



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

October 2, 2025

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board may combine two (2) or more agenda items for consideration.
- The Board may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board members for this meeting may be requested from the secretary at wwtabsecretary@gmail.com
 - Supporting material is also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is available on the County's website at specific Board website.

Board/Council Members: Anita Toso, Chairperson
Greg Konkin- Vice Chairperson
Amy Beaulieu
Geraldine Ramirez
Christopher Fobes

Secretary: Mia Davis, 702-443-6878, wwtabsecretary@gmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, bva@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

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

- III. Approval of Minutes for September 11, 2025. (For possible action)
- IV. Approval of the Agenda for October 2, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

VI. Planning and Zoning

10/21/25 PC

1. **AR-25-400087 (WS-23-0253)-AFFORDABLE TREE SERVICE INC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: **1)** landscaping; **2)** approach distance; and **3)** throat depth.
DESIGN REVIEW for a plant nursery on 1.17 acres in an Industrial Light (IL) Zone. Generally located north of McGill Avenue and west of Cherry Street within Whitney. JG/sd/cv (For possible action)
2. **UC-25-0647-WELLINGTON PROVIDENCE GROUP, LLC:**
USE PERMIT for a proposed multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce screening and buffering; and **2)** reduce parking area landscaping.
DESIGN REVIEW for a proposed mixed-use development on 2.39 acres in a CG (Commercial General) Zone. Generally located northeast of Boulder Highway and southeast of English Avenue within Whitney. JG/hw/cv (For possible action)
3. **WS-25-0620-6049 BOULDER HWY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking area landscaping; and **2)** increase maximum parking.
DESIGN REVIEW for modifications to an existing vehicle sales facility on 0.73 acres in a CG (Commercial General) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Boulder Highway and north of Hamilton Avenue within Whitney. JG/rg/cv (For possible action)

10/22/25 BCC

4. **DR-25-0636-BOULDER VILLAGE, LLC:**
DESIGN REVIEW for a proposed restaurant with drive-thru in conjunction with an existing shopping center on a portion of 5.48 acres in a CG (Commercial General) Zone. Generally located north of Russell Road and west of Boulder Highway within Whitney. JG/jud/cv (For possible action)

VII. General Business

1. Review FY2026 budget request(s) and take public input regarding suggestions for FY2027 budget request(s). (For possible action)
2. Review and finalize the FY2027 budget request(s) and take public input regarding the budget request(s). (For possible action)

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 16, 2025, unless otherwise posted.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

<https://notice.nv.gov>



Whitney Town Advisory Board

September 11, 2025

MINUTES

Board Members: Anita Toso, Chairperson - Present Greg Konkin, Vice Chairperson - Present
Christopher Fobes - Present Geraldine Ramirez - Present
Amy Beaulieu - Present

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

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

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions
The meeting was called to order at 6:00 p.m. by Toso.
- II. Public Comment
None
- III. Approval of August 14, 2025 Minutes
Motion to Approve
MOVED BY: Fobes
APPROVED
VOTE: 5-0 Unanimous
- IV. Approval of the Agenda for September 11, 2025
Motion to Approve
MOVED BY: Ramirez
APPROVED
VOTE: 5-0 Unanimous
- V. Informational Items
None

VI. Planning & Zoning:
09/16/25 PC

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

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

Motion to Approve

MOVED BY - Fobes

APPROVED

VOTE: 5-0 Unanimous

VII. General Business
None

VIII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be October 2, 2025, unless posted otherwise.

IX. Adjournment
The meeting was adjourned at 6:07 p.m.

10/21/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-25-400087 (WS-23-0253)-AFFORDABLE TREE SERVICE INC:

WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) landscaping; 2) approach distance; and 3) throat depth. **DESIGN REVIEW** for a plant nursery on 1.17 acres in an Industrial Light (IL) Zone.

Generally located north of McGill Avenue and west of Cherry Street within Whitney. JG/sd/cv
(For possible action)

RELATED INFORMATION:

APN:

161-27-610-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive landscaping adjacent to a less intense use where landscaping per Figure 30.64-11 is required (a 100% reduction).
2. Reduce the minimum approach distance to 113 feet where 125 feet is the standard per Uniform Standard Drawing 222.1 (a 10% reduction).
3. Reduce throat depth to zero feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 100% reduction).

LAND USE PLAN:

WHITNEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6430 McGill Avenue
- Site Acreage: 1.17
- Project Type: Plant nursery
- Parking Required/Provided: 9/14

History & Site Plan

The original application was approved in June 2023 (WS-23-0253) by the Planning Commission for a plant nursery which included waiver of development standards to eliminate landscape buffer, reduce approach distance and reduce throat depth. A condition of approval required a review in 1 year. This application is to address that condition.

The approved plans depict plant nursery with outdoor storage area. The majority of the parcel contains landscaping plants and trees to be stored outside along the eastern property line. There is an existing 6-foot-high block wall along the south, east, and west property lines, and a 10-foot-high block wall along the northern property line. The 9 existing parking spaces are located directly behind the entrance for staff parking and are adjacent to the ingress/egress from McGill Avenue. There is an existing shed located at the southwest corner of the property with a carport located along the western property line and other accessory structures. Ingress and egress are from McGill Avenue through an existing driveway. On-site paving is shown for the areas designated for parking and storage of plant materials stored on-site.

Landscaping

The approved plans depict landscaping along the street behind the attached sidewalk. The on-site landscaping, including required landscaping adjacent to a less intensive use along the western property line was waived with original application.

Signage

Signage was not a part of the original application.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0253:

Comprehensive Planning

- 1 year to review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Right-of-way dedication to include 10 feet for McGill Avenue.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Applicant's Justification

The applicant states that this establishment has been in operation and is requesting continued utilization for storage of equipment. During this period, the applicant has installed a new valley gutter entrance to improve drainage and access and to upgrade off-site improvements. The applicant is requesting to remain at this location for the long term.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0253	Waiver of development standards for landscape buffer, approach distance and throat depth for a plant nursery	Approved by PC	June 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood	IL	Industrial
South	Mid-Intensity Suburban Neighborhood	RS2	Single-family residential
East	Mid-Intensity Suburban Neighborhood	IL	Plant nursery
West	Mid-Intensity Suburban Neighborhood	RS5.2	Single-family residential

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**

Staff is not aware of any issues or complaints regarding this use, nor is there an active code enforcement case for the site. Additionally, the applicant has provided improvements within the site, including installing a new gutter entrance to improve drainage and vehicular access. Staff can support the request.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this application for review.

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**

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ERIC CALLAHAN

CONTACT: ERIC CALLAHAN, AFFORDABLE TREE SERVICE, 1955 MIMOSA
CIRCLE, LAS VEGAS, NV 89123

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): AR-25-400087

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

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

Date: 10/2/2025

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: 10/21/2025 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>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: N/A Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

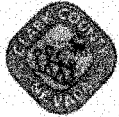
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100946
ASSESSOR PARCEL #(s): 161-27-610-010

PROPERTY ADDRESS/ CROSS STREETS: 6412 McGill Ave Las Vegas, NV 89122 / McGill & Stephanie

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: Eric Callahan
ADDRESS: 1955 Mimosa Circle
CITY: Las Vegas STATE: NV ZIP CODE: 89123
TELEPHONE: 702-683-8443

APPLICANT INFORMATION (information must match online application)

NAME: Affordable Tree Service Inc
ADDRESS: 6412 McGill Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89122
TELEPHONE: 702-837-5000 CELL 702-683-8443 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Affordable Tree Service / Eric Callahan
ADDRESS: 6412 McGill Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89122
TELEPHONE: 702-837-5000 CELL 702-683-8443 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.

[Signature]
Property Owner (Signature)*

Eric Callahan
Property Owner (Print)

7/7/25
Date

Affordable Tree Service

6412 McGill Avenue
Las Vegas, NV 89122
702-683-8443
AffordableTreeService@hotmail.com
June 24th, 2025

Clark County Comprehensive Planning Department

500 S Grand Central Pkwy
Las Vegas, NV 89155

Subject: Justification Letter for Vehicle Storage and Yard Compliance at 6412 McGill Avenue

To Whom It May Concern,

Affordable Tree Service is submitting this justification letter in support of our request to continue utilizing our property at **6412 McGill Avenue** for the storage of company vehicles and operational purposes. We respectfully request approval as part of the final review of our zoning compliance.

We have proudly served the Clark County community for over two decades and have continuously operated from the McGill Avenue property for the past **22 years**. During this time, we have consistently stored our company vehicles at this location without issue and have always aimed to operate responsibly and in accordance with county requirements. Over the past few years, we have made significant progress to bring the property into full compliance with all zoning and land use standards. Notably:

- We **installed a new valley gutter entrance** last year to improve site drainage and vehicle access.
- This improvement recently **passed final inspection**, demonstrating our commitment to maintaining a safe and code-compliant property.
- We have **systematically addressed all required upgrades and corrections**, and at this point, the **only remaining step** is the final zoning review.
- It is our clear intention to **remain at this location long-term**, and we are dedicated to maintaining a clean, organized, and regulation-compliant facility.

While the journey to compliance has come with a few obstacles, we have remained persistent in working with various departments to resolve all outstanding issues. We are now confident that all necessary improvements have been completed and respectfully request the county's support in finalizing this process.

Affordable Tree Service is fully committed to operating in accordance with all applicable land use and zoning standards. We take pride in our reputation as a reliable and responsible local business and look forward to continuing to serve our community from our long-established location.

Thank you for your time and consideration. Please feel free to contact us with any additional questions or documentation needs.

Sincerely,

Eric Callahan

Owner, Affordable Tree Service

10/21/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0647-WELLINGTON PROVIDENCE GROUP, LLC:

USE PERMIT for a proposed multi-family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce screening and buffering; and 2) reduce parking area landscaping.

DESIGN REVIEW for a proposed mixed-use development on 2.39 acres in a CG (Commercial General) Zone.

Generally located northeast of Boulder Highway and southeast of English Avenue within Whitney. JG/hw/cv (For possible action)

RELATED INFORMATION:

APN:

161-28-510-031

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the width of the landscape buffer along a portion of the northeastern property line to 7 feet where buffering and screening shall consist of a 15-foot wide landscaping per Section 30.04.02C (a 53% reduction).
 - b. Allow a single row of trees along a portion of the northeastern property line where a double row of trees is required per Section 30.04.02C.
 - c. Allow a 6 foot tall decorative screen wall with 2 feet of wrought iron on top along the northeastern property line where an 8 foot tall decorative screen wall is required per Section 30.04.02C.
2. Reduce parking area landscaping where required per Section 30.04.01D.

LAND USE PLAN:

WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5719 Boulder Highway
- Site Acreage: 2.39
- Project Type: Mixed-use development
- Number of Units: 88
- Density (du/ac): 36.8
- Number of Stories: 4
- Building Height (feet): 50
- Square Feet: 97,926 (residential)/9,676 (commercial)

- Open Space Required/Provided (Square Feet): 20,821/17,208
- Parking Required/Provided: 116/117
- Sustainability Required/Provided: 7/8

Site Plan

The plan depicts a proposed mixed-use development located northeast of Boulder Highway and southeast of English Avenue. The proposed development will consist of a residential component consisting of an 88 unit senior housing multi-family residential development at a density of 36.8 dwelling units per acre and a 9,676 square foot commercial component that will be integrated into the same building. The plans show the proposed mixed-use building will be centrally located on the site and will have an inverted T-shape. The building will be set back 77 feet from Boulder Highway, 15 feet from the rear property line to the northeast, 10 feet from the side property line to the northwest, and 30 feet from the side property line to the southeast. The commercial component of the building will be on the first floor of the building on the southwest side of the site along Boulder Highway and is set up like a typical strip mall development. The residential component will extend above and to the northeast of the commercial component with the main entrance also located along Boulder Highway and placed in between proposed commercial suites. Additional entrances to the residential component are located on the north and south ends of the building. A fourth entrance is located at the northeast end of the building facing the parking lot. The plans show the parking that will be dedicated specifically to the commercial component will be in front of the building along Boulder Highway. The parking for the residential component will encompass a majority of the site and will be located along the rear of the building which will be enclosed by an 8 foot high wrought iron gate and fence. The entrance gate will be located at the southeast corner of the building with the gates set back 107 feet and the call box set back 80 feet from Boulder Highway. Overall, a total of 117 parking spaces are being provided where a total of 116 parking spaces are required for both components. Access to the site is provided by two, 30 foot wide relocated curb return driveways along Boulder Highway. There is also 1 driveway located along English Avenue in the northwest end of the site that is 24 feet wide and will be exit only for the residential component. This driveway will also be gated with the gates set back 61 feet from English Avenue. Trash will be handled by interior chutes and a trash compactor located north of the proposed residential portion of the building.

Landscaping

The plan shows there is landscaping provided throughout the site both within the parking lot and the street landscaping area. Along Boulder Highway, a 10 foot wide street landscaping area is being provided on site. Within the right-of-way is an existing 10 foot wide landscaping area and an attached sidewalk. Within the on-site street landscaping area, a mix of shrubs with 3 Desert Museum Palo Verde (*Parkinsonia x 'Desert Museum'*) trees will be provided on each side of the driveways outside of an existing powerline easement. While a total of 8 large trees is required along the street, the applicant has provided documentation indicating trees are not permitted within the powerline easement that takes up most of the street landscaping area.

An amenity zone consisting of a 6.7 foot wide sidewalk along the front and south sides of the building is proposed. This amenity zone will be connected to the sidewalk along Boulder Highway by a pedestrian walkway just south of the proposed northern driveway. The amenity

zone will include several species of palm and Willow Acacia (*Acacia Salicina*) trees, as well as various benches and other amenities.

Within the parking lot, a variety of trees are provided that are proposed to be planted within landscaping islands located every 4 to 14 spaces within the parking lot. Overall, a total of 38 parking lot trees are provided where 32 trees are required. However, the landscaping provided for the parking spaces along Boulder Highway does not meet the code and the additional provided trees are located within the rear, necessitating a waiver of development standards.

Along the northeastern property line of the site, an intense landscape buffer is being proposed where required by Title 30. The buffer consists of a 15 foot wide landscape buffer that tapers down to an 7 foot wide landscaping strip along the northern 100 feet of the buffer. The 15 foot wide portion of the buffer contains 2 staggered rows of Willow Acacia and Mulga trees every 10 feet. The 7 foot wide portion of the buffer contains a single row of Mulga trees placed every 10 feet. A 6 foot high CMU block wall with 2 feet of wrought iron fencing on top is proposed along the entire northeast property line.

In terms of open space for the residential component, the applicant is providing 17,208 square feet of open space where 20,822 square feet are required. A pool and putting green area will be located directly north of the building.

Elevations

The provided elevations of the building show both the residential and commercial components of the mixed-use development are incorporated into 1 single building. The proposed building is shown to a maximum of 50 feet with stepping being provided at the rear of the building near the adjacent residences where the building reaches maximum 35 feet in height. The building is shown to be 4 stories and has a cohesive design with the commercial component of the building called out with extensive fenestration and awnings, but is also integrated architecturally with façade elements and materials. The building is generally constructed of stucco painted with a grey, white, blue, and red color scheme. Each façade contains stucco inset balconies, wall plane changes, roofline variations, color and texture variations, window treatments, and windows of various sizes.

Floor Plans

The plans show that the residential component of the building has 88 units spaced across 4 floors and over the commercial component of the building. Overall, there are 4 unit types with 2, one bedroom unit types consisting of standard and corner models and 2, two bedroom unit types consisting of only standard models. The plans show the 1 bedroom units will range between 811 square feet and 930 square feet while the 2 bedroom units will range between 1,010 square feet and 1,263 square feet. The residential units will be behind the commercial suites on Level 1 separated by a service corridor. Levels 2 through 4 will contain residential units only over the full footprint of the building. The plans show an overall breakdown of 50, one bedroom units, and 38, two bedroom units across all floors. Each floor contains various storage and support rooms with Levels 2 through 4 containing lounge and gym spaces. Level 1 also hosts the clubhouse/recreational area and office. The commercial component is primarily shown to occupy

the southwestern portion of Level 1, and will have between 7 and 10 suites spread across 9,676 square feet.

Applicant's Justification

The proposed mixed-use development will help increase the supply of affordable housing for seniors in the Las Vegas Valley and will provide much-needed housing units. The proposed development's location along Boulder Highway will support the use of the site as a mixed-use development due to the location of several transit and residential developments nearby. The waiver for screening and buffering is justified as the width of the panhandle is needed for the drive aisle to accommodate emergency vehicles. Additionally, while open space is reduced from the requirement, there is sufficient landscaping being provided across the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-24-0298	Reclassify the site from H-2 to CG for future commercial development	Approved by BCC	August 2024
UC-0905-07	Trailer hitch installation and new accessory building	Approved by PC	November 2007
VC-98-63	Used car, boat, and trailer sales and rental agency with accessory office building	Approved by BCC	June 1963
VC-45-63	2 story hardware, plumbing, electrical, and household appliance store with reduced setbacks - expired	Approved by BCC	April 1963

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
Northwest	Corridor Mixed-Use	CG	Truck parking & vehicle sales/rental facility
Southeast	Corridor Mixed-Use	CG	Vehicle sales/rental facility
Northeast	Corridor Mixed-Use	RS2	Single-family residential
Northwest	Corridor Mixed-Use	CG	Vehicle sales/rental facility, appliance sales & repair, & proposed mini warehouse

The Boulder Highway right-of-way is to the southwest of the subject site.

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.

The purpose of reviewing use permits for multi-family residential developments is to assure the proposal will not cause an undue burden on the surrounding land uses, the use is compatible with the existing uses on the site and in the surrounding area, and there is sufficient parking and transit needs are addressed. Staff finds the surrounding area is primarily composed of single-family residential developments, commercial complexes, and other multi-family residential developments. The multi-family residential use is in the northeastern portion of the site adjacent to the existing single-family residential development. The placing of the residential portion of the development allows for an adequate transition from the lower intensity residential to the northeast to the higher intensity commercial uses along Boulder Highway.

Additionally, the proposed development is similar to the multi-family residential development that was recently approved to the northwest of the subject site along Boulder Highway (UC-24-0360) along with other existing multi-family developments along both sides of Boulder Highway. The commercial uses in the surrounding area should pair nicely with the proposed mixed-use development. The placement of the multi-family residential development along Boulder Highway allows direct access to a high-capacity transit route and quick access to local freeways. Given the high traffic nature of the Boulder Highway corridor and the existence of similar developments in the area, the increase in traffic should not cause any undue burdens.

Finally, the proposed multi-family residential development will support Master Plan Policies 1.1.1, 1.1.2, 1.4.4, and 1.4.5 which support the use of in-fill properties for the development of new housing units and support the development of residential units that are properly placed to provide for a mix of housing along high-capacity transit routes and are properly buffered from lower intensity uses. Additionally, the proposed development will promote the development of senior housing which per Title 30 is a permissible use with any mixed-use development. For these reasons, staff can support this 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

The purpose of reviewing waivers for screening and buffering and residential adjacency is to ensure the reduction, or the elimination of these standards, are properly mitigated and will not negatively impact the surrounding area, particularly those residential uses. Staff finds the proposed screening and buffer landscaping provide a physical and natural barrier between the

proposed uses with various intensity to ultimately reduce potential impacts, such as noise, light, and building massing, amongst other factors. The buffering landscape strip with reduced width is buffering the exit drive aisle from the single-family residential development to the northeast. Also, staff finds the number and separation of the trees meet Title 30 and should provide sufficient space to grow and act as a barrier to minimize any negative impacts on the adjacent single-family development. Additionally, the provided combination wall/fence will still reach 8 feet and given the amount of landscape should be a sufficient screening device. For these reasons, staff could support these requests, but since staff cannot support the waiver of development standards #2 or the design review, staff is unable to support these waivers of development standards.

Waiver of Development Standards #2

While the appropriate number of trees has been provided within the site, staff finds the trees have not been distributed evenly throughout the parking lot, and do not provide sufficient shading to the parking area within the front of the site to address the potential impacts of the heat island effect. Trees could be more evenly distributed throughout the site; therefore, staff is unable to support 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.

Overall, staff finds the proposed mixed-use retail and multi-family residential development will provide new commercial opportunities for the area as well as needed residential units particularly for seniors in the neighborhood. The designs of the proposed buildings are generally modern and consistent with developments in the area. The site is also set-up similar to other mixed-use development that have been approved in the past with the commercial fronting a major street with transit routes and the multi-family residential development rising above and behind the commercial portion. In addition, there is sufficient car and bicycle parking provided on the site, and circulation is generally well designed. The site is also located along major transit routes that should help to support the use of the site as an integrated mixed-use development. Staff also finds the buffer landscaping should adequately screen the site. The development of the subject site would also activate a previously underutilized property which will support Master Plan Policy 1.4.4, which encourages the redevelopment of previously used in-fill lots.

With that said, while the site is proposed to be decently landscaped, the site is generally short of required open spaces, streetside amenities, and properly distributed parking lot landscaping that are typical of mixed-use development. Street landscaping could not be provided due to existing overhead powerlines, but staff finds trees could be provided behind the easement to fulfill the intent of Title 30 requirements. Additionally, the proposed alternative amenity zone that runs along the front and side of the building is not sufficient to provide a pedestrian-oriented and street-facing design. There are limited shared amenities proposed in the amenity zone compared to what is generally expected for a mixed-use development. Those amenities not only enhance

the area but also improve the quality of life of the residence. While there are quality spaces within the provided amenity zones, the overall amount is insufficient for the number of units and people that would be using those spaces. Finally, staff finds the proposed development is not supporting Master Plan Policies 1.3.1 and 1.3.5, which supports the development of sites that promote neighborhood livability and the integration of neighborhoods and related uses. For these reasons, staff cannot support this design review.

Staff Recommendation

Approval of use permit; denial of waiver of development standards and the design review.

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, and payment of the tree fee-in-lieu is required for any required trees waived.
- 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;
- Traffic study and compliance.

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: DAVID HARKHAM

CONTACT: DAVID HARKHAM, WELLINGTON PROVIDENCE GROUP, 5719 BOULDER HIGHWAY, LAS VEGAS, NV 89122



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-25-0647

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

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

Date: 10/2/2025

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: 10/21/2025 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

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

SEARCHLIGHT

Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

MT. CHARLESTON

Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

LAUGHLIN

Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

WHITNEY

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

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

WINCHESTER

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

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., 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 2/20/25

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 # 25-100383
ASSESSOR PARCEL #(s): 161-28-510-031

PROPERTY ADDRESS/ CROSS STREETS: BOULDER HWY & ENGLISH AVE.

DETAILED SUMMARY PROJECT DESCRIPTION

MIXED USE COMMERCIAL-RESIDENTIAL DEVELOPMENT CONSISTING OF:
9,676 SF GROUND LEVEL COMMERCIAL LEASE AREA.
50 ONE BEDROOM APARTMENTS & 38 TWO BEDROOM APARTMENTS.
TOTAL APARTMENTS 88 = 97,926 SF; APTS. & COMMERCIAL = 107,602 SF.
TOTAL PARKING PROVIDED: 117 SPACES

PROPERTY OWNER INFORMATION

NAME: WELLINGTON PROVIDENCE GROUP LLC
ADDRESS: 5719 BOULDER HWY
CITY: LAS VEGAS STATE: NV ZIP CODE: 89122
TELEPHONE: 702-547-0216 CELL 310-741-0311

APPLICANT INFORMATION (information must match online application)

NAME: WELLINGTON PROVIDENCE GROUP LLC
ADDRESS: 5719 BOULDER HWY
CITY: LAS VEGAS STATE: NV ZIP CODE: 89122
TELEPHONE: 702-547-0216 CELL 310-741-0311 ACCELA REFERENCE CONTACT ID # WDWell89

CORRESPONDENT INFORMATION (information must match online application)*

NAME: DAVID HARKHAM
ADDRESS: 5719 BOULDER HWY
CITY: LAS VEGAS STATE: NV ZIP CODE: 89122
TELEPHONE: 702-547-0216 CELL 310-701-0134 ACCELA REFERENCE CONTACT ID # WDWell89

*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.

David Harkham
Property Owner (Signature)*

DAVID HARKHAM
Property Owner (Print)

09-02-2025
Date



JUSTIFICATION LETTER

To:

Clark County Nevada
Department of Comprehensive Planning
Business License Office

From:

Wellington Providence Group, LLC 5719
Boulder Highway
Las Vegas, NV 89122

APN #161-28-510-031

This letter outlines the compelling reasons for the approval of the **use permit and design review** for the proposed **88 unit age-restricted apartment complex with a mixed-use retail component** on Boulder Highway in Las Vegas, Nevada. This project addresses critical needs within the community, aligning with regional planning goals and offering a sustainable and desirable living option for a growing demographic.

1. Addressing the need for senior housing

- Clark County's population, particularly the 65 and older age group, is experiencing significant growth.
- There's a well-documented and growing demand for affordable and age-restricted housing options in Southern Nevada.
- Many existing senior housing communities have extensive waiting lists, demonstrating the unmet need.
- This project will provide 88 much-needed units specifically designed to cater to the needs and preferences of older adults, helping them age in place with dignity.

2. Leveraging the Boulder Highway initiative

- Boulder Highway has been identified as a key area for revitalization and redevelopment in the Southern Nevada Strong Regional Plan.
- The corridor's strategic location with existing infrastructure and transportation networks makes it ideal for concentrated housing and retail uses.
- Mixed-use developments, combining residential and commercial elements, are a growing trend in Las Vegas, promoting walkability, reducing traffic congestion, and fostering vibrant communities.
- The planned mixed-use component of this project integrates seamlessly with the goals of the Boulder Highway initiatives, supporting the creation of a dynamic and convenient living environment for seniors and nearby residents alike.

3. Promoting a live-work-play environment

- The integration of retail spaces within the complex creates a "live-work-play" environment, offering residents convenient access to shops and services without the need for extensive travel.
- This design approach enhances quality of life for residents and can contribute to a stronger sense of community and social interaction.
- Mixed-use developments also promote economic growth by attracting businesses and creating job opportunities.
- By combining residential, commercial, and public spaces, these developments help build resilient, livable urban landscapes.

4. Enhanced safety and accessibility

- Boulder Highway has faced challenges regarding pedestrian and bike safety.
- However, the Reimagine Boulder Highway initiative includes plans for improved lighting, wider sidewalks, mid-block crossings, and dedicated transit lanes, all of which will create a safer and more accessible environment.
- The age-restricted nature of the residential component may contribute to reduced traffic impact, further enhancing the safety and tranquility of the neighborhood, according to a prior justification letter for a similar senior-focused development.
- A waiver of the development standard is needed to allow for a **Reduced Screening Buffer to allow Drive Aisles Adjacent to Residential** in the northeast corner of the site. This is needed to provide the required fire vehicle width for the driveway.

•A waiver of the development standard is needed to allow for a **Reduced Open Space** on the site. The open space has been calculated at 16.5% where 20% is the requirement. We request that this amount be acceptable since additional open space is added where it is not required between the commercial zones and open space next to the east west portion of the apartment block that is shown as residents private yards will feel like open space to the other tenants in the macro sense. Additionally, there is already a 10' landscape strip between the property and Boulder Highway in addition to the 10' landscape strip on the property.

In conclusion, this project is a beneficial development for the Boulder Highway area and the Las Vegas community. By addressing the growing need for senior housing, integrating with the Boulder Highway revitalization initiatives, promoting a sustainable mixed-use model, and prioritizing safety and accessibility, the development will provide a valuable asset to the neighborhood and a high-quality living experience for its residents.

Applicant:

David Harkham, Owner and CEO
or Sean Foley, CFO
Wellington Providence Group, LLC
Office: 702-547-0217
Cell: 310-741-0311

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0620-6049 BOULDER HWY, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking area landscaping; and 2) increase maximum parking.

DESIGN REVIEW for modifications to an existing vehicle sales facility on 0.73 acres in a CG (Commercial General) Zone and an RS3.3 (Residential Single-Family 3.3) Zone.

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

RELATED INFORMATION:

APN:

161-27-312-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking area landscaping where required per Section 30.04.01D.
2. Allow 5 parking spaces where a maximum of 3 parking spaces are permissible per Section 30.04.04D (a 66.7% increase).

LAND USE PLAN:

WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6049 Boulder Highway
- Site Acreage: 0.73
- Project Type: Vehicle (trailer) sales
- Building Height (feet): 8 (shipping container)
- Square feet: 320 (shipping container)
- Parking Required/Provided: 3/5

History & Request

The subject site was originally approved for outdoor storage with a variance (VC-1295-96) in September 1996. However, the project did not commence and no extension of time was filed; therefore, the application expired. In 2003, the Planning Commission approved a waiver of development standards (WS-0041-03), which included reduced setbacks for the proposed additions, a waiver for landscape buffers along the adjacent residential use and a waiver for architectural standards for an auto dealership. This application proposed an expansion of the existing building on the northeast and southeast sides which necessitated a waiver for reduced

setbacks. However, that waiver request was denied. As a result, the building expansion to the northeast did not occur, and existing garage addition to the southeast was removed in 2019. The approved site plan depicted 6 parking spaces, including 1 designated handicapped space. Additionally, a 1 strip was shown between the parking stalls and the existing building. The site has undergone modifications to its parking configuration and the existing 6 parking stalls have been relocated further east, closer to the existing building. This change eliminates the lawn strip previously shown on the approved plans between the parking spaces and the building. As a result, the site is now subject to the current Title 30 standards for required parking and parking lot landscaping. The applicant is now requesting waivers to reduce parking area landscaping and increase in the maximum parking, as well as a design review for the proposed modification and a new shipping container.

Site Plan

The plan depicts an existing site with a building located at the northern portion of the site. The applicant proposes to continue using the subject site for vehicle sales, specifically to sell trailers. The plan shows the customer parking area will be shifted towards the existing building. row. The required parking for this site is three spaces. Excluding the handicapped space, the site provides five parking spaces. The display area is located within the front yard, west of the customer parking spaces. An existing shipping container, measuring 8 feet wide by 40 feet long, is located along the southeast property line, adjacent to the existing trash enclosure.

Landscaping

Per Title 30, the length of a landscape island shall be no less than the adjacent parking space. The applicant has requested a waiver to install a 6 foot by 6 foot boxed landscape area at the north end and an 8 foot by 8 foot landscape planter at the south end of the parking stalls, in lieu of the required landscape islands. One medium tree is proposed on each planter area. No other changes or new landscaping is proposed on the site.

Elevations

The elevation depicts a standard shipping container made of corrugated metal measuring up to 8 feet in height. The color of the shipping container is beige matching the perimeter wall color.

Floor Plan

The plan depicts a 1,285 square foot office building, which contains offices, bathroom, storage room, break room, and an enlarged room/lobby.

Applicant's Justification

The applicant is requesting 2 waivers for the property at 6049 Boulder Highway to support the continued use of the site for trailer sales and rentals. The first waiver is to allow 5 parking spaces, which is more than the maximum allowed by current code. The second waiver is to remove the requirement for landscape islands at the ends of the front parking row. Instead, the applicant proposes installing a raised planter box on the north side of the parking area as an alternative landscaping solution.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0041-03	Waivers of development standards and design review which eliminated landscape buffer from residential use, and architectural standards	Approved by PC	March 2003
VC-1295-96	Variance for outdoor storage - expired	Approved by PC	September 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
Northwest	Corridor Mixed-Use	CG & RS2	Retail & single-family residential
Southeast	Corridor Mixed-Use	CG & RS3.3	Vehicle sales & undeveloped
Northeast	Corridor Mixed-Use	RS2 & RS3.3	Single-family residential
Southwest	Corridor Mixed-Use	CG	Retail & 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

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

The purpose of parking lot landscaping is to reduce the impacts of wind, dust, pollution, glare, and the heat island effect, thereby improving human health and comfort. In accordance with Title 30 development standards, landscape islands with raised curbs are required at the ends of parking rows. Staff typically does not support waivers for parking area landscaping. However, by proposing 2 trees, where previously there were none, the applicant has demonstrated that they are improving the site features. Therefore, staff supports this request.

Waiver of Development Standards #2

The applicant is proposing to shift the customer parking spaces closer to the existing building. As a result, the site is now subject to the current Title 30 standards for required parking. However,

the number of parking spaces will remain the same as previously existed. Staff has no objections to 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 that the proposal supports the continued use of the site with the addition of the existing shipping container. Although the shipping container does not match the existing building in terms of aesthetic appearance, it features beige color which matches the perimeter wall. Additionally, the proposed changes do not affect the number of customer parking spaces, which will remain consistent with previous approval. Therefore, staff supports the design review.

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

- 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

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

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; and 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.

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: KEVIN DANIELMCGILL

CONTACT: KEVIN MCGILL, WESTERN 72, LLC, 240 BELLEVUE ROAD, WASHOE VALLEY, NV 89704



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-25-0619 & UC-25-0620

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

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

Date: 10/2/2025

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

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/22/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
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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.
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Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

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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
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Regional Government Center
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Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

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

WINCHESTER

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

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

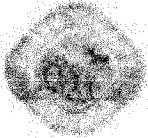
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-27-312-009

PROPERTY ADDRESS/CROSS STREETS: 6049 Boulder Hwy Las Vegas NV 89122

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: 6049 Boulder Hwy LLC, Tina Chan

ADDRESS: 328 Castle Wynd Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89183

TELEPHONE: (702)721-0001 CELL (702) 336-8462 EMAIL: [REDACTED]

APPLICANT INFORMATION (must match online record)

NAME: D1 Trailer Sales and Rental Western LLC Kevin McEl

ADDRESS: 6049 Boulder Hwy

CITY: Las Vegas

STATE: NV

ZIP CODE: 89183

REF CONTACT ID #

TELEPHONE: 530-306-9840 CELL 530-306-9840 EMAIL: [REDACTED]

CORRESPONDENT INFORMATION (must match online record)

NAME:

ADDRESS:

CITY:

STATE:

ZIP CODE:

REF CONTACT ID #

TELEPHONE:

CELL

EMAIL:

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Tina Chan

Property Owner (Signature):

Tina Chan, 6049 Boulder Hwy LLC

Property Owner (Print)

3/31/2025

Date

☐ AL	☐ AP	☐ ET	☐ UDC	☐ M	☐ LIC	☐ WS
☐ HSR	☐ AD	☐ FA	☐ SC	☐ TC	☐ VS	☐ EL
☐ Any	☐ DR	☐ FUD	☐ SDR	☐ T/S	☐ VVC	☐ OTHER

APPLICANT'S SIGNATURE

DATE

DESIGNATION OF L

ADDRESS

APPLICANT'S SIGNATURE

DATE

DESIGNATION OF L

ADDRESS

D 1 Trailer Sales and Rental

5130 US 50

Carson City, NV 89701

Phone: 530-306-9840

Email: Kevin@western72.com

Date: August 19, 2025

Clark County Department of Comprehensive Planning

500 S. Grand Central Parkway

Las Vegas, NV 89155

RE: Justification Letter

APN: 161-27-312-009 | Application: APR-25-100426

To Whom It May Concern,

This letter is submitted in support of our application requesting a Use Permit and two Waivers of Development Standards and Design Review for the property located at 6049 Boulder Highway, Las Vegas, NV 89122. The purpose of this request is to bring our proposed use of the site for trailer sales and rentals into compliance with Clark County requirements while accounting for the site's layout and long-established conditions.

Use Permit – Outdoor Storage Display (Section 30.03.07D)

We request a Use Permit for outdoor storage and display in accordance with Section 30.03.07D of the Clark County Development Code. This request is necessary because the proposed use does not meet the conditions for by-right approval due to the following:

The property does not currently include the required 8-foot high screen wall along the rear property line. The height of the wall is 5 ft 6 inches with an additional 6 foot fence behind it.

The site is not fully screened from view along Boulder Highway.

Given the nature of our business—sales and rental of trailers—visibility from Boulder Highway is essential. Full screening would significantly hinder commercial visibility and operations. However, we are open to implementing alternative screening methods that balance operational needs with neighborhood aesthetics, such as decorative fencing or partial visual barriers.

Waiver #1 – Residential Adjacency (Section 30.04.06E)

We request a waiver to allow outdoor storage within 200 feet of residential use, as restricted by Section 30.04.06E. The property borders residential zoning to the north, but due to the site's shape and long-term commercial use, strict compliance is impractical.

We are willing to explore mitigation strategies such as enhanced fencing, shielded lighting, and limited hours of exterior access to reduce potential impacts to neighboring residences.

Waiver #2 – Parking Lot Landscaping (Section 30.04.01D)

We are also requesting a waiver to eliminate the required landscape islands at the ends of the front parking row, per Section 30.04.01D. The existing layout, as reflected in a site plan approved roughly 20 years ago, included a landscaped planter strip between the building and customer parking.

According to aerial imagery and current site conditions, this planter was removed and replaced with concrete, allowing parking to shift closer to the building. This configuration has existed for many years and now technically deviates from the original approved plan.

Installing new landscape islands would require significant site alteration and disrupt long-standing customer access. However, we are willing to install planter boxes on each side of the parking area as an alternative landscaping solution. This approach preserves the functional layout of the site while enhancing the aesthetic appearance and contributing to visual buffering.

We appreciate your consideration of this application. Our objective is to operate in full compliance while continuing to serve the public with a safe, accessible, and professional trailer sales and rental facility. We welcome the opportunity to work with staff on any further refinements.

If you need any additional information, please contact me at 530-306-9840 or Kevin@western72.com.

Sincerely,

Kevin McGill

Owner, D 1 Trailer Sales and Rental

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0636-BOULDER VILLAGE, LLC:

DESIGN REVIEW for a proposed restaurant with drive-thru in conjunction with an existing shopping center on a portion of 5.48 acres in a CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:

161-34-501-003

LAND USE PLAN:

WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6360 Boulder Highway
- Site Acreage: 5.48
- Project Type: Restaurant with drive-thru
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 4,180
- Parking Required/Provided: 96/184
- Sustainability Required/Provided: 7/7

Site Plan

The original project, WS-1045-07 was approved in October 2007, included a shopping center consisting of 3 Phases. Phase 1 consisted of one, 14,820 square foot building; Phase 2 consisted of an 8,504 square foot building and a 3,500 square foot building; and Phase 3 consisted of 2 future pads. Currently, the site has 2 buildings constructed, a 14,820 square foot Walgreens and a 8,504 square foot retail building.

The plans depict a proposed 4,180 square foot restaurant located on the southwest corner of the site, along Russell Road. The proposed layout of the restaurant building with drive-thru has an east-west orientation, parallel to Russell Road, and the building is set back 90 feet from the south property line. The drive-thru aisle is located on the west and south sides of the building, and traffic will circulate around the building. A double drive-thru lane on the southwest corner, merges into a 12 foot wide single drive-thru lane pay and pick up service lane. There is a 15 foot

wide by pass lane adjacent to the single drive thru lane. The on-site talk box is also located on the southwest side of the building, buffered from the right-of-way by the landscaping. There are 2 main access points shown along Russell Road with existing detached sidewalks and landscaping. One additional access point to the site is located on the northeast corner of the development.

Today, parking for the proposed restaurant depicts a slightly varied parking lot layout for the shopping center which includes the existing buildings and the proposed restaurant. The plans depict 185 parking spaces.

Parking is provided on the north side of the proposed restaurant building with cross access to the entire shopping center. The original shopping center was approved with 235 parking spaces under WS-1045-07. A grocery store with an overall area of 14,100 was previously approved on the applicant's pad site where the proposed restaurant building is located. Since the applicant is proposing a smaller scale building and the previously approved parking has been reduced, a waiver of development standards for maximum parking is not required.

A total of 44 parking spaces, including 2 ADA accessible parking spaces, are provided, where 28 are required for this use. Four bicycle parking spaces are provided as required per Code. The loading zone and trash enclosure are located on the northwest side of the site.

Landscaping

There are existing detached sidewalks located along Russell Road and Boulder Highway. The plans show a street landscape strip along Russell Road ranging from 15 feet to 45 feet in width behind the detached sidewalk with 13 shoestring acacia trees, 30 feet on center, with shrubs and required ground coverage. Parking lot landscaping consists of 16 large trees and shrubbery. This landscaping is provided throughout the newly proposed parking lot area as well as the parking are north and adjacent to restaurant building.

Elevations

The plan depicts a 19 foot high building with various articulations and material changes on all facades, including aluminum batten, smooth hardi-board plank, alpollic metal panel, and an EIFS stucco finish. The 4 sided architecture shows the building entrances with a covered awning and an enhanced amount of glazing near the entrances. The color scheme consists of taupe, iron ore, white, and gray.

Floor Plans

The plans depict a 4,180 square foot building for the proposed restaurant. It consists of a kitchen dining area, cooler/freezer, employee back of house, customer service area, and restroom.

Applicant's Justification

The applicant states the overall design of the proposed restaurant is compatible with the surrounding commercial buildings while maintaining an architecturally enhanced appearance. The overall required landscaping is provided throughout the site. The proposed design conforms to the Sustainability requirements and provides 7 total points. Additionally, the proposed design

meets all the required site setbacks and does not increase the originally approved overall parking count.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-25-500151	1 lot commercial subdivision	Approved by PC	September 2025
UC-0811-14	Financial services (vehicle title loans) in conjunction with a shopping center	Approved by BCC	December 2014
UC-0029-08 (ET-400021-14)	Third extension of time for check cashing	Approved by PC	May 2014
UC-0029-08 (ET-400014-12)	Second extension of time for check cashing	Approved by PC	September 2012
ADR-901079-10	Administrative design review for communication tower	Approved by ZA	December 2010
UC-0029-08 (ET-400010-10)	First extension of time for check cashing	Approved by PC	February 2010
VS-0011-09	Vacated right-of-way being Russell Road-Recorded .	Approved by PC	February 2009
UC-0029-08	Check cashing in conjunction with a shopping center	Approved by PC	February 2008
WS-1045-07	Waiver for attached sidewalk and modified landscaping and design review for Shopping center	Approved by BCC	October 2007
ZC-0262-03	Reclassified from M1 and H2 zoning to C2 zoning for a future commercial complex	Approved by BCC	March 2003
TM-500060-03	1 lot commercial subdivision - Expired	Approved by PC	March 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Public Use	CG	Retail building and Drainage channel
South	Corridor Mixed-Use & Urban Neighborhood (grater than 18du/ac)	CG, RS3.3	Shopping center & single-family residential
East	Entertainment Mixed-Use	CG	Shopping center & undeveloped land
West	Urban Neighborhood & Public Use	RM32 & CG	Undeveloped and Drainage channel

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

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.

The design is appropriate and compatible with the area and the architecture of the restaurant will enhance the overall shopping center. The queueing lane provides adequate space to allow for circulation throughout the site. Furthermore, the applicant provides water efficient trees and vegetation around the newly proposed restaurant. Staff finds the landscape along Russell Road serve as a buffer between the drive-thru driveway and the right-of-way. The awnings over the windows/entrances provide shade for the patrons. 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

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

- Drainage study and compliance;
- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

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 #0147-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): DR-25-0636_____

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

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

Date: 10/2/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

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Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: N/A 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>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/22/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

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Planning Commissioner	Phone	County Commissioner	District
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*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 # 25-100915

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

PROPERTY ADDRESS/ CROSS STREETS: 6360 Boulder Highway, Las Vegas, NV 89122

DETAILED SUMMARY PROJECT DESCRIPTION

New McDonald's Quick-Service Restaurant

PROPERTY OWNER INFORMATION

NAME: Boulder Village, LLC

ADDRESS: 112 N. CURRY STREET

CITY: Carson City,

STATE: NV

ZIP CODE: 89703

TELEPHONE: N/A

CELL

APPLICANT INFORMATION (information must match online application)

NAME: ACG Design - Kerry Shahan

ADDRESS: 4310 Cameron St., Suite 12-A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

TELEPHONE: (702) -580-0260

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: ACG Design - Mackaya Magdaleno

ADDRESS: 4310 Cameron St., Suite 12-A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

TELEPHONE: (702) -580-0260

CELL

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 understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Leon Neman

Property Owner (Signature)*

LEON NEMAN

Property Owner (Print)

8/15/2025

Date



August 21, 2025

Clark County Zoning & Comprehensive Planning
500 S. Grand Central Pkwy.,
Las Vegas, NV 89155

McDonald's @ Boulder & Russell
APN# 161-34-501-003
APR#25-100915

Justification Letter

To whom it may concern,

We are requesting a Design Review for:

Restaurant with a Drive-Thru:

This project is for a new McDonalds restaurant within a new development district that is located upon a CCG (General Commercial) zoned parcel. The building provides an appealing architectural aesthetic with the use of Hardi-Plank siding, Glass, Metal, Awnings and Vertical Battens.

The building conforms with the following building setbacks:

	<u>Required:</u>	<u>Provided:</u>
Front:	10'-0"	216'-0"
West Side:	10'-0"	244'-0"
East Side:	10'-0"	315'-0"
Rear:	0'-0"	84'-0"

The building height is 18'-9 1/2", that is less than the 50'-0" allowed.

The overall development parking layout has been maintained throughout the site, with adjustments being made to the front of the building to adequately provide 2 ADA spaces. We have provided parking calculation based on shared parking per UC-029-08, providing 235 spaces where 209 are required. Four bicycle spaces are also being provided, they are located near the building entrance. We have also provided a trash enclosure with a trellis and is to match the color pallet of the main building.

The following landscaping is being provided:

	<u>Required:</u>	<u>Provided:</u>
<u>Parking Lot:</u>	12 Trees	15 Trees
<u>Street Trees:</u>		
- Russell Rd.:	10.731+1 Trees	13 Trees
<u>Total:</u>	23.73 Trees	28 Trees

Note: Water-efficient shrubs around the parcel to provide a natural experience for the public.

The building articulation follows the required Design Standards for Nonresidential Developments as we have provided various material changes along all Elevations. The material changes fall within the 50'-0" horizontal articulation standards which include Aluminum Batten, Smooth Hardi-Board Plank, Alpolic Metal Panel, and an E.I.F.S. Stucco finish. We have also provided an articulated Building entrance that incorporates a covered awning and an enhanced amount of glazing near the entrances. Overall, the provided materials present an aesthetically pleasing view of the surrounding area, and greatly enhance the building presentation.

The overall design proposed conforms to the Sustainability requirements as 7 total points have been provided, of which 7 are required for this Nonresidential project. The following 7 sustainable points are being provided through the following criteria outlined in code section, "30.04.05 J Sustainability options". (Please see attached Sustainability Checklist).

Overall, the project for the new McDonalds restaurant will provide an aesthetically pleasing building in this area that will enhance the existing conditions. The building provides a design that is compatible with the surrounding commercial buildings while also maintaining an architecturally enhanced appearance. The design provided complies with Title 30 standards while still providing a visually appealing building.

Let me know if you have any further questions.

Thank you,

Kerry Shahan, AIA
Architectural Civil Group, LLC.
Principal Architect
kshahan@acg.design
(702) 355-9638