



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

September 10, 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 27, 2026. (For possible action)
- IV. Approval of the Agenda for September 10, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

10/07/26 BCC

- 1. **VS-26-0510-DIAMOND WETLANDS, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Broadbent Boulevard located between Wetlands Park Lane and Kimberly Avenue within Whitney (description on file). JG/jud/kh (For possible action)
- 2. **TM-26-500118-DIAMOND WETLANDS, LLC:**
TENTATIVE MAP consisting of 54 single-family residential attached lots and common lots on 4.35 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of Broadbent Boulevard and south of Wetlands Park Lane within Whitney. JG/jud/kh (For possible action)

- VII. General Business
 - a. Review previous fiscal year budget requests and take public input regarding requests for the next fiscal year budget (for discussion only)
- 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 1, 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 27, 2026

MINUTES

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

Amy Beaulieu – **PRESENT**
Christopher Fobes – **PRESENT**

Secretary: Mia Davis, 702-443-6878, wwtabsecretary@gmail.com

Town Liaison: Blanca Vazquez, 702-455-8531, bva@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions
Judith Rodriguez; Planning

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

- II. Public Comment
None

- III. Approval of August 13, 2026 Minutes
Motion to Approve
MOVED BY: Fobes
APPROVED
VOTE: 4-0-1 Toso abstained

- IV. Approval of the Agenda for August 27, 2026
Motion to Approve
MOVED BY: Beaulieu
APPROVED
VOTE: 5-0 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

09/15/26 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)

Motion to Approve

MOVED BY: Fobes

APPROVED

VOTE: 5-0

VII. General Business

None

VIII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be September 10, 2026 unless posted otherwise.

IX. Adjournment

The meeting was adjourned at 6:11 p.m.

10/07/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0510-DIAMOND WETLANDS, LLC:

VACATE AND ABANDON a portion of a right-of-way being Broadbent Boulevard located between Wetlands Park Lane and Kimberly Avenue within Whitney (description on file). JG/jud/kh (For possible action)

RELATED INFORMATION:

APN:

161-27-510-007

LAND USE PLAN:

WHITNEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting to vacate a portion of right-of-way being Broadbent Boulevard to accommodate a detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400020 (ZC-20-0544)	First extension of time for a zone change from R-E to R-3, use permit, waivers of development standards, and design reviews for a townhouse planned unit development	Approved by BCC	April 2025
ZC-20-0544	Zone change from R-E to R-3, use permit, waivers of development standards, and design reviews for a townhouse planned unit development	Approved by BCC	February 2023
NZC-0552-06	Zone change from R-E to RUD and waiver of development standards for a single-family subdivision - expired	Approved by BCC	June 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Manufactured home park
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS2 & IP	Single-family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential

Related Applications

Application Number	Request
TM-26-500118	A tentative map for a 54 lot single-family attached residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way for detached sidewalks.

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

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Tropicana Avenue/Broadbent Boulevard improvement project;

- 90 days to record said separate document for the Tropicana Avenue/Broadbent Boulevard improvement project;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Wetlands Park Lane improvement project;
- 90 days to record said separate document for the Wetlands Park Lane improvement project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND WETLANDS, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTING, 5052 S. JONES BOULEVARD #165, LAS VEGAS, NV 89118



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100623

ASSESSOR PARCEL #(s): 161-27-510-007

PROPERTY ADDRESS/ CROSS STREETS: South Broadbent Blvd and Wetlands Park Lane

DETAILED SUMMARY PROJECT DESCRIPTION

1. Tentative Map for a 54 unit townhome development
2. Vacate 5 feet along Broadbent to allow detached sidewalk

PROPERTY OWNER INFORMATION

NAME: Diamond Wetlands LLC c/o Petersen Management LLC

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-768-1861

APPLICANT INFORMATION (information must match online application)

NAME: Petersen Management LLC - Darren C. Petersen, Manager

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-768-1861

ACCELA REFERENCE CONTACT ID # 204561

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Richard C. Gallegos - D.C. Petersen Professional Consultants

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-524-0054

ACCELA REFERENCE CONTACT ID # 168799

*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.

Property Owner (Signature)*

Darren C. Petersen, Manager

Property Owner (Print)

4-6-2026

Date

DC Petersen Professional Consultants

5052 S. Jones Boulevard, Suite 165 Las Vegas, Nevada 89118 ph: (702)734-9393



August 3, 2026

Clark County Current Planning
500 Grand Central Parkway 1st Floor
Las Vegas, NV 89101

RE: DIAMOND WETLANDS
APN : 161-27-510-007
VACATION OF PUBLIC RIGHT OF WAY
JUSTIFICATION LETTER
APR - 26-100623

Dear Staff,

We respectfully request favorable consideration on the above referenced project for a Vacation of Public Right of Way.

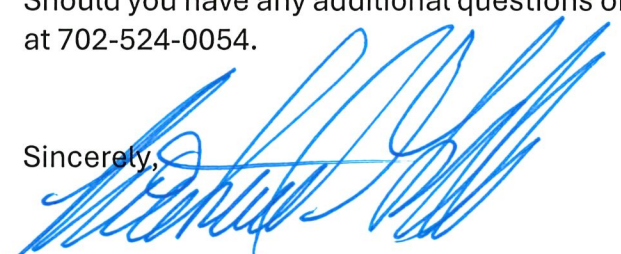
The proposed Vacation is to vacate 5 feet of an existing Right of Way along Broadbent to allow detached sidewalk.

The proposed Vacation is appropriate to comply with current Title 30 detached sidewalk requirements and the following :

1. The proposal is generally consistent with the Whitney Land Use Plan, as amended or reflects conditions that have changed since the adoption of this plan.
2. The proposal is consistent with the standards and purposes of enumerated in the plan, Title 30 and/or NRS will not waive the building codes, fire codes, business license requirements, or any other requirement imposed by County, State or Federal regulations law.

Should you have any additional questions or require additional information please contact me at 702-524-0054.

Sincerely,



Richard C. Gallegos
Project Director

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500118-DIAMOND WETLANDS, LLC:

TENTATIVE MAP consisting of 54 single-family residential attached lots and common lots on 4.35 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located east of Broadbent Boulevard and south of Wetlands Park Lane within Whitney. JG/jud/kh (For possible action)

RELATED INFORMATION:

APN:

161-27-510-007

LAND USE PLAN:

WHITNEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.35
- Number of Lots: 54
- Density (du/ac): 12.41
- Project Type: Single-family attached residential
- Minimum/Maximum Lot Size (square feet): 995/1,375
- Open Space Required/Provided: 13,614/75,814

Project Description

The plans show a proposed 54 lot single-family attached residential (townhomes) development that is located on the southeast corner of Broadbent Boulevard and Wetlands Park Lane. Access to the site is from Wetlands Park Lane via a 48 foot wide private street. The development consists of 9 buildings. There is an existing utility easement along the east side of the site running north to south, which is identified as a common element. Additionally, there are 6 other common elements throughout the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400020 (ZC-20-0544)	First extension of time for a zone change from R-E to R-3, use permit, waivers of development standards, and design reviews for a townhouse planned unit development	Approved by BCC	April 2025

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0544	Zone change from R-E to R-3, use permit, waivers of development standards, and design reviews for a townhouse planned unit development	Approved by BCC	February 2023
NZC-0552-06	Zone change from R-E to RUD and waiver of development standards for a single-family subdivision - expired	Approved by BCC	June 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Manufactured home park
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS2 & IP	Single-family residential & undeveloped
East	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential

Related Applications

Application Number	Request
VS-26-0510	Vacation and abandonment for a portion of right-of-way 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**

The lot sizes and density of the subdivision are compliant with the underlying zoning and Master Plan land use category, and consistent with the previously approved single-family attached residential subdivision. Therefore, staff can support this request.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Tropicana Avenue/Broadbent Boulevard improvement project;
- 90 days to record said separate document for the Tropicana Avenue/Broadbent Boulevard improvement project;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Wetlands Park Lane improvement project;
- 90 days to record said separate document for the Wetlands Park Lane improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All street shall have approved street names and suffixes;
- The vicinity map is missing the street suffixes.

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 that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0079-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DIAMOND WETLANDS, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTING, 5052 S JONES
BOULEVARD #165, LAS VEGAS, NV 89118

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100623

ASSESSOR PARCEL #(s): 161-27-510-007

PROPERTY ADDRESS/ CROSS STREETS: South Broadbent Blvd and Wetlands Park Lane

DETAILED SUMMARY PROJECT DESCRIPTION

1. Tentative Map for a 54 unit townhome development
2. Vacate 5 feet along Broadbent to allow detached sidewalk

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NAME: Diamond Wetlands LLC c/o Petersen Management LLC

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393 CELL 702-768-1861

APPLICANT INFORMATION (information must match online application)

NAME: Petersen Management LLC - Darren C. Petersen, Manager

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393 CELL 702-768-1861 ACCELA REFERENCE CONTACT ID # 204561

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Richard C. Gallegos - D.C. Petersen Professional Consultants

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393 CELL 702-524-0054 ACCELA REFERENCE CONTACT ID # 168799

*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 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.

Property Owner (Signature)*

Darren C. Petersen, Manager

Property Owner (Print)

4-6-2026

Date

DC Petersen Professional Consultants

5052 S. Jones Boulevard, Suite 165 Las Vegas, Nevada 89118 ph: (702)734-9393



June 29, 2026

Clark County Current Planning
500 S. Grand Central Parkway, 1st floor
Las Vegas, Nevada

ATTN: Judy Rodriguez

**RE: Diamond Wetlands
APR-26-100623**

PROJECT NO.: 20-09

Dear Judy:

The proposed project is located on approximately 4.35 gross acres and is located on the corner of Wetland Park Lane and Broadbent Boulevard. The property is more particularly described as APN: 161-27-510-007 (the "Site"). We are proposing to develop a 54-lot townhome development. As such, we are seeking a tentative map to map the development. A corresponding application for a zone change (ZC20-0554) was submitted and approved on March 6, 2023. An extension of time (ET25-400020) was also submitted and approved on April 14, 2025.

TENTATIVE MAP

We are proposing to develop 54 single-family attached townhomes. The development will consist of nine (9) buildings. In addition to the 54-lot development, the Site is proposing seven (7) common lots with a total square footage of 75,814 sf when 13,614 sf are required. We are requesting a tentative map consisting of the proposed site plan.

If you should have any questions or require further information, please contact our office at 702.734.9393.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard C. Gallegos", written in a cursive style.

Richard C. Gallegos
Project Director

Cc: 20-09TM JL-062926