



Moapa Valley Town Advisory Board

Moapa Valley Community Center
320 N. Moapa Valley Blvd.
Overton, NV. 89040

May 1, 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.

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 27, 2019 Minutes (For possible action)
- IV. Approval of Agenda for May 1, 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

05/22/19 BCC

1. **WS-19-0238-JOHNSON, WILLIAM LEE & VEDA SUE:**
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (curb, gutter, sidewalk, streetlights, and full paving) in conjunction with a proposed 2 lot single family residential subdivision on 2.3 acres in an R-E (Rural Estates Residential) Zone in the Moapa Valley Overlay District. Generally located on the east side of Leavitt Street and the south side of Gubler Avenue within Moapa Valley. MK/md/ja (For discussion and possible action)

VII. General Business

1. Moapa Valley Resource Management Project requests the Moapa Valley Town Advisory Board to approve program which will assist the community with previously approved Code cases (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: May 15, 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 - TICK SEGERBLOM
YOLANDA KING, County Manager



Moapa Valley Town Advisory Board

March 27, 2019

MINUTES

Board Members:	Marjorie Holland – Chair – PRESENT Kristen Pearson – Vice Chair – PRESENT Gene Houston – PRESENT	Lois Hall – PRESENT Megan Porter – PRESENT
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 March 13, 2019 Minutes

Moved by: Lois Hall

Action: Approved

Vote: 4-0 Unanimous

- IV. Approval of Agenda for March 27, 2019

Moved by: Gene Houston

Action: Approved

Vote: 5-0/Unanimous

- 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

Moved by: Gene Houston

Action: Approved

Vote: 5-0/Unanimous

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)

Moved by: Gene Houston

Action: Denied

Vote: 5-0

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)

Moved by: Gene Houston

Action: Denied

Vote: 5-0

VIII. Public Comment

Janice Ridondo- There will be no meeting in April because our only April meeting was cancelled due to the fair, so May 15th will be our next meeting date; NDOT will be here to discuss current and future projects. Gene-there's no lighting on the field at Mack Lyon for baseball practice. Janice- this has been 2 years in the making, Marilyn gave the school some lights but they wound up being too short. Those lights are now planned to be used in their bus yard. Marilyn is working to find lighting for the fields. The BCC meeting which will hear the Land Use Plan is May 8th. Dorene Starita- would like to be on record in opposition to the way the Land Use Plan is currently being operated.

IX. Next Meeting Date

The next regular meeting will be May 15, 2019

X. Adjournment

The meeting was adjourned at 8:08 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
- Sunگرد Data Query
- Document Images

Information

Current Tool: multiple
 Coordinates in State Plane ft
 X: 976850 Y: 26919151
 Flight Date: Most Current Flight
 Current View: Parcel
 1: 2,000

Submit Quick Search

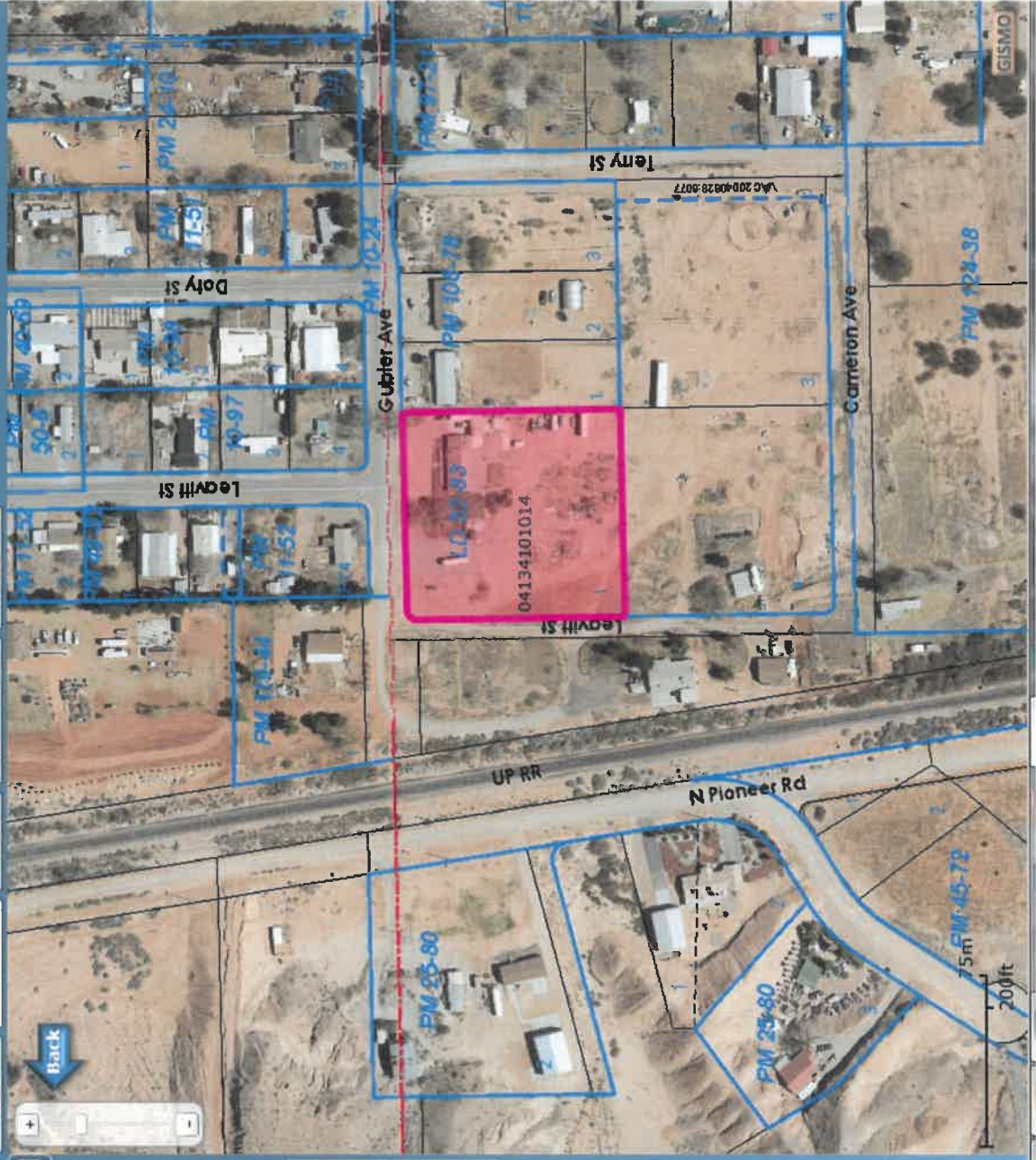
Resources

Points of Interest

Tools

Display Options

Search



GISMO

Request for waiver of paving Leavitt Street on parcel 041-34-101-014 located in Logandale, Nevada.

Assessor description: Land Division 52-83 Lot 1 1800:1759543

Geoid: PT NE4 NW4 SEC 34 15 67

Property Owners: William Lee and Veda Sue Johnson Family Trust

We are requesting a waiver, so we don't have to pave Leavitt Street south of Gubler Ave to Cameron Ave. My wife and I want to divide our parcel so that our son can build a home on that parcel. One of the requirements is to pave Leavitt Street south of Gubler Ave to Cameron Ave to the south.

Looking at the parcel map, Leavitt Street south of Gubler does not align with Leavitt to the North. The land owners to the west, Arnold and Roberta Cottam are against paving Leavitt Street and the property owners south of Cameron Ave have no plans to develop their property. The Cottams have two ways to access their property.

Please help us and our son's family in making home ownership possible and without costing so much to just get to the building process.

Sincerely,

William Lee and Veda Sue Johnson

OFF-SITE IMPROVEMENTS
(TITLE 30)

GUBLER AVE/LEAVITT ST
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0238-JOHNSON, WILLIAM LEE & VEDA SUE:

WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (curb, gutter, sidewalk, streetlights, and full paving) in conjunction with a proposed 2 lot single family residential subdivision on 2.3 acres in an R-E (Rural Estates Residential) Zone in the Moapa Valley Overlay District.

Generally located on the east side of Leavitt Street and the south side of Gubler Avenue within Moapa Valley. MK/md/ja (For possible action)

RELATED INFORMATION:

APN:

041-34-101-014

WAIVER OF DEVELOPMENT STANDARDS:

Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and full paving) along Leavitt Street where required per Chapter 30.52.

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2055 Gubler Avenue
- Site Acreage: 2.3
- Number of Lots: 1

Site Plans

The plans depict a proposed 2 lot subdivision with an overall area of 2.3 acres located at the southeast corner of Gubler Avenue and Leavitt Street. Lot 1 consists of 1.15 acres and features an existing single family residence. Access to Lot 1 is granted via an existing driveway along Gubler Avenue. Lot 2 measures 1.15 acres, is located on the western half of the subdivision, and will eventually be developed with a single family residence. Access to Lot 2 is granted from Leavitt Street and Gubler Avenue.

Applicant's Justification

The applicant states the northern portion of Leavitt Street begins at Gubler Avenue and terminates at Cameron Avenue to the south. Cameron Avenue is not paved and terminates into the Union Pacific Railroad tracks to the west and Terry Street to the east. The applicant indicates the portion of Leavitt Street located to the south of Gubler Avenue does not align with the portion of Leavitt Street to the north of Gubler Avenue. The applicant intends to subdivide the parcel into 2 lots so their son can construct a residence on the undeveloped lot.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0179-06	Off-site improvements (curb, gutter, sidewalk, streetlights) in conjunction with a proposed single family residential development -- expired	Approved by BCC	March 2006
ZC-0018-06	Reclassified the project site from R-U to R-E zoning for future single family residential development	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Residential Suburban (up to 8 du/ac)	R-U, R-E, & R-T	Single family residential development & undeveloped lots

Related Applications

Application Number	Request
MSM-18-600042	A minor subdivision map for 2 lots is currently in process.

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning**

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.

Public Works - Development Review

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public

streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support this request.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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

- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WILLIAM LEE JOHNSON

CONTACT: TAYLOR JOHNSON, PO BOX 1003, LOGANDALE, NV 89021

