Boulder Highway and north of English Avenue within Whitney. JG/rg/cv (For possible action)

01/06/26 PC

3. UC-25-0800-MCGILL KIMBERLY, LLC:

USE PERMIT to allow outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce buffering and screening; and 3) allow outdoor storage adjacent to a residential zone.

DESIGN REVIEW for outdoor storage in conjunction with an existing office warehouse on 1.84 acres in an IP (Industrial Park) Zone. Generally located north of Kimberly Avenue and east of Steptoe Street within Whitney. JG/mh/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: January 15, 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>

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



Whitney Town Advisory Board

October 30, 2025

MINUTES

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

Greg Konkin, Vice Chairperson - Present
Geraldine Ramirez - Absent - EXCUSED

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 16, 2025 Minutes
Beaulieu - correction to approval of agenda by Konkin not Fobes
Motion to Approve with correction
MOVED BY: Fobes
APPROVED
VOTE: 3-1-0
- IV. Approval of the Agenda for October 30, 2025
Motion to Approve
MOVED BY: Beaulieu
APPROVED
VOTE: 4-0 Unanimous
- V. Informational Items
NONE

VI. Planning & Zoning:
NONE

VII. General Business
NONE

VIII. Public Comment
NONE

VIII. Next Meeting Date
The next regular meeting will be November 13, 2025, unless posted otherwise.

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

12/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0776-MADRIGAL DAMIAN & GRACIELA JOINT LIVING TRUST & MADRIGAL DAMIAN & GRACIELA TRS:

ZONE CHANGE to reclassify 0.77 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone.

Generally located east of Boulder Highway and north of English Avenue within Whitney (description on file). JG/al (For possible action)

RELATED INFORMATION:

APN:

161-28-510-022

LAND USE PLAN:

WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.77
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting to reclassify the site to a CG zoning district so that the property can be developed as a vehicle sales facility. The applicant states that the existing H-2 zoning of the site will not fully support the intended commercial uses. The request conforms to the Master Plan and CG zoning is consistent and compatible with the adjacent properties.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Retail & single-family residential
South	Corridor Mixed-Use	CG	Retail
East	Corridor Mixed-Use	RS2	Single-family residential
West	Corridor Mixed-Use	CG	Retail

Related Applications

Application Number	Request
UC-25-0777	A use permit, waivers of development standards and design review for a vehicle sales facility is a companion item on this agenda.

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**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. The adjacent parcels to the north and south have developed with commercial uses and are zoned CG. The request for CG zoning is appropriate and compatible with the surrounding area and is conforming to the Corridor Mixed-Use (CM) land use category on the site. For these reasons, staff finds the request for CG zoning is appropriate for this location.

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**

- 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.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: EDGAR MONTALVO

CONTACT: EDGAR MONTALVO, 2209 TOSCA STREET #8-101, LAS VEGAS, NV 89128

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0777-MADRIGAL DAMIAN & GRACIELA JOINT LIVING TRUST & MADRIGAL DAMIAN & GRACIELA TRS:

USE PERMIT for the following: 1) vehicle maintenance and repair; and 2) outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce drive aisle width; and 2) modify residential adjacency standards.

DESIGN REVIEW for a proposed vehicle sales and vehicle maintenance and repair facility with outdoor storage and display on 0.77 acres in a CG (Commercial General) Zone.

Generally located east of Boulder Highway and north of English Avenue within Whitney.
JG/rg/cv (For possible action)

RELATED INFORMATION:

APN:

161-28-510-022

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the drive aisle width to 12 feet where 24 feet is required per Section 30.04.04H (a 50% reduction).
2. Allow outdoor storage adjacent to a residential use where not permitted per Section 30.04.06E.

LAND USE PLAN:

WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.77
- Project Type: Vehicle sales and vehicle maintenance and repair facility
- Number of Stories: 1
- Building Height (feet): up to 16
- Square Feet: 1,925
- Parking Required/Provided: 6/8
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts a proposed vehicle sales and vehicle maintenance and repair facility on a 0.77 acre parcel that is currently undeveloped. The project includes a single 1,925 square foot building centrally located on the site, with a 90 foot front setback from Boulder Highway, exceeding the minimum required setback of 10 feet. The side interior setback is shown at zero feet, consistent with Title 30 standards for the Commercial General zone. Access is provided from Boulder Highway to the southwest property line.

A total of 7 customer parking spaces is proposed, excluding the ADA accessible stall. Based on the building's square footage, a minimum of 6 parking spaces are required. The proposed parking exceeds the minimum but remains within the 15 percent maximum allowed under Title 30. An additional 25 spaces are designated for vehicle display, which are not counted toward the standard parking total. Bicycle parking and electric bicycle charging are located near the main entrance on a concrete pad.

Outdoor storage is planned at the rear of the site, enclosed by an 8 foot high block wall along the north, east and south property lines, and a chain link fence with solid mesh is proposed between the vehicle display area and the outdoor storage area. Because the site is adjacent to residential zoning, the proposed outdoor storage is subject to the requested waiver of development standards pursuant to Section 30.04.06E, which prohibits outdoor storage as a primary or accessory use where Residential Adjacency standards apply.

The applicant is requesting a use permit to allow both outdoor storage and display and vehicle maintenance or repair uses in conjunction with the proposed vehicle sales facility. Pursuant to Title 30, outdoor storage in the CG zoning district is limited to outdoor display only, must be accessory to an indoor primary use, and cannot obstruct pedestrian walkways; outdoor storage is only permitted in conjunction with an outdoor motor vehicle racetrack with a seating capacity of 50,000 or more. Additionally, Title 30 requires that in nonresidential zoning districts, vehicle maintenance or repair facilities and all associated activities, including the parking of vehicles and equipment to be serviced, must not be located within 200 feet of any area subject to §30.04.06 (Residential Adjacency), unless separated by an arterial or collector street or buffered by a building. The subject site is adjacent to residential zoning and does not meet this separation requirement. As such, the proposed outdoor storage and vehicle maintenance or repair uses do not meet the conditional use requirements outright, and the applicant is seeking a use permit to allow both uses on the site.

The site plan shows a one-way, 12 foot wide drive aisle along the north side of the proposed building, providing access to 90 degree parking stalls. While Title 30 allows a reduction in drive aisle width for one-way circulation where there are no adjacent parking spaces or where parking is angled at more than 45 degrees, this configuration does not meet code. As such, the reduced aisle width is subject to the requested waiver of development standards.

Landscaping

The plan illustrates a landscape layout that complies with Title 30 requirements for street frontage, buffer zones, and parking lot landscaping. A 10-foot-wide street landscape area is provided along Boulder Highway (NDOT state highway) with an existing sidewalk to remain. A

15 foot wide landscape buffer is provided along the east property line adjacent to residential zoning with a double rows of trees , and an 8 foot high decorative wall.

Elevations

The plan depicts a single-story building with a flat roof and a maximum height of 16 feet. Exterior finishes include smooth stucco in a warm white color, with gray-blue accents around windows and doors. Architectural features include ornamental molding, circular accent elements, metal wall panels, and a solid garage door serving the repair bay. The elevation also shows low-E casement windows. The design displays enough variation in materials and detailing to meet Title 30 standards for building height, finish, and street-facing articulation.

Floor Plans

The plan depicts a 1,925-square-foot building designed to support both administrative and vehicle maintenance functions. The office portion covers 1,095 square feet and includes a reception area, private offices, a manager's office, break room, and restroom. The remaining 830 square feet is allocated to a repair bay used for minor servicing of vehicles prior to sale.

Applicant's Justification

The applicant is requesting 2 waivers and 2 use permits in support of a proposed vehicle sales facility. A use permit is requested to allow outdoor storage in the CG district, where such use is otherwise restricted, with the proposed storage area located along the eastern portion of the site and intended for excess vehicle inventory. A corresponding waiver is requested to allow this outdoor storage adjacent to a residential district. The other use permit is requested to allow vehicle maintenance or repair within 200 feet of a residential area, which does not meet the required separation. Lastly, a waiver is requested to allow a reduced drive aisle width of 12 feet to accommodate site constraints while maintaining internal circulation. These requests are intended to support the operational needs of the business while minimizing disruption to neighboring properties.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Retail & single-family residential development
South	Corridor Mixed-Use	CG	Retail
East	Corridor Mixed-Use	RS2	Single-family residential development
West	Corridor Mixed-Use	CG	Vacant commercial & multi-family residential development

Related Applications

Application Number	Request
ZC-25-0776	A zone change to reclassify the site from H-2 to CG is a companion item on this agenda.

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

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the request for a special use permit to allow outdoor storage and display in the CG zoning district does not meet the required findings for approval. Per Section 30.03.07D, outdoor storage is only permitted in CG district when it is in conjunction with an outdoor motor vehicle racetrack having 50,000 or more seats, and only for items used in connection with the activation of events held. The applicant's proposed outdoor storage is not associated with a racetrack. Additionally, the CG district permits outdoor display only when accessory to an indoor primary use. The indoor primary use is vehicle sales and the vehicle maintenance or repair is only an accessory use.

Additionally, the vehicle maintenance or repair use does not meet the required 200-foot separation from residential zoning and is not buffered by a building or separated by an arterial or collector street, as required. While the applicant has proposed screening and enclosure measures, staff finds that the intensity of the combined uses, in close proximity to residential properties, raises concerns related to compatibility, potential noise, and visual impacts. As proposed, the project may result in adverse effects on adjacent properties and the surrounding neighborhood. In addition, since staff does not support the waivers of development standards and the design review, therefore, staff recommends denial of both use permits.

Waivers 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.

Waiver of Development Standards #1

Staff finds that the requested waiver to allow a 12 foot wide one way drive aisle serving 90 degree parking stalls is not supportable. Title 30 requires wider drive aisles for this configuration to ensure safe and functional on-site circulation. While reduced aisle widths may be permitted under certain conditions, such as angled parking or where no adjacent stalls are present, that is

not the case here. The applicant has not provided adequate justification to demonstrate that the reduced width would not negatively impact circulation, safety, or access. The proposed layout does not meet the intent of the development standards and introduces operational limitations that could affect vehicle maneuvering. Additionally, the hardship appears to be self-imposed, resulting from the applicant's design choices rather than physical constraints of the site. Staff recommends denial of this request.

Waiver of Development Standards #2

Staff finds that the requested waiver to allow outdoor storage adjacent to residential zoning is not supportable. The applicant did not demonstrate that the request would be compatible with surrounding land uses or adequately screened to mitigate potential impacts. The proximity of outdoor storage to residential zoning raises concerns about visual and operational compatibility. The hardship is self-imposed, as the proposed use and site layout create the condition requiring relief from the standard. Staff recommends denial of this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds the proposed design review cannot be supported. The request relies on approval of waivers for reduced drive aisle width and outdoor storage adjacent to residential zoning. Because staff does not support the waivers, the overall site design cannot be found compatible with adjacent development or consistent with the character of the area. While the building elevations may be acceptable, the site layout raises concerns about land use compatibility and internal circulation. Staff cannot support this request.

Staff Recommendation

Denial.

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

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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

- Drainage study and compliance;
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- 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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EDGAR MONTALVO

CONTACT: EDGAR MONTALVO, 2209 TOSCA STREET #8-101, LAS VEGAS, NV 89128



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS/DR- 25-0777 is now UC/WS/DR 25-0777

Property Owner or Subdivision Name: MADRIGAL DAMIAN & GRACIELA JOINT LIVING TRUST & MADRIGAL DAMIAN & GRACIELA TRS

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 _____ PC _____ BCC _____

Change(s) to be made:

☐ Held no date specific

☐ Withdrawn

☒ No change to meeting(s) Whitney TAB: 12/11/25 BCC: 12/17/25

☐ Amend Write-up

☐ Renotify

☐ Make a public hearing (Radius: _____)

☐ Rescheduling

☐ Other: _____

☒ Additional fees – \$AMOUNT OF ADDITIONAL FEES: \$500

☐ Refund

☐ 80%

☐ 100% (please include justification for full refund below)

AMOUNT OF REFUND\$: _____

Reason for Change: Repair garage and outdoor storage and display requires a use permit

Change initiated by: RG Date: 11/12/25

Change authorized by: Jiller Date: 11/12/25

Change processed by: TJ Date: 11/12/25

Distribution e-mail sent by: TJ Date: 11/12/25

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 161-28-510-022

Town Board(s): Whitney

Verified by: _____ Date: _____

01/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0800-MCGILL KIMBERLY, LLC:

USE PERMIT to allow outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce buffering and screening; and 3) allow outdoor storage adjacent to a residential zone.

DESIGN REVIEW for outdoor storage in conjunction with an existing office warehouse on 1.84 acres in an IP (Industrial Park) Zone.

Generally located north of Kimberly Avenue and east of Steptoe Street within Whitney.
JG/mh/kh (For possible action)

RELATED INFORMATION:

APN:

161-27-510-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 24 parking spaces where 42 parking spaces are required per Section 30.04.04D (a 43% reduction).
2.
 - a. Eliminate buffering where a 15 foot landscape buffer consisting of a double row of evergreen trees planted offset from one another along the east property line is required per Section 30.04.02C.
 - b. Reduce screening where an 8 foot high decorative screen wall along the east property line is required per Section 30.04.02C.
3. Allow outdoor storage adjacent to a residential zoning district where not permissible per Section 30.04.06E.

LAND USE PLAN:

WHITNEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6270 Kimberly Avenue
- Site Acreage: 1.84
- Project Type: Outdoor storage
- Number of Stories: 1
- Building Height (feet): 27
- Square Feet: 41,580
- Parking Required/Provided: 42/24

Site Plan

The plan depicts an existing 41,580 square foot office warehouse building located on the northern portion of the site, set back 21 feet from the north property line, 2 feet from the east property line, and 4 feet from the west property line. There are 2 proposed outdoor storage yards, which are located in the southeast and southwest corners of the site, respectively. A use permit is required to allow the outdoor storage areas in front of the primary building. The southeast storage area is approximately 4,255 square feet, while the southwest storage area is approximately 4,088 square feet.

The northeast portion of the southeast storage area is screened by a 7 foot, 5 inch high wall along the east property line, which stops at the existing trash enclosure. An 8 foot high screen fence begins after the trash enclosure, wrapping around the south side of the storage area to screen it from Kimberly Avenue, and continuing along the west side of this storage area. The southwest storage area is screened by a 6 foot, 2 inch high wall along the west property line. This storage area is also screened by an 8 foot high screen wall on the south side along Kimberly Avenue, which continues along the east side of this storage area. Both storage yards feature 20 foot wide access gates, which are part of the 8 foot high screened fences. Exit doors are proposed on the north sides of both outdoor storage areas to provide pedestrian access.

The parking area is located on the south side of the building, with 24 parking spaces provided where 42 are required, necessitating a waiver of development standards. There are 2 existing, recessed loading docks along the south side of the building, along with 2 existing loading areas. A new trash container, which is not located within a trash enclosure is proposed along the south side of the building, east of the centrally located recessed loading dock. There are 2 existing trash enclosures, which are located along the east and west property lines, within the outdoor storage yards. A waiver to eliminate the 50 foot setback from an adjacent residential zone was approved for the east trash enclosure via ZC-1102-94.

Landscaping

The photos provided depict existing street landscaping along Kimberly Avenue, consisting of trees, shrubs, and groundcover. There are no proposed changes to landscaping associated with this application.

Elevations

The photo provided depicts an existing office warehouse building that is 24 feet high across the majority of the flat roofline, increasing to 27 feet along the edges of the building. The building is constructed of metal, with the façade featuring a light grey color. The building features several roll-up overhead doors facing Kimberly Avenue, which are painted red, along with regular entrance doors that are painted grey.

Floor Plans

The plan depicts a 41,580 square foot office warehouse building with 4 suites.

Applicant's Justification

The applicant states that several tenants require outdoor storage areas for secure loading, unloading, storage of materials and vehicles, and the placement of waste receptacles. The

proposed outdoor storage yards will have low impact on the adjacent neighborhood as the storage yards will be screened from the north by the building and from the east by the existing screen wall and new fence. The storage yards will also be fully fenced and screened from the street to limit visibility. The provision of 24 parking spaces is adequate based on the needs of the tenants, which only require 3 to 5 parking spaces each for their typical business operations.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0148-12	Use permit for an indoor recreational facility (paint ball) and waiver to reduce parking - expired	Approved by PC	May 2012
VC-0077-97	Variance to reduce parking	Approved by PC	February 1997
ZC-1102-94	Zone change from R-E to M-D, variance to eliminate side setback, and waiver to eliminate the trash enclosure setback from a residential zone for an office/warehouse.	Approved by BCC	July 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	RS2	Single-family residential
South	Business Employment	RS2	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Business Employment	IB	Office-warehouse

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 Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that outdoor storage is not an appropriate use for this site, which is adjacent to single-family residential development on the north and east sides, with additional single-family residential development across Kimberly Avenue to the south. While staff can appreciate the applicant's provision of screening to help mitigate the impact on the adjacent and abutting residences, the size and location of the existing office warehouse building provide limited space

for outdoor storage, which will likely have adverse effects on the residential properties in the area. Therefore, staff cannot support the use permit request.

Waivers 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.

Waiver of Development Standards #1

Staff finds that the request to reduce parking constitutes a self-imposed hardship, as the proposed outdoor storage areas are eliminating the parking spaces needed to comply with Title 30. Staff could potentially support a smaller reduction in required parking, however, a 43% reduction is significant and may create conflicts within the site and in the Kimberly Avenue public right-of-way. Therefore, staff cannot support this request.

Waivers of Development Standards #2 & #3

The applicant is proposing to eliminate the Title 30 buffering and screening requirements of an 8 foot high decorate screen wall and 15 foot wide landscape buffer with a row of evergreen trees along the east property line, while also allowing outdoor storage adjacent to a residential zone where not permissible. Staff finds that outdoor storage is an inappropriate use for the site, particularly because of the adjacent residences to the east. The provision of buffering and screening would help mitigate the impact of outdoor storage on these residences. The applicant has not provided a compelling justification for why the buffering and screening will not be provided, or proposed a suitable alternative to minimize the potential adverse effects. For these reasons, staff cannot support these requests.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic

Staff finds that the request for outdoor storage and associated waivers of development standards will likely have adverse effects on the residences in the vicinity of the site. The IP Zone requires outdoor storage to be located behind the front face of a building to help minimize the impact on the right-of-way. While the applicant is proposing to screen the outdoor storage areas from the Kimberly Avenue public right-of-way and adjacent residences, the impact of the outdoor storage is still too intense for this area. The site is not conducive to outdoor storage due to the size and location of the building, which inhibits the location of outdoor storage behind the front face of the building, where it would still be located adjacent to single-family residential development.

Since staff cannot support outdoor storage and the associated waivers for this site, staff cannot support the design review.

Staff Recommendation

Denial.

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

If approved:

- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that 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: BEN SUPER

CONTACT: BEN SUPER, SUPER REALTY, 3585 W. DIABLO DRIVE, SUITE 1, LAS VEGAS, NV 89118



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-25-0800

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

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

Date: 12/11/25

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: 1/6/2026 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>

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>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100739

ASSESSOR PARCEL #(s): 161-27-510-003

PROPERTY ADDRESS/ CROSS STREETS: 6270 Kimberly Ave, Las Vegas, NV 89122 (Steploe Street and Kimberly Ave)

DETAILED SUMMARY PROJECT DESCRIPTION

We are requesting permission from the CC Bldg Dept to allow us to fence in 2 storage yards facing the street (one on each side of the parking lot) and park a 40-yard garbage container on the eastside of the existing middle loading dock as follows: Design Review for outdoor storage in conjunction with an existing office-warehouse building.

• Use Permit for outdoor storage.

• Waivers of Development Standards for the following: 1) reduce buffering and screening along east property line where an 8 foot high decorative screen wall and 15 foot wide landscape area consisting of a double row of evergreen trees planted 20 feet apart on center is required per Section 30.04.02C; 2) reduce parking to 24 spaces where 47 spaces are required per Section 30.04.04D; 3) allow outdoor storage adjacent to a residential zone where not permissible per Section 30.04.06E; and 4) reduce/eliminate setback from a residential zone for a trash enclosure where a minimum of 50 feet is required per Section 30.04.06K.

PROPERTY OWNER INFORMATION

NAME: Kimberly McGill Lic, Jack Super, Manager

ADDRESS: 3585 W. Diablo Dr., Suite 1

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: (702) 737-0390

CELL (702) 370-7271

APPLICANT INFORMATION (information must match online application)

NAME: Kimberly McGill Lic, Jack Super, Manager

ADDRESS: 3585 W. Diablo Dr., Suite 1

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: (702) 737-0390

CELL (702) 370-7271

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kimberly McGill Lic, Ben Super, Manager

ADDRESS: 3585 W. Diablo Dr., Suite 1

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: (702) 737-0390

CELL (702) 370-7271

ACCELA REFERENCE CONTACT ID # _____

*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 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.

Ben Super
Property Owner (Signature)*

Ben Super
Property Owner (Print)

8/14/2025
Date

Subject: Proposal for 2 Outdoor Storage Yards and the placement of a 40 yard garbage container located at 6270 Kimberly Ave, Las Vegas, NV 89122

To the Planning Department, Clark County,

This letter outlines the justification for proposed outdoor storage and waste management facilities at the property located at **6270 Kimberly Ave, Las Vegas, NV 89122**. As manager for Kimberly McGill LLC, property owner, I, Ben Super, seek approval for modifications that are essential for our tenants' operations. This warehouse, strategically located on the east side of Las Vegas near Boulder Highway and Tropicana, serves a mixed-use neighborhood comprising businesses, homes, and apartments. The warehouse was approved via ZC-1102-94 and will remain as is.

Our current tenant roster necessitates specific outdoor accommodations:

- **Suite A (Mattress Manufacturing):** This tenant requires dedicated outdoor yard space for the secure loading, unloading, and storage of materials, as well as for the placement of a waste receptacle. This is critical for their operational efficiency and to maintain a tidy premises.
- **Suite C1 (Convention Exhibit Company):** Due to the high volume of waste generated by their exhibit creation and storage activities, this tenant requires a designated area for a large 40-yard garbage container to ensure cleanliness and order within their operational footprint.
- **Suite D (Temporary Wall Construction Company):** This tenant is requesting an enclosed storage yard to secure their vehicles and a waste container. Protection of these assets and management of waste are vital for their business, which supplies temporary wall solutions to local casinos and properties.

Therefore, we formally request Clark County's permission for:

1. The establishment of two outdoor storage yards, one on each side of the building, for tenant use.
2. The placement of a 40-yard garbage dumpster for the tenant in Suite C1.

These facilities are indispensable for the continued operation of our tenants' businesses. Kimberly McGill LLC is committed to minimizing any visual impact and offers to install privacy screening on the proposed yard enclosures, if deemed necessary by the county. Supporting documentation and photographs are attached for your review.

In our opinion, the usage of our proposed two storage yards by our Tenants will have a low impact on the neighborhood. Across the street is a large block wall that encloses the entire neighborhood. The neighbor to the West is another similar industrial building. Furthermore, the storage yards will not be visible to the homes directly behind since the storage yards are in front of the building and not the back. Also this will have a low impact on them since the main entrance to their subdivision is from Steptoe Street. Individuals walking or driving by will not be impacted because of the screening that will be installed on all fences and gates. We will make

sure that the fencing materials used, gates and screening materials will be professional, clean, neat and tidy and most importantly compatible with existing neighborhood construction and architecture.

We are therefore respectfully requesting the following:

1. Design Review for outdoor storage as follows for initial non-single-family development with total building area of 25,000 square feet or more;

(1) We will ensure that our proposed 2 storage yards and garbage container are compatible with adjacent development and is harmonious and compatible with development in the area;

(2) We will ensure that our Elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and

(3) We will ensure that our Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

2. A Special Use Permit to allow for outdoor storage:

We will ensure that our 2 storage yards are fully fenced and screened in from the street to limit any visibility which shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and that our 2 storage yard and garbage container will not impose an undue burden on public improvements, facilities, and its services.

3. Waivers of Development Standards:

Due to the constraints of our property, we are respectfully asking waivers of the development standards.

Our first waiver is to reduce the parking to 24 spaces where 47 are required per Section 30.04.04D. Due to the nature of our industrial tenants, 24 parking spaces are currently adequate to operate each of their businesses. We will also be providing a bicycle rack for those employees that choose to ride their bikes to work as well.

Suite A Mattress Manufacturing Co
They require 4-5 parking spaces

Suite B Convention Company
In the morning they need 4-5 parking spaces but are generally on jobs/delivery during the day

- Suite C1 Convention Company
In the morning, they need 3-4 parking spaces but are generally on jobs/delivery during the day
- Suite C2 Storage/Delivery Company
In the morning, they need 3-4 parking spaces but are generally on jobs/delivery during the day
- Suite D Temporay Wall Installation Company
In the morning, they need 4-5 parking spaces but are generally on jobs/delivery during the day

We are requesting a second waiver to allow outdoor storage adjacent to a residential zone where not permissible per Section 30.04.06E. We will construct and install our storage yards to minimize any negative impact on the adjacent residential property owners. We keep the yards screened, clean and neat. We will keep the screening and fencing in good clean condition. This will help mitigate any visibility impact they may have. We will ensure that all materials used will be compatible with neighboring properties.

Finally, we are requesting waivers for trash enclosure setback and reduced buffering & screening adjacent to residential properties as follows: 1) reduce buffering and screening along east property line where an 8 foot high decorative screen wall and 15 foot wide landscape area consisting of a double row of evergreen trees planted 20 feet apart on center is required per Section 30.04.02C; 2) reduce parking to 24 spaces where 47 spaces are required per Section 30.04.04D; 3) allow outdoor storage adjacent to a residential zone where not permissible per Section 30.04.06E; and 4) eliminate setback from a residential zone for a trash enclosure where a minimum of 50 feet is required per Section 30.04.06K.

In conclusion, we are proposing to remove the parking spaces on each side of the building and constructing two separate 8 foot high screened in and fenced in yard areas (one on each side of the property). We will keep all of the gates, fences and screening in good condition. This will minimize the impact on the surrounding neighbors and will prevent the public from viewing the items that are kept inside each yard

We appreciate your attention to this matter and look forward to your favorable consideration.

Sincerely,



Ben Super
Manager,
Kimberly McGill LLC