

V. Informational Items

None

VI. Planning & Zoning

06/18/19 PC

1. **WS-19-0357-GLENDALE GAS MANAGEMENT LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) parking space and design layout standards; and 2) landscaping and screening requirements in conjunction with an existing convenience store, gasoline station and restaurant on 1.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Glendale Boulevard, 2,000 feet east of State Route 168 within Moapa. MK/al/ja (For discussion and possible action)

VII. General Business

1. Jay Matos with Just Quality attending to discuss the possibility of seeking a location to place a marijuana cultivation only facility within the Moapa Township. (for discussion and possible action)

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three 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/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

IX. Next Meeting Date: June 25, 2019

X. Adjournment

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

Moapa Post Office – 1800 E. Highway 168 Moapa, NV. 89025

Moapa Library- 1340 E. Highway 168 Moapa, NV. 89025

Marley P. Robinson Justice Court and Community Center- 1340 E. Highway 168 Moapa NV, 89025

Arco AMPM- 2300 E. Glendale Blvd. Moapa, NV. 89025

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES – MICHAEL NAFT - TUCK SEGERBLOM
YOLANDA KING, County Manager



Moapa Town Advisory Board

May 14, 2019

MINUTES

Board Members:	Tim Watkins – Chair – PRESENT Laurellyn Wren – Vice Chair – PRESENT Jamie Shakespear – PRESENT	Bob Lyman – PRESENT John Wray – ABSENT
Secretary:	Amelia Smith 702-397-6475 Amelia.Smith@clarkcountynv.gov	
County Liaison:	Janice Ridondo 702-455-3504 JRidondo@clarkcountynv.gov	

- I. Call to Order, Invocation, Pledge of Allegiance, Roll Call
The meeting was called to order at 7:00 p.m.
- II. Public Comment
None
- III. Approval of April 30, 2019 Minutes
Moved by: Tim Watkins
Action: Approved
Vote: 3-0/Unanimous
- IV. Approval of Agenda for May 14, 2019
Moved by: Tim Watkins
Action: Approved with change to next meeting date to May 28, 2019
Vote: 4-0/Unanimous
- V. Informational Items
None

VI. Planning & Zoning

06/05/19 BCC

1. **DR-19-0309-COUNTY OF CLARK (ADMINISTRATIVE):**
DESIGN REVIEW for additional improvements and amenities (benches, sand box, playground equipment, and shade structure) to an existing park on 9.6 acres in a P-F (Public Facility) Zone. Generally located on the northwest corner of Rox Road and Barlow Avenue (alignment) within Moapa. MK/rk/ja (For discussion and possible action)

ACTION: **APPROVED**

VII. General Business

None

VIII. Public Comment

Janice – NDOT will be at tomorrow night's Moapa Valley Town Board meeting for a Q&A with residents. Bob – if he's unable to make the meeting then he'd like to see if Janice can make mention of the Coyote Springs Junction. There used to be a 24" shoulder but when the road was reconstructed it was filled in with gravel and now bikers have to ride in the travel lane. Ramsey and Jay spoke to the board to announce their interest in bringing a marijuana cultivation site to the town of Moapa. It is a grow only site which includes green houses, is well guarded with cameras and security, there will be no marijuana sells onsite, marijuana is transported by armed guards to dispensaries throughout Nevada, etc. They are looking to purchase 30-100 acres of land which would employ approximately 100 people per 10 acres; their average pay is \$17 hourly. There is a big demand for CBD oils and creams, so there is an even larger need for farming. Currently, the Federal Government is working to re-categorize marijuana to being comparable to tobacco and alcohol. Studies have shown a major decrease in the abuse of opioids where marijuana is legal. This is a grow ONLY so processing will take place at another location. Tim- summarized that their choice to come to Moapa is due the balance of being ideal for farming and close enough to Vegas, and they would be beneficial to Moapa by helping to stimulate the economy. Jay- they are also a good partner to the communities that they cultivate in by donating 1 paid day a month, per employee. They go into the community & work with local groups on projects which benefit the community. They are environmentally conscious and recycle all water used. Even to the degree of recycling air conditioning condensation. They will come back before the board at a date to be determined.

IX. Next Meeting Date

The next regular meeting will be May 28, 2019

X. Adjournment

The meeting was adjourned at 7:39 p.m.



Tools

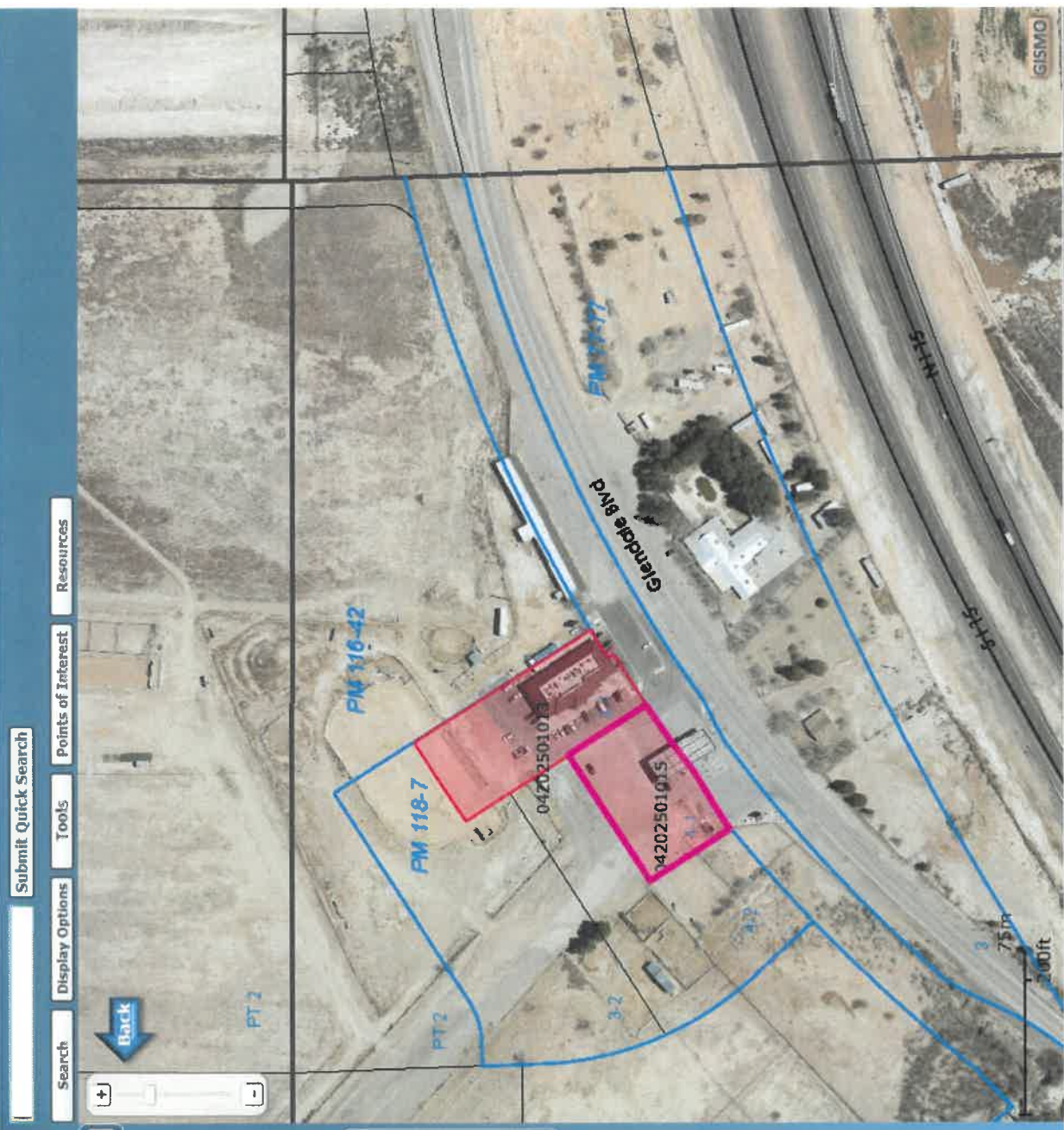
- Search
- Drawing / Measure
- Pick Forms
- Print Map

Pick Forms

- Property Info
- Assessor's Query
- Map Tips
- None (Pan)
- Multiple Parcel
- Business License Query
- Sungard Data Query
- Document Images

Information

Current Tools: multiple
 Coordinates in State Plane ft
 X: 952920 Y: 26945050
 Flight Date: Most Current Flight
 Current View: Parcel
 1: 2,000



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Start

Justification Letter,

We are asking for a waiver for curbs, gutters, sidewalks and streetlights. Reduce setbacks from and existing fuel pump canopy to a collector or arterial street to 17 feet where 20 feet was established by a prior approval and 30 feet is required per title 30. Waive landscaping and screening requirements adjacent to a collector or arterial street. Waive parking space and design layout standard.

The previous owners of the properties had these waived in 2008, 2010, and 2012. The new owners were unaware of the need to get them updated in 2014 so the time expired on the approved waivers. We would like to have the waivers approved again and no time limit put on them until new building on the parcel.

06/18/19 PC AGENDA SHEET

CONVENIENCE STORE/RESTAURANT
(TITLE 30)

GLENDALE BLVD/STATE RT 168
(MOAPA/GLENDALE)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0357-GLENDALE GAS MANAGEMENT LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking space and design layout standards; and 2) landscaping and screening requirements in conjunction with an existing convenience store, gasoline station and restaurant on 1.8 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Glendale Boulevard, 2,000 feet east of State Route 168 within Moapa. MK/al/ja (For possible action)

RELATED INFORMATION:

APN:

042-02-501-013; 042-02-501-015

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive parking space and design layout standards where required per Table 30.60-4.
2. a. Waive landscaping and screening requirements per Figures 30.64-17 or 30.64-18 adjacent to collector street.
- b. Waive landscaping within parking areas where required per Figure 30.64-14.

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA/GLENDALE) - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 2300 Glendale Boulevard
- Site Acreage: 1.8
- Project Type: Convenience store/restaurant
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 13,362
- Parking Required/Provided: 121/134

Background

The site consists of 2 parcels that have been developed with a convenience store, restaurant and a gasoline station. The development was approved by the Board of County Commissioners (BCC) by action of ZC-0847-08, which was approved in October 2008 with waivers of development standards for landscaping, and the parking lot layout. The BCC approved the waivers of development standards with a 3 year review. An extension of time application (ET-0104-11) was approved until October 22, 2014 for the waivers of development standards in December 2011. A subsequent application for review was not filed and the waivers of development standards have expired. This request was filed to reestablish the waivers for the development.

Site Plan

The existing building for the convenience store and restaurant is located on the southern portion of the eastern parcel. The fuel pumps and canopy for the gasoline station are located on the central portion of the western parcel. Parking for the facility is located to the north, west and south of the convenience store building and no changes are proposed to the layout of the parking areas, which are not in compliance with current Code standards. Access to the site is provided from Glendale Boulevard which is adjacent to the south side of the property.

Landscaping

There is some existing landscaping consisting of trees, shrubs and groundcover adjacent to the building. No landscaping is provided adjacent to Glendale Boulevard or within the parking areas.

Elevations

No changes are proposed to the existing buildings and structures with this request. The existing building is 1 story with a maximum height of 30 feet. The exterior of the building is a combination of a stone veneer with a stucco finish painted in earth tone colors.

Floor Plans

No changes are proposed to the interior of the existing building, which has a total area of 13,362 square feet and consists of a convenience store and restaurant.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the ownership of the property changed in July 2013 and the prior owners of the property did not provide information about the time limit for review for the waivers of development standards. Therefore, the waivers were inadvertently allowed to expire. The owners discovered this problem when checking on requirements to add electric car charging stations to the site and have submitted this request to correct the issues and bring the property into conformance to Code.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-19-900310	Electric car charging stations	Approved by Staff	May 2019
ZC-0847-08 (ET-0104-11)	First extension of time to review waivers of developments standards for off-site improvements, landscaping, and parking lot design - waivers expired	Approved by BCC	December 2011
ZC-0847-08	Original application to reclassify 15 acres from H-2, C-2, and R-A to C-2 zoning with waivers and a design review for a convenience store and restaurant	Approved by BCC	October 2008
ZC-1504-07	Reclassified 3.9 acres from H-2 and R-A to C-2 zoning with waivers and design review for a convenience store and restaurant - expired	Approved by BCC	February 2008
MP-1734-05 (ET-0041-07)	First extension of time - expired	Approved by BCC	March 2007
MP-1734-05	Draft Neighborhood Concept Plan for the Riverview development	Approved by BCC	March 2006
VC-0482-93 (ET-0139-98)	First extension of time - expired	Approved by PC	May 1998
ZC-0257-96 (ET-0075-98)	First extension of time	Approved by BCC	April 1998
ZC-0257-96	Original application that reclassified 151 acres to H-1 zoning for 2 resort hotels - expired	Approved by BCC	March 1996
VC-482-93	Reduced parking in conjunction with the relocation of fuel pump islands	Approved by PC	May 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	C-2 & R-A	Undeveloped parcels
South	Commercial Tourist	R-U	Single family residence
East	Commercial Tourist	C-2 & H-2	Motel & undeveloped parcels
West	Commercial Tourist	C-2	Undeveloped parcels

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a

substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waivers of Development Standards #1 & #2

Records indicate that the facility was constructed in 2010. The site is located in a rural area with little development and has been operating for several years without complaint. The proposed waivers have been previously approved for this development, and similar waivers of development standards have been approved for other commercial developments in other rural areas of the county. The current parking lot configuration is adequate for the existing business. Given the rural location and the past history of operations without complaints, staff does not object to these waivers of development standards.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the waivers are in conjunction with the existing facilities only, and redevelopment of the site will require additional land use approval and compliance to Code requirements; 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LIZ ADAMS

CONTACT: BONNIE MCGREW, P.O. BOX 1142, OVERTON NV 89040