



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

August 27, 2026

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

- III. Approval of Minutes for August 13, 2026. (For possible action)
- IV. Approval of the Agenda for August 27, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

09/15/26 PC

1. **WS-26-0478-PIONEER AMERICAS, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to increase structure height.

DESIGN REVIEW for a proposed electric generation, small-scale in conjunction with an existing industrial site on a portion of 214.3 acres in an IH (Industrial Heavy) Zone and an IP (Industrial Park) Zone. Generally located east of Eastgate Road and north of Lake Mead Parkway within the Whitney Land Use Plan Area. JG/mh/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: September 10, 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

August 13, 2026

MINUTES

Board Members: Anita Toso– Chair – **ABSENT -EXCUSED** 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
Judith Rodriguez; Planning

The meeting was called to order at 6:01 p.m. by Konkin.

- II. Public Comment
None

- III. Approval of July 30, 2026 Minutes
Motion to Approve
MOVED BY: Beaulieu
APPROVED
VOTE: 4-0 Unanimous

- IV. Approval of the Agenda for August 13, 2026
Motion to Approve
MOVED BY: Fobes
APPROVED
VOTE: 4-0 Unanimous

- V. Informational Items
N/A

- 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

09/01/26 PC

1. **UC-26-0425-MENDOZA CHRISTIAN & DE SANTIAGO GENESIS SHEILA LAINEZ:**
USE PERMIT for small livestock (chickens and roosters).
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single-family residence on 0.14 acres in a RS5.2 (Residential Single-family 5.2) Zone. Generally located north of Maple Tree Avenue and east of Pinetree Street within Whitney. JG/ji/kh (For possible action)

Motion to DENY

MOVED BY: Ramirez

APPROVED

VOTE: 3-1 Fobes against

- VII. General Business
None

- VIII. Public Comment
None

- VIII. Next Meeting Date
The next regular meeting will be August 27, 2026 unless posted otherwise.

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0478-PIONEER AMERICAS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase structure height.

DESIGN REVIEW for a proposed electric generation, small-scale in conjunction with an existing industrial site on a portion of 214.3 acres in an IH (Industrial Heavy) Zone and an IP (Industrial Park) Zone.

Generally located east of Eastgate Road and north of Lake Mead Parkway within the Whitney Land Use Plan Area. JG/mh/cv (For possible action)

RELATED INFORMATION:

APN:

178-13-101-012 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Increase structure height to 151 feet where a maximum of 75 feet is permitted per Section 30.02.20B (a 101% increase).

LAND USE PLAN:

WHITNEY - INDUSTRIAL EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 350 Fourth Street
- Site Acreage: 5.7 (subject area)/214.3 (overall site)
- Project Type: Electric generation, small-scale
- Structure Height (feet): 151
- Sustainability Required/Provided: 7/0

Site Plan

The plan depicts an existing industrial site accessed via Fourth Street, which is a private street, to the east. The subject area is 5.7 acre portion located on the east side of the overall 214.3 acre site. The proposed electric generation, small-scale addition, which consists of a generator with associated structures and equipment, is located 200 feet from the east property line. Existing structures in this area of the site will be demolished to accommodate the new generator.

Landscaping

The applicant is not proposing any landscaping with this application.

Elevations

The plans depict a generator and associated structures and equipment with a peak height of 151 feet. The structures include trailers, a warehouse, a control building, turbines, fan coolers, transformers, breakers, tanks, pumps, modules, and skids.

Applicant's Justification

The applicant states that the site has been approved for multiple heavy industrial uses, including various plants and evaporation ponds. The surrounding area features heavy industrial uses which have been operating since the 1950s. The increased structure height is necessary for the combustion turbine and generator and will not adversely affect the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-900937-17	Administrative design review for condensing and distilled water storage tanks	Approved by ZA	August 2017
WS-0188-12	Waiver and design review for an accessory manufacturing structure	Approved by PC	May 2012
WC-400316-06 (UC-1482-05)	Waiver of conditions of a use permit requiring the applicant to work with the City of Henderson to ensure compliance with various conditions	Approved by PC	November 2006
UC-1482-05	Use permit to relocate overhead transmission lines, with a waiver and design review for a steel fabrication facility and accessory buildings	Approved by PC	October 2005
VC-0888-90	Use permit to maintain an existing industrial complex including a manufacturing plant and evaporation ponds	Approved by BCC	June 1991
UC-0403-90	Variance to waiver landscaping along Lake Mead Drive and wall enclosed trash area requirements	Approved by BCC	June 1991
UC-0297-89	Use permit for a steam and electricity facility	Approved by PC	September 1989

*Other land use applications can be found in the departmental records.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Industrial Heavy	IH	Solar plant
South	Industrial Heavy & City of Henderson	IH, IL, & IG IL	Industrial uses
East	Industrial Heavy	IH	Industrial uses
West	City of Henderson	PS	Undeveloped

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.

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.

Waiver of Development Standards & Design Review

Staff finds that the proposed electric generation, small-scale addition is compatible with the existing on-site industrial uses and structures that have been operating continuously for several decades. Staff does not anticipate the requested waiver or the design and location of the proposed generator and associated structures and equipment to adversely affect the site or surrounding area, which consists of various industrial uses. Therefore, staff can support these requests.

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 and application for review; 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

Pending comments...

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs to contact the City of Henderson.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARISSA FRANCISCO

CONTACT: GCW, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

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

APPLICATION NUMBER/OWNER

WS-26-0478/PIONEER AMERICAS L L C

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

Preliminary Conditions

- Drainage study and compliance. /cv

Applied by: Cassandra Vazquez

Date entered: 8/18/2026

APN(s):

178-13-101-012



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100044

ASSESSOR PARCEL #(s): 178-13-101-012

PROPERTY ADDRESS/ CROSS STREETS: 350 Fourth St, Las Vegas, NV. 89015

DETAILED SUMMARY PROJECT DESCRIPTION

Nightpeak Energy LLC, as the perspective lessee and optionee of the property owned by Pioneer Americas LLC, respectfully requests approval of a Design Review with Waiver of Standards to redevelop approximately 2.7% of the exiting industrial site located at 350 Fourth Street, Henderson, Nevada (Assessor's Parcel Number: 178-13-101-012). The project area is located within Unincorporated Clark County and the Whitney Land Use area.

PROPERTY OWNER INFORMATION

NAME: Pioneer Americas LLC

ADDRESS: 190 Carondelet Plaza # 1530

CITY: St. Louis STATE: MO ZIP CODE: 63105-3467

TELEPHONE: CELL 636-466-9168

APPLICANT INFORMATION (information must match online application)

NAME: Nightpeak Energy / Shayne Ferber

ADDRESS: 1440 Broadway, Ste 200 PMB 144, Oakland, CA 94612

CITY: Oakland STATE: CA ZIP CODE: 94612

TELEPHONE: 858-776-9000 CELL 8587769000 ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Marissa Francisco

ADDRESS: 1555 South Rainbow Boulevard

CITY: Las Vegas STATE: NV ZIP CODE: 89146

TELEPHONE: 702-804-2094 CELL 702-628-2707 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.

Angela M. Cass
Property Owner (Signature)*

Angela Castle
Property Owner (Print)

6/25/20
Date

July 21, 2026

VIA EMAIL

CLARK COUNTY
COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

***Re: Justification Letter – Design Review and Related Waivers of Development
Standards
APN: 178-13-101-012***

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is the prospective lessee and optionee of approximately 214.3 acres of property generally located north of Lake Mead Parkway, south of Warm Springs Road, west of Boulder Highway, and east of US95/I-11. The property is more particularly described as APN: 178-13-101-012 (the “Site”). The Applicant is proposing to build a Sidecar Peaking Plant on a small portion of the Site. As such, the Applicant is requesting a design review for an electric generation, small-scale unit and related waivers of development standards.

By way of background, the Site is master planned Industrial Employment (“IE”) and zoned Industrial Heavy (“IH”). An IH zone district allows the most intense industrial uses. Because the Site is zoned IH, a Sidecar Peaking Plant is permitted. In addition to the use being permitted, the use is compatible with the existing uses on the Site. The Site has been approved for multiple heavy industrial uses including various plants and evaporation ponds since at least 1988 and the list of approvals includes UC-297-89, WS-0188-12, UC-403-90, and VC-888-90. Also, the entire area surrounding the Site is planned IE and zoned IH with heavy industrial uses operating in this area since the 1950’s.

DESIGN REVIEW

As mentioned above, the Applicant is proposing to build a 151-foot-tall Sidecar Peaking Plant on approximately 5.7 acres of the Site along the Site’s east property line. Under Title 30 development standards, the Sidecar Peaking Plant is considered an electric generation, small scale use. Pursuant to Title 30.03.08(B)(5), an electric generation, small scale unit is permitted as an accessory use in the IH subject to:

- (a) Equipment and facilities exceeding the size of mechanical equipment typically found with the primary use shall be screened from any street or adjacent property.
- (b) Small-scale electric generation units established in conjunction with a single-family dwelling(s) shall not exceed 500 kilowatts in capacity.

Here, the Sidecar Peaking Plant is buffered by existing development and is not visible from street or adjacent property. Also, Sidecar Peaking Plant is not in conjunction with a single-family residential development. In addition to meeting the conditions, the Sidecar Peaking Plant is compatible with the existing heavy industrial development and other plants on the Site and the adjacent properties.

The existing area is paved with asphalt. There are two (2) existing structures in this area, however, those structures will be demolished prior to constructing the Sidecar Peaking Plant. The Sidecar Peaking Plant will generate additional electricity by burning natural gas to further meet sudden increases in electricity demand. No additional parking is required as (1) there are not interior uses and (2) there are no parking requirements for utility uses including small-scale electric generation units.

WAIVERS OF DEVELOPMENT STANDARDS

- **Building Height (Title 30.02.20)**

In the IH zone district, the maximum building height is 75-feet. The proposed Sidecar Peaking Plant's maximum height at the stack is 151-feet. There is also a GT Air Intake that stands at a height of 80 feet. An increase in height is necessary for the combustion turbine and generator. There are no existing residential, commercial, or other entertainment uses near the Site. Therefore, the proposed height is not only necessary but does not adversely affect the surrounding area.

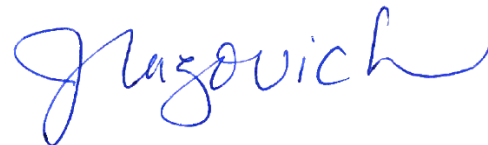
- **Landscaping (Title 30.04.01)**

The Applicant is not proposing any landscaping on the Site. There are existing heavy industrial uses including plants and evaporation ponds on the Site. Landscaping is not appropriate for the existing uses and the new proposed use on the Site.

We thank you for your time and consideration. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc