



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

July 30, 2026

6:00pm

AGENDA

Note:

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

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

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

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

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

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

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

- III. Approval of Minutes for June 11, 2026. (For possible action)
- IV. Approval of the Agenda for July 30, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

08/18/26 PC

1. **UC-26-0375-BOULDER BOONS, LLC:**

USE PERMIT to allow outdoor storage and display.

WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.

DESIGN REVIEW for modifications to an existing site to accommodate a proposed outdoor storage and display facility on 1.34 acre portion of 5.96 acres in a CG (Commercial General) Zone. Generally located west of Boulder Highway and south of Tropicana Avenue within Whitney. JG/dd/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: August 13, 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

June 11, 2026

MINUTES

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

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

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

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

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

The meeting was called to order at 6:02 p.m. by Toso.

- II. Public Comment
None
- III. Approval of May 28, 2026 Minutes
Motion to Approve
MOVED BY: Konkin
APPROVED
VOTE: 5-0 Unanimous
- IV. Approval of the Agenda for June 11, 2026
Motion to Approve
MOVED BY: Toso
APPROVED
VOTE: 5-0 Unanimous
- V. Informational Items
N/A
- VI. Planning & Zoning:

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

06/16/26 PC

1. **ET-26-400016 (WS-21-0082)-S J NIXON 2004 IRREVOCABLE TRUST:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for modified commercial driveway design standards.
DESIGN REVIEW for a vehicle maintenance development on 5.0 acres in an IL (Industrial Light) Zone. Generally located south of Emerald Avenue and west of Boulder Highway within Whitney. JG/sd/cv (For possible action)
Motion to Approve
MOVED BY: Fobes
APPROVED
VOTE: 3-2 Ramirez/Beaulieu

06/17/26 BCC

2. **UC-26-0254-BAKS, LLC:**
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) reduce screening and buffering; 3) modify residential adjacency standards; 4) eliminate full off-site improvements; 5) allow attached sidewalk; and 6) alternative driveway geometrics.
DESIGN REVIEW for an outdoor storage and display, equipment rental, sales, and service facility on a portion of 1.73 acres in a CG (Commercial General) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located northeast of Boulder Highway and southeast of Hamilton Avenue within Whitney. JG/hw/cv (For possible action)
Motion to Approve
MOVED BY: Ramirez
APPROVED
VOTE: 5-0 Unanimous

07/07/26 PC

3. **ET-26-400050 (WS-22-0084)-BAYVIEW ACQUISITIONS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) screening mechanical equipment; 2) alternative landscaping; and 3) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) vehicle sales facility; and 2) alternative parking lot landscaping on 0.71 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Boulder Highway and English Avenue within Whitney. JG/al/kh (For possible action)
Motion to Approve
MOVED BY: Toso
APPROVED
VOTE: 5-0 Unanimous

VII. General Business
None

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

VIII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be July 2, 2026 unless posted otherwise.

IX. Adjournment
The meeting was adjourned at 6:35 p.m.

DRAFT

08/18/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0375-BOULDER BOONS, LLC:

USE PERMIT to allow outdoor storage and display.

WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.

DESIGN REVIEW for modifications to an existing site to accommodate a proposed outdoor storage and display facility on 1.34 acre portion of 5.96 acres in a CG (Commercial General) Zone.

Generally located west of Boulder Highway and south of Tropicana Avenue within Whitney.
JG/dd/cv (For possible action)

RELATED INFORMATION:

APN:

161-28-517-000 through 161-28-517-178

LAND USE PLAN:

WHITNEY - CORRIDOR MIXED-USE

WAIVERS OF DEVELOPMENT STANDARDS:

Allow outdoor storage in an area subject to Residential Adjacency Standards where not permitted per Section 30.04.06E.

BACKGROUND:

Project Description

General Summary

- Site Address: 5660 Boulder Highway
- Site Acreage: 1.34 acre (project site)/5.96 (overall map area)
- Project Type: Outdoor storage and display
- Number of Stories: 1
- Building Height (feet): 42 (office building)
- Square feet: 9,915 (office building)
- Parking Required/Provided: 180/347
- Sustainability Required/Provided: 7/0

Site Plan

The site plan depicts a proposed outdoor storage and display area that sits on the northeast portion of the overall site, on the southwest side of Boulder Highway. The proposed outdoor storage and display area is fenced off from the rest of the site and will be accessible via two side-by-side commercial driveways from Boulder Highway with access gates that will remain open during business hours set back 24 feet from the property line. The outdoor storage and display

area will be visible from the public right-of-way to the northeast and will be visible from and less than the required 200 feet from the residential development directly to the west. These factors necessitate a use permit and a waiver of development standards, respectively. There is an existing building located in the southeast portion of the storage area that will remain, with the intention of being used as an office space in conjunction with the outdoor storage and display at a later date. There is also an existing gasoline fuel canopy directly to the northeast that will not be utilized but will remain on site.

There are multiple existing motel buildings located to the southwest and southeast of the proposed outdoor storage area. Parking for the existing motel and the newly proposed outdoor storage is shared between the parcels listed and is located throughout the site.

Landscaping

No changes to the landscaping are proposed or required with this request.

Elevations

Photos of the existing building depict it as being a maximum of 42 feet high, with a design akin to a medieval castle, with parapets, towers, and faux battlements along the roofline. The exterior of the building is comprised of painted stucco with wall popouts and glass storefront windows and doors. There is also an existing gasoline canopy that will remain on the site. The gasoline canopy is constructed of metal posts with a flat roof featuring painted metal panels.

Floor Plans

The existing building within the outdoor storage area has been gutted, and currently there are no interior rooms or structures. The building will be used as an office space for the outdoor storage business.

Applicant's Justification

The applicant states that this site has been unoccupied for several years now, and that they have actively been trying to find a business for the site that would be compatible with the surrounding area while attempting to avoid any negative impacts on the adjacent properties. The applicant also states that this use will be low-impact, and that it integrates well with the neighborhood. Finally, the applicant states that the materials will only be stored on site when not being actively rented by customers.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0338	Zone change from H-2 to C-2 with waivers and a design review for a mini-warehouse	Approved by BCC	August 2023
ZC-19-0240	Reclassified 1.1 acres from H-2 to C-2 zoning (waivers and design review - expired)	Approved by BCC	May 2019
UC-1187-96	Use permit to remodel an existing convenience store and restaurant/lounge	Approved by PC	August 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
Northwest	Corridor Mixed-Use	H-2	Sportsman's Manor Condominium complex
Southeast	Corridor Mixed-Use	CG	Office & undeveloped
Northeast	Corridor Mixed-Use	CG	Outdoor storage & vacant
Southwest	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	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

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.

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Use Permit, Waiver of Development Standards, & Design Review

Staff finds that the proposed outdoor storage use is too intense for this site. Staff notes that the use will not be screened from Boulder Highway so as to display some of their materials, however the remainder of the materials being stored will be visible from the public right-of-way as well. Additionally, the outdoor storage area will be visible from the adjacent residential development directly to the west, and will not have any visual mitigation. Outdoor storage is a heavily

regulated use, and is typically not encouraged adjacent to residential development due to the potential negative visual impact. For these reasons, staff cannot support these requests.

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:

- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: GARY BRENNAN

CONTACT: ERIN BEN-SAMOCHAN, 5600 BOULDER HIGHWAY, LAS VEGAS, NV
89122

Justification Letter

Department of Comprehensive Planning

Re: 5660, 5650, 5600 Boulder Hwy

To whom it may concern,

This application for a Special Use Permit is submitted on behalf of **Store Safely LLC & Red Tail Hawk Holdings LLC**, which are both commonly owned by **Gary R. Brennan, Manager of Boulder Boons, LLC**.

The applications we will be applying for are as follows:

- Use Permit for outdoor storage/display in a CG (Commercial General) zone
- Use Permit to allow a fence shorter than 8 feet along Boulder Highway
- Use Permit to eliminate outdoor storage screening from a right-of-way
- Design Review for the proposed outdoor storage facility at the site

The existing building on the property has been vacant for more than four years. During this time, we have actively sought a business use that would be compatible with the surrounding area while avoiding any additional liability, safety concerns, or negative impacts to neighboring properties.

Store Safely LLC is in the process of acquiring the **exclusive franchise territory for Greater Las Vegas** for the **Cool Binz portable storage system**. As part of this process, Store Safely LLC has entered into franchise agreement negotiations to operate a **portable storage rental and leasing business** serving the Las Vegas Valley.

Our intention is to utilize the **existing building and site improvements**, including the current parking lot, sidewalks, landscaping, fencing, and other on-site infrastructure. The building will undergo a **clean-out and rehabilitation** prior to occupancy to ensure the property is well maintained and operational. **Landscaping on site will remain unchanged.**

The business will provide **portable storage units in various sizes and configurations**, as outlined in the attached presentation materials. These units will be stored on site when not deployed for customer rentals. In addition, customers will have the option to utilize **on-site storage services** when appropriate. **Display units** will be attractively arranged along the Boulder Highway frontage in a carefully designed configuration that showcases the various unit types.

This use allows for the productive reuse of a long-vacant property while maintaining a **low-impact operation** that integrates well with the surrounding area.

If additional information is required, **Erin Ben-Samochan, Executive Manager**, will be available to respond to any questions regarding the site or the proposed business operations.

Thank you.

Sincerely,


Gary R. Brennan, Manager

Store Safely, LLC, Red Tail Hawk Holdings LLC & Boulder Boons, LLC

VOID



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100270
ASSESSOR PARCEL #(s): 161-28-517-176 + 161-28-517-175
PROPERTY ADDRESS/ CROSS STREETS: 5660 Boulder Hwy, 5650 Boulder Hwy, 5600 Boulder Hwy

DETAILED SUMMARY PROJECT DESCRIPTION

Special use permit to display portable storage containers that will be leased out to public and businesses. Main office will be in existing buildings. use of existing improvements, fences, setbacks.

PROPERTY OWNER INFORMATION

NAME: Boulder Boons, LLC + Red Tail Hawk Holdings LLC
ADDRESS: 5660 Boulder Hwy
CITY: LAS VEGAS STATE: NV ZIP CODE: 89122
TELEPHONE: (702) 734-1000 CELL: (702) 493-3574

APPLICANT INFORMATION (information must match online application)

NAME: Erin Ben-Samochan on behalf of Store Satety LLC
ADDRESS: 5660 Boulder Hwy
CITY: LAS VEGAS STATE: NV ZIP CODE: 89122
TELEPHONE: (702) 493-3574 CELL: (702) 493-3574 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Same as above
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ 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 and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)

Property Owner (Print)

Date

GARY R. Brennan

3/06/2026