



# Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV. 89040

March 27, 2019

7:00 p.m.

## AGENDA

**NOTE:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council 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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from insert name of contact at phone number and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

Board Members: Marjorie Holland - Chair Lois Hall  
 Kristen Pearson – Vice Chair Megan Porter  
 Gene Houston

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

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/Council 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 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.

III. Approval of March 13, 2019 Minutes (For possible action)

IV. Approval of Agenda for March 27, 2019 and Hold, Combine or Delete Any Items (For possible action)

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

V. Informational Items

None

VI. Planning & Zoning

1. **VS-19-0148-OLIVER CHARLES D & TERI E, ETAL:**

**VACATE AND ABANDON** a portion of a right-of-way being Anthon Avenue located between Lou Street and Whitmore Street within Moapa Valley (description on file). MK/sv/ja (For discussion and possible action)

04/16/19 PC

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 Valley Township (for discussion and possible action)
2. Larry Knotek requests Arrow Avenue to be added to the list of roads to be considered for future paving (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: March 27, 2019

X. Adjournment

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

Moapa Valley Community Center- 320 N. Moapa Valley Blvd.

Overton Post Office- 275 Moapa Valley Blvd.

Logandale Post Office- 3145 N. Moapa Valley Blvd.

Shell Gas Station- 3685 N. Moapa Valley Blvd.

<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 Valley Town Advisory Board

March 13, 2019

### MINUTES

---

Board Members:	Marjorie Holland – Chair – <b>PRESENT</b> Kristen Pearson – Vice Chair – <b>PRESENT</b> Gene Houston – <b>EXCUSED</b>	Lois Hall – <b>PRESENT</b> Megan Porter – <b>PRESENT</b>
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 February 27, 2019 Minutes

**Moved by: Kristen Pearson**

**Action: Approved**

**Vote: 4-0 Unanimous**

IV. Approval of Agenda for March 13, 2019

**Moved by: Lois Hall**

**Action: Approved**

**Vote: 4-0/Unanimous**

V. Informational Items

None

VI. Planning & Zoning

1. **ZC-19-0129-CLEGG, FRANCINE R.:**

**ZONE CHANGE** to reclassify 3.9 acres from R-U (Rural Open Land) Zone to R-E (Rural Estates Residential) Zone for an existing and future single family residence. Generally located on the south side of Frehner Avenue, 188 feet east of Lyman Street within Moapa Valley (description on file). MK/jor/ja (For discussion and possible action)

04/03/19 BCC

**Moved by: Megan Porter**

**Action: Approved**

**Vote: 4-0/Unanimous**

VII. General Business

1. Moapa Valley Revitalization Project (MVRP) requests the Moapa Valley Town Advisory Board to support the installation of a banner in the large meeting room of the Moapa Valley Community Center. The banner contains the newly adopted Moapa Valley logo (for discussion and possible action)

**Moved by: Lois Hall**

**Action: Approved**

**Vote: 4-0**

2. Moapa Valley Town Advisory Board members to discuss the proposed Resource Management Plan for "We the People" and take public input (for discussion and possible action)

**Moved by: Kristen Porter**

**Action: Denied**

**Vote: 3-1**

**Voting Aye: Marjorie Holland**

**Voting Nay: Kristen Pearson, Megan Porter and Lois Hall**

Resident, Keith Grimes does not believe that this item is under the Moapa Valley Town Board's jurisdiction.

VIII. Public Comment

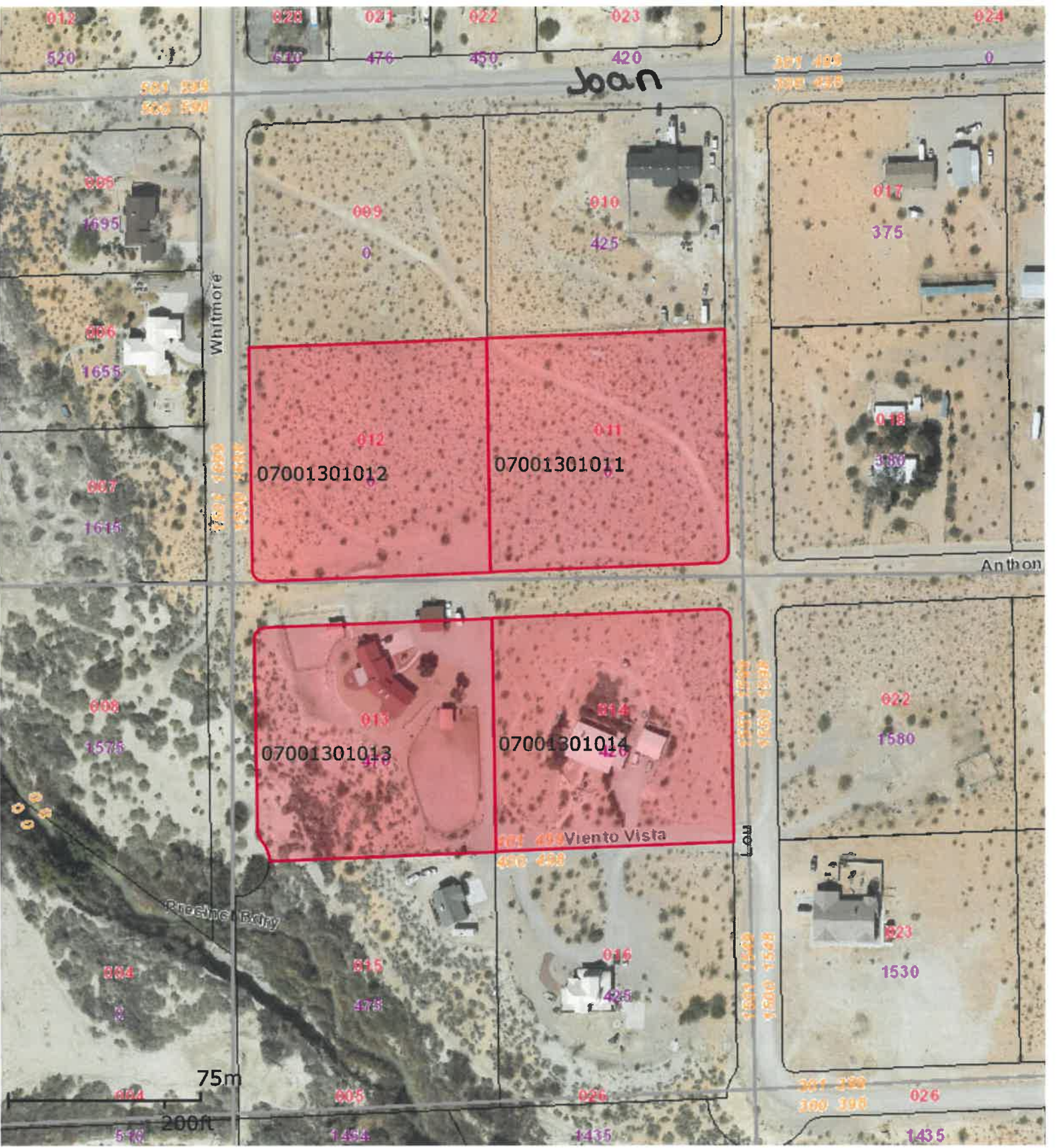
Keith Grimes – spoke in objection and "Point of Order" to the Moapa Valley Town Board. Keith does not believe that this board has the jurisdiction to hear Cliven's item because he doesn't believe that the areas being discussed fall within the boundary lines of this town board.

IX. Next Meeting Date

The next regular meeting will be March 27, 2019

X. Adjournment

The meeting was adjourned at 8:02 p.m.



Joan

Whitmore

Anthon

Viento Vista

Loa

Prestige Entry

75m

200ft

012

520

501 539  
502 599

023

620

021

476

022

450

023

420

024

0

301 400  
302 438

005

1695

009

0

010

425

017

375

006

1655

012  
07001301012

011  
07001301011

018

388

007

1615

008

1575

013  
07001301013

014  
07001301014

022

1580

401 403  
402 408

1501 1503  
1502 1507

Prestige Entry

004

0

015

475

016

425

023

1530

004

570

005

1454

026

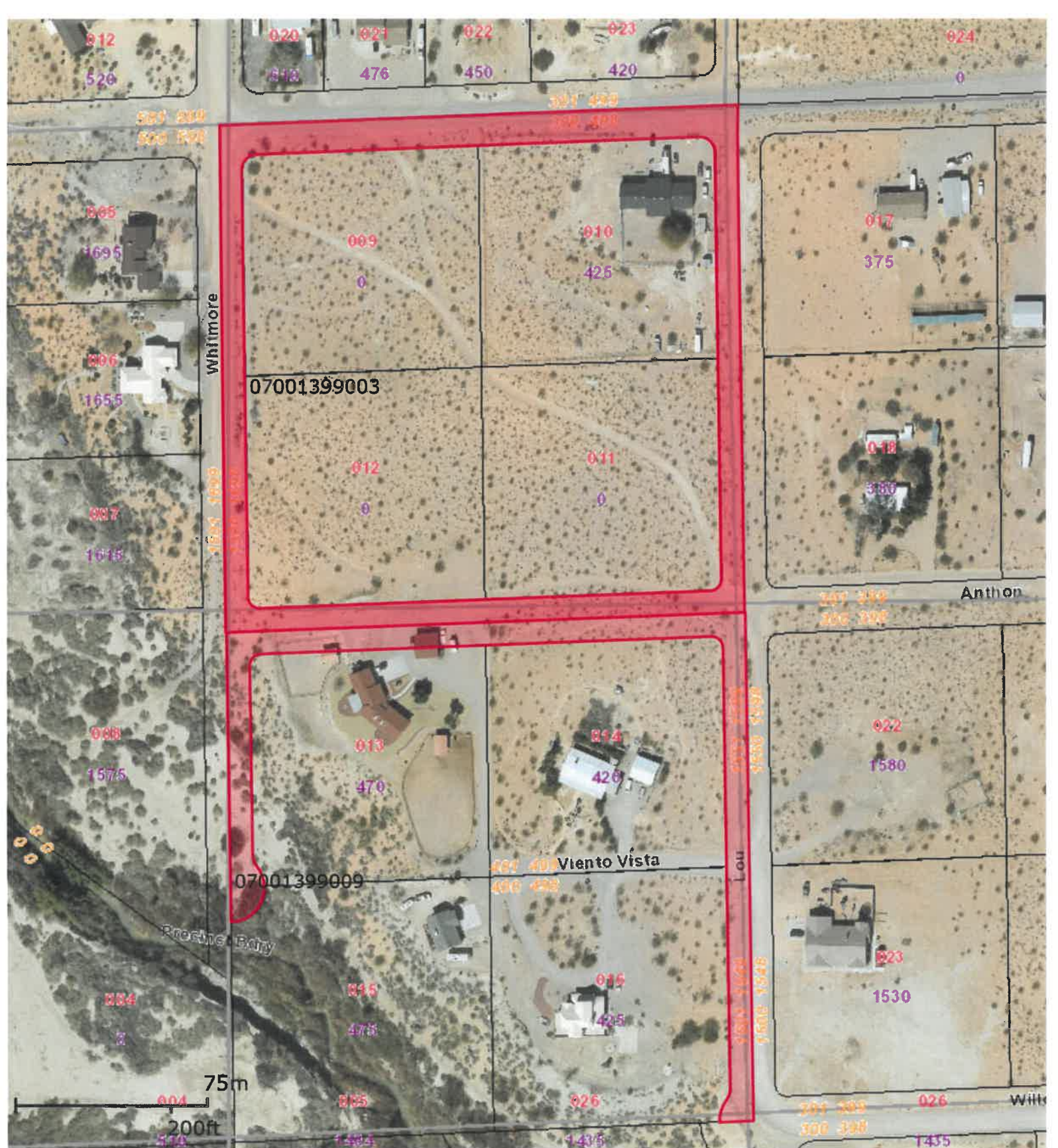
1435

301 300  
300 300

026

1435

noni.







04/16/19 PC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

WHITMORE ST/ANTHON AVE  
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0148-OLIVER CHARLES D & TERI E. ETAL:**

**VACATE AND ABANDON** a portion of a right-of-way being Anthon Avenue located between Lou Street and Whitmore Street within Moapa Valley (description on file). MK/sv/ja (For possible action)

RELATED INFORMATION:

APN:

070-01-301-011 through 070-01-301-014

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

BACKGROUND:

**Project Description**

The plans depict the vacation and abandonment of a 60 foot wide portion of right-of-way on parcels 070-01-301-011, 070-01-301-012, 070-01-301-013, and 070-01-301-014.

The properties on parcels 070-01-301-011 through 013 are owned by one owner while the property on parcel 070-01-301-014 is owned by a different property owner. The applicant states that both owners use Viento Vista to access their homes on parcel numbers 070-01-301-013 and 014. Whitmore Street and Lou Street could also be used as access to the subject parcels.

Anthon Avenue is in a rural area and not currently paved, furthermore the two owners of subject parcels agree to vacate that street that divides their properties.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Rural (up to 0.5 du/ac)	R-U	Undeveloped land & single family residential
South	Residential Rural (up to 0.5 du/ac)	R-U	Single family residential
East	Residential Rural (up to 0.5 du/ac)	R-U	Undeveloped land & single family residential
West	Residential Rural (up to 0.5 du/ac)	R-U	Undeveloped land & single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

**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**

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Fire Prevention**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: JOHN MCLAUGHLIN**

**CONTACT: KELLIE HALPIN, HMH SURVEYING, 4945 W. PATRICK LANE, LAS VEGAS, NV 89118**

15-19-0148

February 13, 2019

Clark County Comprehensive Planning  
500 Grand Central Parkway  
Las Vegas, NV 89155

RE: Application to Vacate Public Street Right-of-Way on APN's 070-01-301-011; 012; 013; & 014

To Whom It May Concern;

Please consider this application to vacate public street right-of-way on parcels 070-01-301-011; 012; 013; and 014, located on Anthon Avenue and Whitmore Street. We are requesting a vacation of 30 feet of the existing right-of-way to remove Anthon Avenue between APN's 070-01-301 011 and 012 and APN's 070-01-301-013 and 014.

The property 070-01-301-014 is owned by John and Cynthia McLaughlin, and the rest of the subject properties are owned by Charles and Teri Oliver. This street separates the Oliver's properties, and they would like it removed so all their properties are connected. The McLaughlin's are in full support of this vacation as well. This vacation of 30 feet of Anthon Avenue will only affect these two owners.

Currently, the 30 feet of Anthon Avenue is a dirt road that is not in use by either of the owners, or any of the neighboring properties. This is a very rural area, and vacating this 30 feet of road should have little to no impact on any properties other than the applicants. In addition, the subject properties will still be accessible by other streets. Currently, the owners both use Viento Vista Circle to access their homes on APN's 070-01-301-013 and 014. However, Whitmore Street and Lou Street could also be used as access to the subject parcels as well.

Anthon Street is not currently paved or being used by the area, so this should not be a disturbance to the neighbors in this rural area. Therefore, as both owners of all four affected parcels agree to vacate the street dividing their properties, and there are other options for accessing these properties, we respectfully request to vacate 30 feet of Anthon Avenue, per the owners' request.

Please call if you have any questions regarding this application. Thank you for your consideration.

Regards,



Kellie Halpin

PLANNER  
COPY



**HMH Surveying**

'Service' you can count on 'Surveying' you can build on!



UP RR

04121601001

04121

04121701001

04121801001

04121801003

04121801002

04122401001

Mills

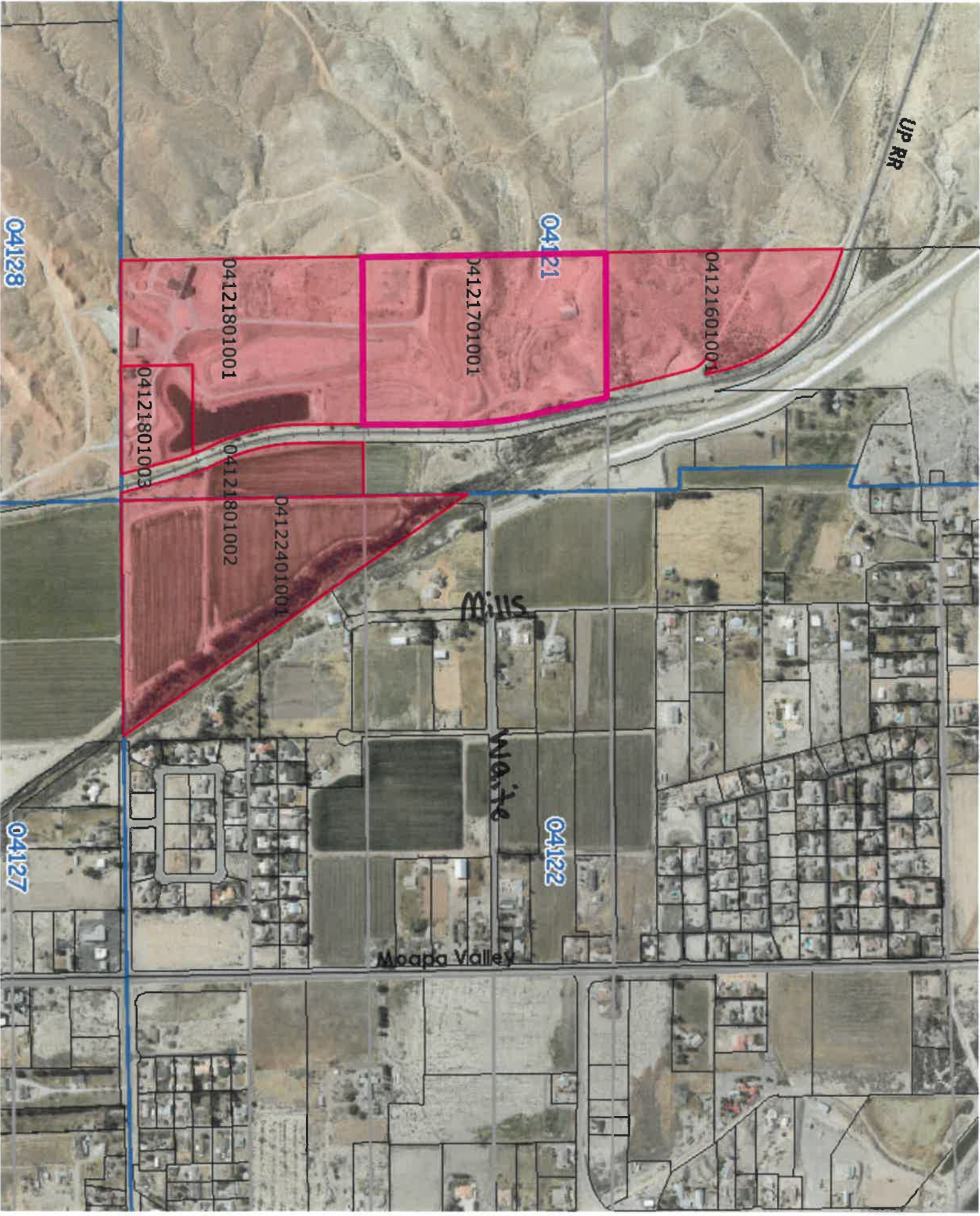
White

04122

Moapa Valley

04128

04127



2021

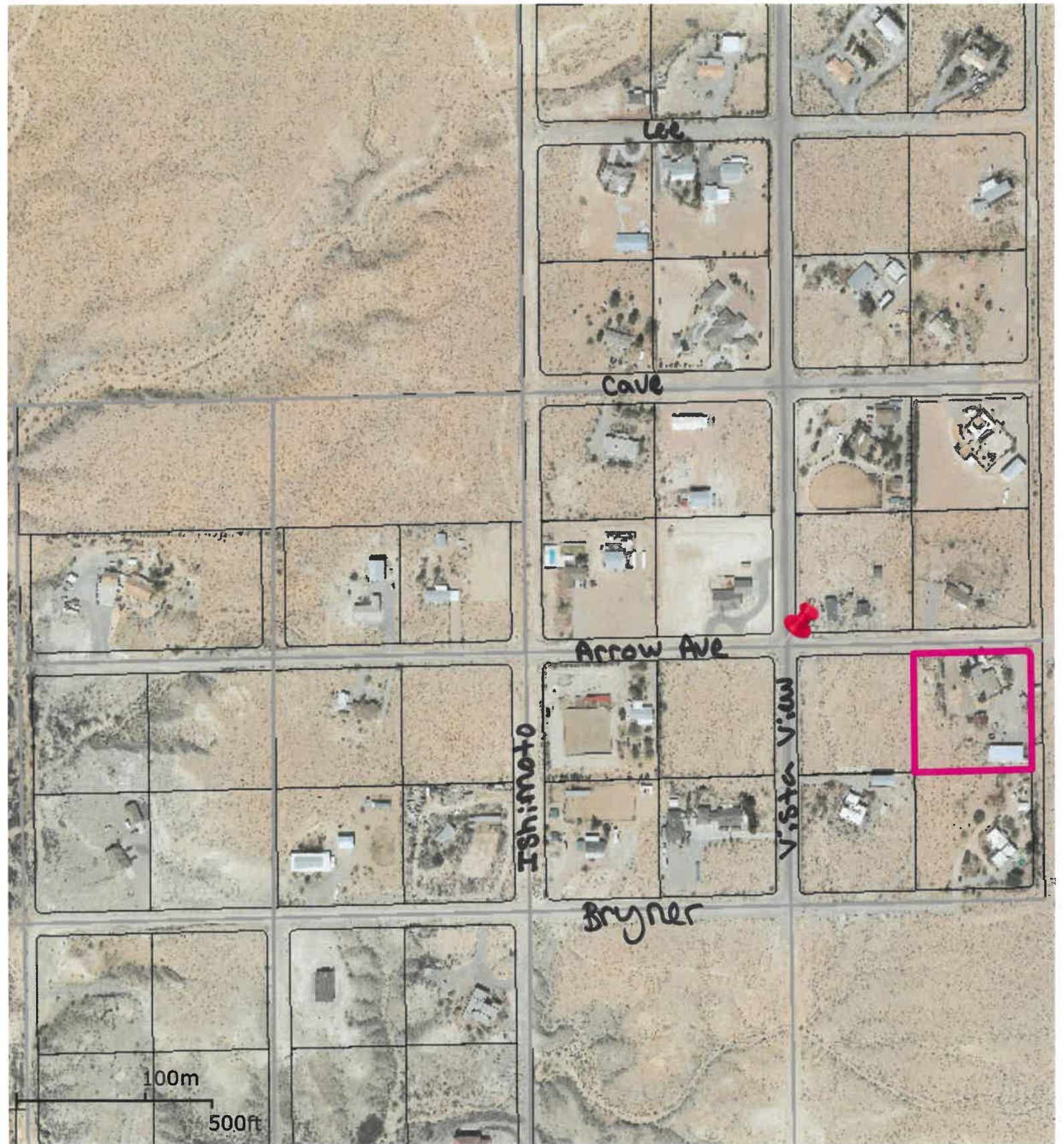
February

Moapa Valley Roads for Paving

PRIORITY	ROAD	FROM/TO	Distance	ROW	Maintained	Current Condition	STATUS
	Deer	Lewis/Overton Park	2,100	Full	Yes	Gravel	Paved
	Lewis	MV Blvd/Deer	1,800	Full	Yes	Gravel	Paved
	Rice	Brothers/Witwer	1,000	Full	Yes	Gravel	Paved
	Wittwer	Yamashita/Ash	660	Partial	Yes	Gravel	Paved
	St. Joseph	Cram/Bunnell	600	Full	Yes	Gravel	Paved
		<b>Total Roads Paved</b>	<b>6,160</b>				
FLAP	Mills	Liston/RR Tracks	700	None	Yes	Gravel	Recommend Paving
FLAP	Pioneer	RR Tracks/600 ft North	600	None	Yes	Gravel	Recommend Paving
1	Paiute	Jensen/840 N	840	Full	Yes	Gravel	Recommend Paving
2	Perkins	Whitmore/1,000'W	1,000	Partial	Yes	Gravel	Recommend Paving
3	Cameron	St Joseph/Palo Verde	643	Full	Yes	Gravel	Recommend Paving
4	Ingram	Whitmore/Yamashita	1,344	Partial	Yes	Gravel	Recommend Paving
5	Skyline	Pearl/Dunn	660	Full	Yes	Gravel	Recommend Paving
6	Dunn	Skyline/Pinwheel	1,330	Partial	Yes	Gravel	Recommend Paving
7	Pirate	Yamashita/Ash	660	Full	Yes	Gravel	Recommend Paving
8	Paul	Ash/Anderson	2,026	Full	Yes	Gravel	Recommend Paving
9	Gann	St Joseph/Ash	1,360	Full	Yes	Gravel	Recommend Paving
10	Pearl	Lyman/Skyline	585	Full	Yes	Gravel	Recommend Paving
11	St Joseph	Cottonwood/Carol	660	Full	Yes	Gravel	Recommend Paving
12	Liston	Yamashita/Ash					
13	Bunnell St. Joseph	Heyer/St. Joseph Bunnell/Cram					







Lee

Cave

Arrow Ave

Ishimoto

Vista View

Bryner

100m

500ft

10

10

10

10

10

10