



Whitney Town Advisory Board

October 2, 2025

MINUTES

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

Greg Konkin, Vice Chairperson - Present
Geraldine Ramirez - Present

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

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

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions
The meeting was called to order at 6:00 p.m. by Toso.
- II. Public Comment
None
- III. Approval of September 11, 2025 Minutes
Motion to Approve
MOVED BY: Ramirez
APPROVED
VOTE: 5-0 Unanimous
- IV. Approval of the Agenda for October 2, 2025
Motion to Approve
MOVED BY: Fobes
APPROVED
VOTE: 5-0 Unanimous
- V. Informational Items
12th annual Silver Bowl Trunk or Treat - October 30th

VI. Planning & 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)

Motion to Approve

MOVED BY - Ramirez

APPROVED

VOTE: 5-0 Unanimous

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)

Motion to Approve

MOVED BY - Konkin

APPROVED

VOTE: 5-0 Unanimous

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)

Motion to Approve

MOVED BY - Konkin

APPROVED

VOTE: 5-0 Unanimous

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)

Motion to Approve
MOVED BY - Beaulieu
APPROVED
VOTE: 5-0 Unanimous

VII. General Business

FY 2025/2026 budget items requested

- **Two new easels for Whitney Town Advisory Board meetings**
- **New podium with Mic for presentations**
- **Replace dead landscape buffer along Wetlands Pkwy**
- **Add landscape beautification to APN: 161-27-599-003**
- **Add no commercial parking signage onto Nellis Blvd – between Tropicana and Russell Road**

FY 2026/2027 budget items discussion requests

- **Two new easels for Whitney Town Advisory Board meetings**
- **New podium with Mic for presentations**
- **New executive chairs for Whitney Recreation Center/TAB**
- **New PA system**
- **Add no commercial parking signage onto Nellis Blvd – between Tropicana and Russell Road**
- **New fencing on Stephanie/Duck Creek**
- **New street signs (no parking, etc.) - locations TBD**
- **Repave Wetlands Parkway from Tropicana to the culdesac**
- **More speed limit signs on Jimmy Durante from Tropicana to Flamingo**
- **Repaint lines on streets - locations TBD**

VIII. Public Comment

Al Rojas with Neighborhood Watch group informed the new law regarding metro towing vehicles, and thanked the community for the support in cleaning up neighborhood

VIII. Next Meeting Date

The next regular meeting will be October 16, 2025, unless posted otherwise.

IX. Adjournment

The meeting was adjourned at 6:59 p.m.