



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

February 26, 2026

6:00pm

AGENDA

Note:

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

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

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

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

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

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

- III. Approval of Minutes for January 15, 2026. (For possible action)
- IV. Approval of the Agenda for February 26, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

VI. Planning and Zoning
03/18/26 BCC

- **ET-26-400005 (WS-19-0607)-DIAMOND STEPHANIE, LLC:**
THIRD EXTENSION OF TIME FOR WAIVERS OF DEVELOPMENT STANDARDS to commence the following: **1)** reduced parking; **2)** reduced parking lot landscaping; **3)** reduced distance to call box; and **4)** trash enclosure separation.
DESIGN REVIEW for a multi-family residential development on 1.87 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located east of Stephanie Street and south of Hacienda Avenue (alignment) within Whitney. JG/tpd/cv (For possible action)

VII. General Business

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

- IX. Next Meeting Date: March 12, 2026, unless otherwise posted.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Whitney Community Center
5712 Missouri Ave
Las Vegas, NV 89122
<https://notice.nv.gov>



Whitney Town Advisory Board

January 15, 2026

MINUTES

Board Members: Anita Toso– Chair – **EXCUSED** Amy Beaulieu – **EXCUSED**
Greg Konkin – Vice Chair – **PRESENT** Christopher Fobes – **PRESENT**
Geraldine Ramirez – **PRESENT**

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

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

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions
The meeting was called to order at 6:00 p.m. by Konkin.
- II. Public Comment
None
- III. Approval of December 11, 2025 Minutes
Motion to Approve
MOVED BY: Ramirez
APPROVED
VOTE: 3-0 Unanimous
- IV. Approval of the Agenda for January 15, 2026
Motion to Approve
MOVED BY: Ramirez
APPROVED
VOTE: 3-0 Unanimous
- V. Informational Items
N/A

VI. Planning & Zoning:
01/20/26 PC

VIII. WS-25-0822-RHOUMA KARIM F BEN:

WAIVER OF DEVELOPMENT STANDARDS to eliminate the front setback for a carport in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Sabora Avenue and east of Floralita Street within Whitney. JG/ji/cv (For possible action)

Motion to Deny

MOVED BY: Ramirez

DENIED

VOTE: 3-0 Unanimous

VII. General Business

1. Review 2026 TAB Calendar (for possible action)

Whitney TAB APPROVED with Cancellation of December 31, 2026 meeting

VIII. Public Comment

**Geraldine Ramirez mentioned 1.20.26 homeless clean-up on NE corner of Tropicana and Nellis
- RTC will clean up, requesting county and code enforcement help**

IX. Next Meeting Date

The next regular meeting will be January 29, 2026, unless posted otherwise.

IX. Adjournment

The meeting was adjourned at 6:26 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400005 (WS-19-0607)-DIAMOND STEPHANIE, LLC:

THIRD EXTENSION OF TIME FOR WAIVERS OF DEVELOPMENT STANDARDS to commence the following: **1)** reduced parking; **2)** reduced parking lot landscaping; **3)** reduced distance to call box; and **4)** trash enclosure separation.

DESIGN REVIEW for a multi-family residential development on 1.87 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located east of Stephanie Street and south of Hacienda Avenue (alignment) within Whitney. JG/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

161-27-301-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the required parking to 88 parking spaces where 99 parking spaces are required per Table 30.60-1 (an 11% reduction).
2. Reduce parking lot landscaping fingers to allow separation of more than 6 spaces per Figure 30.64-14.
3. Reduce the distance to an entry gate call box to 50 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 50% reduction).
4. Reduce the trash enclosure setback to 20 feet where 50 feet is required from a residential development per Section 30.56.120 (a 40% reduction).

LAND USE PLAN:

WHITNEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5366 Stephanie Street
- Site Acreage: 1.87
- Number of Lots/Units: 60
- Density (du/ac): 32.09
- Project Type: Multi-family residential development
- Number of Stories: 3
- Building Height (feet): 35
- Open Space Required/Provided (square feet): 6,000/6,008
- Parking Required/Provided: 99/88

Site Plan

The previously approved plans depict a narrow, rectangular parcel on the east side of Stephanie Street, north of the Duck Creek Flood Control Channel, for a multi-family development consisting of 60 units distributed among two, 3 story buildings. The approved building footprints are similar and are each between 220 feet and 240 feet in length and positioned in a north/south orientation. Building 1 is located on the south half of the property and was approved for 36, one bedroom units. Building 2 is located on the north half of the property and was approved for 24, two bedroom units. The approved plans depict an access point from the south end of the property with an exit only near the north property line. Parking is shown with a total of 88 parking spaces distributed north to south adjacent to the interior driveway and along the southern property line. The buildings are arranged with a central open court that includes landscaping and a swimming pool. A setback waiver was requested with the original application but later withdrawn.

Landscaping

The approved streetscape along Stephanie Street consists of a 15 foot wide area of street landscaping which includes a detached sidewalk. A total of 6,008 square feet of open space is provided and distributed throughout the approved development and consists of passive common areas around the buildings. A landscape buffer was not proposed along the east boundary adjacent to an existing multiple family development, due to the required fire lane, parking, and proposed buildings. A waiver for a fence located in the landscaping area was included with the original application but later withdrawn.

Elevations

The approved plans depict a single building type that is 3 stories and 35 feet high with flat roofs and accent metal siding pop-outs and window treatments. The buildings consist of painted cement plaster with numerous return walls on the east façade, mini-balconies, and projecting fascia with painted horizontal siding. The depicted colors will consist of earth tone wall finishes.

Floor Plans

The approved plans show a mix of 1 and 2 bedroom units with 36 units depicted as 1 bedroom and 24 units depicted as 2 bedrooms. The 1 bedroom units are shown at 615 square feet and the 2 bedroom units are shown at 932 square feet of floor area.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400185 (WS-19-0607):

Comprehensive Planning

- Until January 22, 2026 to commence or the application will expire unless extended with approval of an extension of time;
- Project to comply with Title 30 parking requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-22-400027 (WS-19-0607):

Current Planning

- Until January 22, 2024 to commence.
- 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 that 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for WS-19-0607:

Current Planning

- Per revised plans;
- Work with Las Vegas Metropolitan Police Department on installation of security cameras and surveillance operations for the exterior of the structure;
- On street parking shall be provided per revised plans submitted on January 22, 2020;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Post signage and pavement markings per the Uniform Standard Drawings indicating that the northern driveway is exit only;
- If the project is gated, queuing analysis and/or gate/callbox location must be approved by Public Works - Development Review Division.

- Applicant is advised that the sight visibility zones shown on the plans are drawn incorrectly and must comply with the Uniform Standard Drawings; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- 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.

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 #0427-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that they are in final stages of obtaining building permits for the previously approved project. They have several permits in process with the Building Department and Public Works. These permits are as follows; BD23-04510, BD23-04520, BD23-04525, BD23-04527, BD23-04529, BD23-04662, PW20-18135-R01, PW21-13325, and PW20-18135-B01. It has taken the applicant some time to secure financing for the project, which has caused the delayed timeframe for this development. The applicant hopes to secure financing and commence construction within the first quarter of 2026.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400185 (WS-19-0607)	Second extension of time for waivers for reduced setbacks, parking, landscaping, trash separation, and fence in landscape area, and a design review for a multi-family residential development	Approved by BCC	February 2024
ET-22-400027 (WS-19-0607)	First extension of time for waivers for reduced setbacks, parking, landscaping, trash separation, and fence in landscape area, and a design review for a multi-family residential development	Approved by BCC	April 2022

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0607	Waivers for reduced setbacks, parking, landscaping, trash separation, and fence in landscape area, and a design review for a multi-family residential development	Approved by BCC	January 2020
ZC-0833-15	Zone change from R-1 to R-4 zoning for a 40 unit multiple family residential development	Approved by BCC	January 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use (CM) (less than 18 du/ac)	CG	Self-storage
South	Public Use	IL	Flood channel
East	Urban Neighborhood (greater than 18 du/ac)	RM18	Multi-family residential
West	Urban Neighborhood (greater than 18 du/ac)	RM18 & RS5.2	Flood channel, multi-family residential, & 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

Staff finds the applicant has diligently worked to commence the project as approved. Records show the following building permits: BD23-04510, BD23-04520, BD23-04525, BD23-04527, BD23-04529, and BD23-04662 are still active and have been consistently worked on since 2023. Public Works permits such as PW20-13097 (traffic study) and PW20-15497 (drainage study) have been approved, and PW20-18135 (off-site permit) has also been issued.

However, this project was originally approved in 2019, and since this is the third extension of time staff may not support additional extension of time requests.

Public Works - Development Review

Staff cannot support this application, as the drainage study, traffic study, and associated off-site improvement permit were approved over 6 years ago. Given the length of time that has elapsed, these approvals are outdated and insufficient to support an additional extension of the land use application.

Staff Recommendation
Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Until January 22, 2028 to commence or the application will expire unless extended with approval of an extension of time;
- Project to comply with Title 30 parking requirements.
- Applicants are advised 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: DIAMOND STEPHANIE, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101770
 ASSESSOR PARCEL #(s): 161-27-301-002
 PROPERTY ADDRESS/ CROSS STREETS: 5380 STEPHANIE ST

DETAILED SUMMARY PROJECT DESCRIPTION

3RD EXTENSION OF TIME FOR WS19-0607/ET22-400027/ET23-400185

PROPERTY OWNER INFORMATION

NAME: DIAMOND STEPHANIE LLC C/O PETERSEN MANAGEMENT LLC
 ADDRESS: 5052 S. JONES BLVD # 165
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-734-9393 CELL 702-768-1861

APPLICANT INFORMATION (information must match online application)

NAME: PETERSEN MANAGEMENT LLC - DARREN C. PETERSEN , MANAGER
 ADDRESS: 5052 S. JONES BLVD # 165
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-734-9393 CELL 702-524-0054 ACCELA REFERENCE CONTACT ID # 204561

CORRESPONDENT INFORMATION (information must match online application)*

NAME: RICHARD C. GALLEGOS - D.C. PETERSEN PROFESSIONAL CONSULTANTS
 ADDRESS: 5052 S. JONES BLVD # 165
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-734-9393 CELL 702-524-0054 ACCELA REFERENCE CONTACT ID # 168799

*Correspondent will receive all project communication via the email entered in online application.

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



 Property Owner (Signature)*

DARREN C. PETERSEN , MANAGER

 Property Owner (Print)

10/31/2025

 Date

DC Petersen Professional Consultants

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



October 29, 2025

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

Attn: Staff

**RE: DIAMOND STEPHANIE
APN 161-27-301-001
3RD EXTENSION OF TIME WS-19-0607**

Dear Staff,

We respectfully request a 3rd Extension of Time for the above-mentioned project. We are in the final stages of securing financing, which has taken longer than anticipated. We anticipate starting construction in the first quarter of 2026.

Should you have any questions or require any additional information please contact me at 702.524.0054.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Gallegos", written over a horizontal line.

Richard Gallegos
Project Director