



V. Informational Items

1. Candidates may file with the Clark County Registrar of Voters, located at 500 S. Grand Central Parkway, to serve on the elected Moapa Town Advisory Board. Filing takes place from March 2, 2020 to March 13, 2020 during business hours <https://www.clarkcountynv.gov/election/Documents/2020/CG20.pdf> (for discussion only)

VI. Planning & Zoning

**04/07/20 PC**

1. **UC-20-0130-USA:**  
**USE PERMITS** to allow the following: **1)** public utility structures (a 230 kV overhead transmission line) with associated equipment; and **2)** to increase height for public utility structures.  
**DESIGN REVIEW** for proposed public utility structures (a 230 kV overhead transmission line) with associated equipment generally located within a 1.5 mile corridor southwest of State Route 168 and north of I-15 in an M-2 (Industrial) Zone within the Northeast County Planning Area. MK/nr/jd (For possible action)

VII. General Business

Appoint one member as the town board's representative to be involved in the update of the County's Comprehensive Master Plan and development code (Title 30) (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/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: April 28, 2020

- 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 - TICK SEGERBLOM  
YOLANDA KING, County Manager



# Moapa Town Advisory Board

February 11, 2020

## MINUTES

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Board Members:      Tim Watkins – Chair – **PRESENT**                      Bob Lyman – **PRESENT**  
   Laurellyn Wren – Vice Chair – **EXCUSED**                      John Wray – **PRESENT**  
   Jamie Shakespear – **PRESENT**

Secretary:                      Amelia Smith 702-397-6475 [Amelia.Smith@clarkcountynv.gov](mailto:Amelia.Smith@clarkcountynv.gov)

County Liaison:                      Alex Ortiz

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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 July 30, 2019 & November 12, 2019 Minutes

**Moved by: John Wray**

**Action: Approved July 30, 2019 Minutes. The November 12, 2019 will be held until the next meeting**

**Vote: 4-0/Unanimous**

IV.    Approval of Agenda for February 11, 2020

**Moved by: Tim Watkins**

**Action: Approved**

**Vote: 4-0/Unanimous**

V. Informational Items

1. A representative from the 2020 Census will share information about the upcoming Census including employment opportunities (for discussion only)

Mailers are not allowed to be delivered via P.O. Box so this means that each questionnaire must be hand delivered to each individual residence. Aside from the option to fill out the questionnaire, which is hand delivered, the Census Bureau is also offering residents the option of responding over the phone or online. The statistics gathered during this process are used to decide how federal funding will be dispersed in each community; this data cannot be subpoenaed or used by any other agency.

2. Candidates may file with the Clark County Registrar of Voters, located at 500 S. Grand Central Parkway, to serve on the elected Moapa Town Advisory Board. Filing takes place from March 2, 2020 to March 13, 2020 during business hours <https://www.clarkcountynv.gov/election/Documents/2020/CG20.pdf> (for discussion only)

This is an elected board so individuals who are interested in serving on the town board have until March 13<sup>th</sup> to file. If 5 people or less apply then those individuals will be duly elected, if 6 or more apply then there will be a primary election and if 10 or more apply then they'll move onto the general election.

VI. Planning & Zoning

03/04/20 BCC

1. **WS-20-0024-SHERREL KIRK, INC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow an attached sidewalk in conjunction with a grocery store and gas station on 9.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Lewis Ranch Road and the south side of Interstate 15 within Moapa. MK/rk/jd (For possible action)

**APPROVED**

VII. General Business

1. The Moapa Town Advisory Board to approve 2020/2021 meeting calendar (for possible action)

**Moved by: Tim Watkins**

**Action:** Approved. The board removed 11/24/20 & 12/29/20 from the calendar.

**Vote: 4-0/Unanimous**

VIII. Public Comment

Alex Ortiz – Comprehensive Planning is updating Title 30. There will be a meeting on March 19<sup>th</sup> from 5-6pm at the Government Center if any of the board members wish to attend. Alex will attend as the Moapa Town Board representative. Alex introduced Marilyn's new Liaison, Carly LeDuc to those in attendance.

IX. Next Meeting Date

The next regular meeting will be March 31, 2020

X. Adjournment

The meeting was adjourned at 7:44 p.m.



V. Informational Items

1. Members of the U.S. Census Bureau in Nevada to discuss the 2020 Census process and provide information on available job opportunities (for discussion only)

The 2020 Census is required under and constitution and is a major deciding factor in how a community receives its funding such as education, infrastructure, rental assistance, emergency funding, market research and many other community benefits. All information is protected by law and can only be used for statistical purposes; NOT shared amongst any other government or private agencies. They are currently in the process of hiring office personnel and field workers. Additional information will be included with the 11.12.19 minutes. There are three avenues used to collect data: online, by phone or by mail. Please follow this link for additional information [www.2020Census.gov](http://www.2020Census.gov)

VI. Planning & Zoning

None

VII. General Business

1. Michael Frye to discuss designating outdoor recreational areas and trails within the Moapa Township. (for discussion and possible action)

**Moved by: Bob Lyman**

**Action:** Approved Mike Frye to proceed with a plan to designate land for outdoor recreation

**Vote: 4-0/Unanimous**

2. Ikanik Farms requests the Moapa Town Advisory Board's support for their proposed marijuana cultivation project site which is located at 3335 Hillside Drive (for discussion and possible action)

**Moved by: Tim Watkins**

**Action: Denied**

**Vote: 3-1**

**Voting Aye: Lyn Wren**

**Voting Nay: Tim Watkins, Jamie Shakespear and Bob Lyman**

After much discussion, it was decided that a marijuana cultivation site is not supported by the overwhelmingly majority of those who spoke during the meeting. Residents who spoke in opposition: Ryan Udall, Luis Mora, Larry Staley (read letter into record-available at [www.clarkcountynv.gov](http://www.clarkcountynv.gov)), Patricia Foulke, Lisa Wolfley, Mary Cloud. The residents who spoke in favor were Lola Egan and Robert Kurth.

3. Review/finalize FY 2020/2021 budget request(s) and take public comment on the budget request(s). (for discussion and possible action)

**Moved by: Tim Watkins**

**Action: Approved as recommended**

**Vote: 4-0/Unanimous**

Add request for lighting for both playground areas

VIII. Public Comment

Census applications are located online. There will be 'apply now' events coming soon to the Moapa Library. Coming soon, fliers will be posted with more information.

IX. Next Meeting Date

The next regular meeting will be January 28, 2019

X. Adjournment

The meeting was adjourned at 8:33 p.m.



**2020 Filing Information for the Elected TABs:**

- The following town advisory boards (TABs) are deemed elected TABs per state law: Bunkerville, Moapa, and Moapa Valley
- Candidates for any of the elected TABs have from Monday, March 2, 2020 to Friday, March 13, 2020, 8:00am-5:00pm, except weekends and holidays to file.
- Candidates for any of the elected TABs should file their candidacy with the Clark County Registrar of Voters at the Clark County Government Center, First Floor Pueblo Room, 500 S. Grand Central Parkway, Las Vegas.
- There are no filing fees for any of the elected TABs.
- The Clark County Election Department will explain the requirements related to campaign finance and ethical standards.
- The Clark County Election Department publishes a filing guide for candidates. It details what is required when a candidate files for an office. It is available online at: <https://www.clarkcountynv.gov/election/Documents/2020/CG20.pdf>. The guide is also attached.

**GENERAL INFORMATION: (702) 455-VOTE (455-8683)**

**TOLL FREE: 1 (866) NVELECT (1-866-683-5328)**

*For calls from:*

- (1) Outside Clark County, including international calls; or*
- (2) Laughlin and Mesquite inside Clark County*

**REGISTRAR OF VOTERS**

Joe P. Gloria, Clark County Registrar of Voters  
E-Mail Address: [jpg@ClarkCountyNV.gov](mailto:jpg@ClarkCountyNV.gov)  
Phone: (702) 455-2784

**E-MAIL AND INTERNET**

E-Mail Address: [elinfo@ClarkCountyNV.gov](mailto:elinfo@ClarkCountyNV.gov)  
Internet Address (URL): [www.ClarkCountyNV.gov/vote](http://www.ClarkCountyNV.gov/vote)

**TELEPHONE NUMBERS**

**Main Telephone Numbers:**

**General Information**

**(702) 455-VOTE (8683)**

Toll Free

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*For calls from: (1) Outside Clark County, including international calls; or*

*(2) Laughlin and Mesquite inside Clark County*

Información en Español (702) 455-3666

Impormasyon sa Filipino (702) 455-7871

Nevada Relay Text Telephone (TTY/TDD) 711 or 1 (800) 326-6868

**Section Telephone Numbers:**

Candidate Filing (702) 455-6552

Early Voting (702) 455-VOTE (8683)

Information Services and Reports (702) 455-2944

Mail Ballots (702) 455-6552

Mapping (702) 455-2822

Poll Workers (*Election Board Officers*) (702) 455-2815

Polling Places and Precincts (702) 455-VOTE (8683)

Registrar of Voters, Joe P. Gloria (702) 455-2784

Registration (702) 455-VOTE (8683)

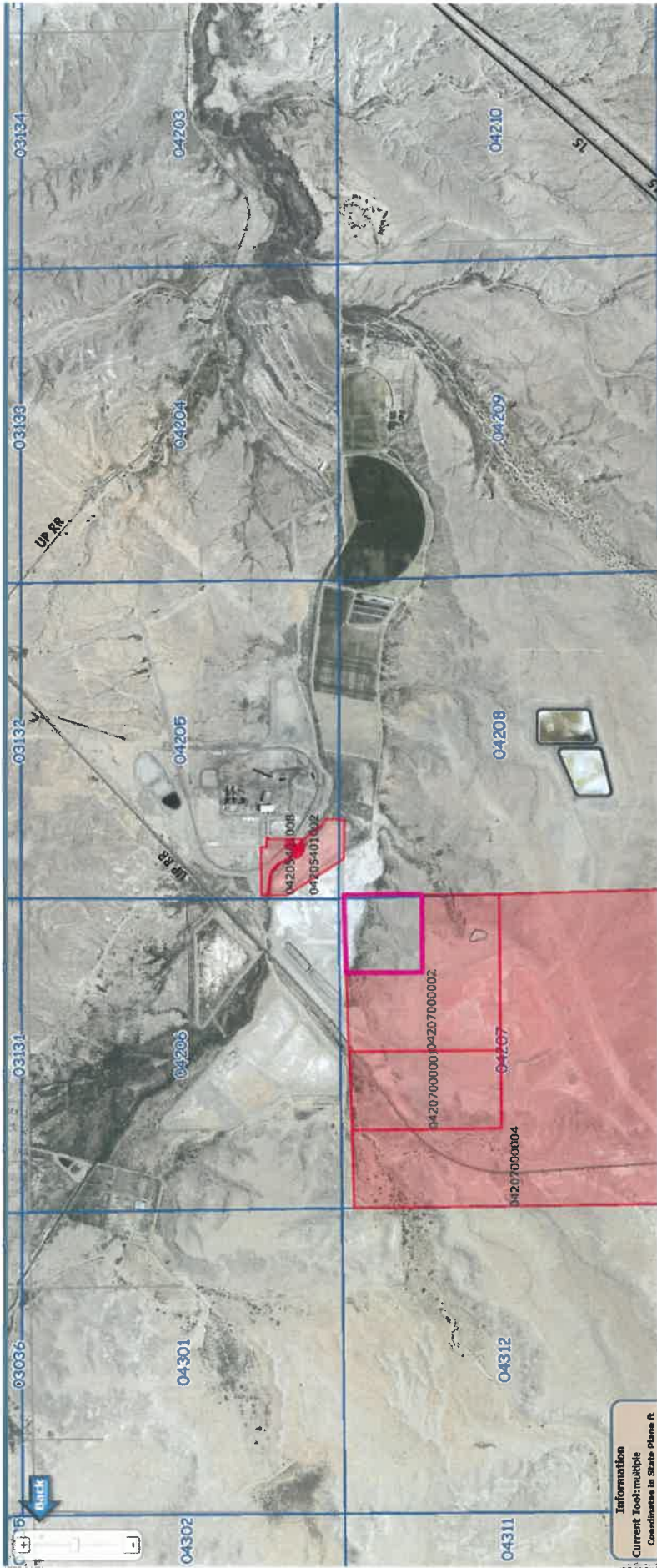
Voting (702) 455-VOTE (8683)

**FAX:**

Administration (702) 455-2793

Mail/Absentee Ballots (702) 455-2831

Registration/Voting (702) 455-2981



**Information**  
Current Tool: multiple  
Coordinates in State Plane ft



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
  - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
  - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
  - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - (ORIGINAL APPLICATION #)

STAFF	DATE FILED: <u>2/13/20</u>	APP. NUMBER: <u>UC-20-0130</u>
	PLANNER ASSIGNED: <u>AM</u>	TAB/CAC: <u>Morgan</u>
	ACCEPTED BY: _____	TAB/CAC MTG DATE: <u>3/10</u> TIME: <u>7:00pm</u>
	FEE: <u>\$1,350.00</u>	PC MEETING DATE: <u>4/7/20</u>
PROPERTY OWNER	NAME: <u>Nevada Power Company d/b/a NV Energy atn R. Cagle</u>	
	ADDRESS: <u>6226 W. Sahara Ave., MS9</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u>	
	TELEPHONE: <u>702-402-5484</u> CELL: _____	
APPLICANT	NAME: <u>325MK 8me LLC atn: Benjamin Droz</u>	
	ADDRESS: <u>10 East 53rd Street, 17th Floor</u>	
	CITY: <u>New York</u> STATE: <u>NY</u> ZIP: <u>10022</u>	
	TELEPHONE: <u>212-798-3420</u> CELL: _____	
CORRESPONDENT	NAME: <u>Luke Shillington for 325MK 8me LLC</u>	
	ADDRESS: <u>250 Sutter St., Suite 600</u>	
	CITY: <u>San Francisco</u> STATE: <u>CA</u> ZIP: <u>94108</u>	
	TELEPHONE: <u>415-818-5103</u> CELL: _____	
E-MAIL: <u>rcagle@nvenergy.com</u>		LETTER DUE DATE: _____
E-MAIL: <u>bdroz@capdyn.com</u>		COMMENCE/COMPLETE: _____
E-MAIL: <u>lshillington@8minute.com</u>		
REF CONTACT ID #: _____		
REF CONTACT ID #: <u>199935</u>		

ASSESSOR'S PARCEL NUMBER(S): 04207000001, 002, 004; 04206801001; 4205301005, 006; 04205401002

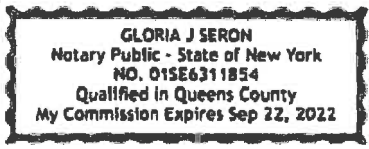
PROPERTY ADDRESS and/or CROSS STREETS: 501 Wally Kay Way 04205401008

PROJECT DESCRIPTION: Construct new transmission line to interconnect solar farm to Reid Gardner Sub

(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.

[Signature]  
 Property Owner (Signature)\*  
 STATE OF New York  
 COUNTY OF QUEENS  
 SUBSCRIBED AND SWORN BEFORE ME ON 28 January 2020 (DATE)  
 By Gloria J Seron  
 NOTARY PUBLIC: [Signature]

Benjamin Droz  
 Property Owner (Print)



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



February 12, 2020

Clark County Department of Comprehensive Planning  
Attn: Phillip Blount  
500 S Grand Central Parkway  
Box 551744  
Las Vegas, NV 89155-1744

**Via Hand Delivery**

Dear Mr. Blount:

Nevada Power Company d/b/a NV Energy is submitting this letter on behalf of 325MK 8me LLC for their 230-kV transmission line project that will facilitate interconnection of the Eagle Shadow Mountain Solar Project to the regional electrical grid. The portion of the transmission line on Nevada Power Company-owned property is located within Clark County Assessor's Parcel Nos: 042-07-000-001, 042-07-000-002, 042-06-801-001, 042-05-401-002, 042-05-401-008, 042-05-301-005, and 042-05-301-006.

NV Energy does not object to 325MK 8me LLC's application to Clark County for the County permits necessary for the Eagle Shadow Mountain Gen-Tie Project.

Sincerely,

A handwritten signature in black ink, appearing to read "Randal D. Cagle".

Randal D. Cagle  
Manager, Land Resources  
Nevada Power Company d/b/a NV Energy



July 15, 2019

Nancy Admundsen  
Director of Comprehensive Planning  
Clark County  
P.O. Box 551744  
Las Vegas, NV 89155-1744

RE: Signature Authority

Dear Ms. Admunsen,

The undersigned is Vice President, General Counsel, Chief Compliance Officer and Corporate Secretary of Nevada Power Company doing business as NV Energy.

As of the date of this letter, Randal D. Cagle is Manager, Land Resources, of Nevada Power Company. As Manager, Land Resources, Mr. Cagle is authorized to sign on behalf of Nevada Power Company the following documents:

1. Land use permits and parcel mapping required by local municipalities;
2. Grants of easements;
3. Relinquishments of easements granted on private property or rights contained in government patent easements and when the value such grant is less than \$100,000; and
4. Agreements relating to the acquisition of easements, not in excess of \$100,000.

This letter will expire one (1) year from the date of issuance.

NEVADA POWER COMPANY

  
By: Brandon Barkhuff  
Vice President, General Counsel,  
Chief Compliance Officer and Corporate Secretary

04/07/20 PC AGENDA SHEET

PUBLIC UTILITY STRUCTURES  
(TITLE 30)

S.R. 168/I-15  
(MOAPA)

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
UC-20-0130-USA:

**USE PERMITS** to allow the following: 1) public utility structures (a 230 kV overhead transmission line) with associated equipment; and 2) to increase height for public utility structures.

**DESIGN REVIEW** for proposed public utility structures (a 230 kV overhead transmission line) with associated equipment generally located within a 1.5 mile corridor southwest of State Route 168 and north of I-15 in an M-2 (Industrial) Zone within the Northeast County Planning Area. MK/nr/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

042-05-301-005; 042-05-301-006; 042-05-401-002; 042-05-401-008; 042-06-801-001; 042-07-000-001; 042-07-000-002; 042-07-000-004

**USE PERMIT:**

1. Public utility structures (230 kV overhead transmission line) with associated equipment.
2. Increase the height for public utility structures to 150 feet high where 75 feet is permitted per Table 30.40-5 (a 100% increase).

**LAND USE PLAN:**

NORTHEAST COUNTY (MOAPA) - INDUSTRIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Project Type: Public utility structures
- Building Height (feet): 90 to 150

**Site Plans**

The plans depict the construction and operation of approximately 13 new 230 kV towers with associated transmission lines along a 1.5 mile route. The route extends from the Moapa Indian Reservation Eagle Shadow Mountain Solar Project and ends at the Reid Gardener Substation. The route presented in this application is a portion of a larger line which is predominantly on tribal land. The 1.5 mile route is adjacent to the Union Pacific Railway lines.

Landscaping

Landscaping is not a part of this request.

Elevations

The plans depict poles and towers up to 150 feet in height to allow the powerlines to cross over the terrain.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed transmission lines will provide a tie-in from the Eagle Shadow Mountain Solar Project to the Reid Gardener Substation in order to connect the 300 megawatt solar energy generating facility into the regional power grid at the substation.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-19-900912	Overhead power lines	Approved by ZA	January 2020
UC-17-0488	240 foot high telecommunication towers	Approved by PC	August 2017
NZC-1044-08	Reclassified 1,225 acres R-U & R-A to M-2 zoning for a power generating site and sanitary landfill facility	Approved by BCC	January 2009
WS-0149-06	Reduced on-site parking and landscaping with a design review of a public utility warehouse	Approved by PC	March 2006
WS-0792-01	Reduced the setback for a power generating station	Approved by PC	August 2001
ZC-1080-00	Reclassification from M-3 to M-2 zoning	Approved by BCC	September 2000
UC-0121-99	100 foot high transmission lines on the northwest side of I-15 near State Route 93, 68kV to 500kV	Approved by PC	March 1999
UC-1305-95	40 foot high communication tower	Approved by PC	September 1995

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, West	Industrial	M-2	Mixture of undeveloped, Union Pacific Railroad, and a power generating facility



## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Use Permits & Design Review

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Due to the growing energy demands of Clark County and the County's location as a potential route between energy supply and demand sources, there is a need to expand or add additional public utility structures. This application also meets objective number 4 of the Comprehensive Master Plan which states that permits granted within or outside of designated corridors would be processed per Title 30 requirements. This project also complies with Policy 5 of the Above Ground Utility Plan which encourages the development of transmission capability and interconnectivity for distributed energy, cogeneration and alternative energy sources, including regional interconnectivity and transmission capability. The height, design, and color of the proposed utility towers are similar to other existing utility poles within the surrounding area. The design of the proposed project will have minimal to no impact on the surrounding land uses and properties; therefore, staff recommends approval.

#### **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 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:** BENJAMIN DROZ

**CONTACT:** LINDA BULLEN, BULLEN LAW, LLC, 8635 W SAHARA #454, LAS VEGAS, NV 89117

DRAFT