



Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV. 89040

July 31, 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 Amelia Smith at 702-397-6475 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 July 10, 2019 Minutes (For possible action)
- IV. Approval of Agenda for July 31, 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

08/20/19 PC

1. **WS-19-0520-OVERTON POWER DISTRICT #5:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** non-residential buildings to have an entrance facing Moapa Valley Boulevard; **2)** a detached sidewalk; and **3)** alternative landscaping. **DESIGN REVIEW** for an addition to an existing office building on a portion of 21.1 acres in an M-1 (Light Manufacturing) Zone within the Moapa Valley Overlay District. Generally located on the southwest corner of Bryner Avenue (alignment) and Moapa Valley Boulevard within Moapa Valley. MK/al/ma (For discussion and possible action)

VII. General Business

None

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: August 14, 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

July 10, 2019

MINUTES

Board Members:	Marjorie Holland – Chair – PRESENT Kristen Pearson – Vice Chair – PRESENT Gene Houston – PRESENT	Lois Hall – EXCUSED 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 June 12, 2019 Minutes

Moved by: Gene Houston
Action: Approved
Vote: 4-0 Unanimous

IV. Approval of Agenda for July 10, 2019

Moved by: Megan Porter
Action: Approved
Vote: 4-0/Unanimous

V. Informational Items

1. Volunteers needed to transport citizens to and from Dr. appointments (for discussion only)

Janice explained that United Seniors is in need of volunteers who'd be willing to offer their time a couple days a month to get people to and from Dr. Appointments. Janice requested that people put the word out. Those who are interested can be given training. Larry Griffiths, with Just Serve.org, will need a sponsoring organization, who could be United Seniors, who can place information on the Just Serve website. They will train United Seniors to be an administrator on JustServe.org to put information on their website. Larry will follow up with Cindy.

VI. Planning & Zoning

None

VII. General Business

1. Review FY 2018/2019 budget request (s) and take public input regarding suggestions for FY 2020/2021 (for discussion and possible action)

Janice came back with the requested cost comparison for Horseman's Park to cover their horse arena which carried a price tag of \$4,777,000.

The board decided to add a request for pickle ball to the existing basketball courts at the Overton Park.

2. Moapa Valley Fire District update (for discussion and possible action)

Fire Chief Stephen Neel – The Moapa Valley Fire District (MVFD) and Clark County Fire District are now fully separated as of 2 weeks ago. MVFD now has their own Medical Director, Ryan Hodnick, who will be training MVFD staff twice a year. MVFD now have a medical advisory board in which Ryan and Stephen both have a seat. The focus of this board is to identify rural EMS needs with the goal of providing a higher level of service. The Rapid Response Vehicle has been a great asset to MVFD. Specifically, the time it takes to respond to a scene has been cut in half; The Rapid Response Vehicle is now being implemented full time. MVFD does have some concerns about wildfires this season due to the large amount of rain our desert has received; which has caused exceptional growth of dry vegetation. There is now a reserve program which brings coverage from Vegas to our valley during the day when members of the MVFD are unavailable. An EMT program will be offered by CSN who is going to come out and train 15 new members over the course of 5-6 months and a Firefighter 1 program will also be available as well.

VIII. Public Comment

Lee Kirk- (Acting BLM Manager of the Gold Butte Monument) BLM is in the process of organizing a 'Draft Environment Assessment' which will be reviewed by the BLM and Tribe. Lee hopes it will be made available for a Public Comment Review by August/September. This Assessment will address cultural sites and recreational amenities. BLM currently has OHV funding available to pay to replace and add new directional signs to the Back Country Byway. National Public Lands Day is September 28th and BLM is looking for volunteers to help install signs and kiosks. They are still working on their JR Ranger Book which Lee hopes to be complete within the next 6 months. The Resource Management Plan is officially terminated. The new BLM Las Vegas Field Manager is, Shonna Dooman. Jannice Cutler and Mark Cutler from the BLM's St. George Office - They have permission to be on private property in Seven Springs to complete a burro roundup. The roundup is

projected to begin at the end of July and completed by August or until they have collected 40 burros; which is what BLM has funding for. The burros will be collected in a corral with hay or other treats, no aircraft will be used, the burros will not be sterilized, and they will be adopted out. If horses or any other livestock are inadvertently trapped with the burros, they will be released. The burros are set to be transported to the Florence Wild Horse & Burro Training Center in Florence, AZ.

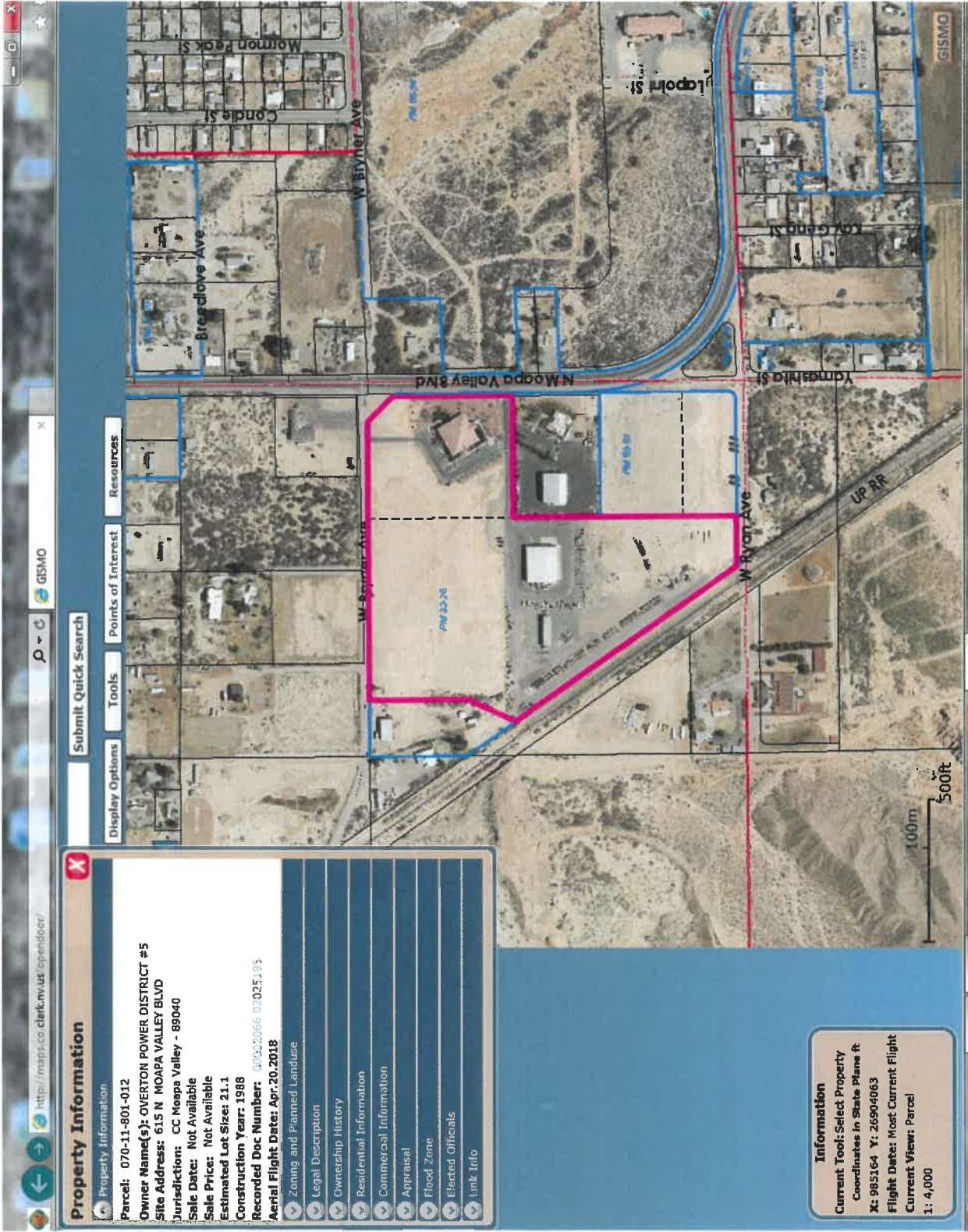
IX. Next Meeting Date

The next regular meeting will be July 31, 2019

X. Adjournment

The meeting was adjourned at 7:34 p.m.

DRAFT



Property Information

Property Information

Parcel: 070-11-901-012

Owner Name(s): OVERTON POWER DISTRICT #5

Site Address: 615 N MOAPA VALLEY BLVD

Jurisdiction: CC Moapa Valley - 89040

Sale Date: Not Available

Estimated Lot Size: 21.1

Construction Year: 1988

Recorded Doc Number: 07022066 02025183

Aerial Flight Date: Apr.20.2018

- Zoning and Planned Landuse
- Legal Description
- Ownership History
- Residential Information
- Commercial Information
- Appraisal
- Flood Zone
- Elected Officials
- Link Info

Information

Current Tool: Select Property

Coordinates in State Plane ft

X: 985164 Y: 26904063

Flight Date: Most Current Flight

Current View: Parcel

1: 4,000



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<ul style="list-style-type: none"> <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <ul style="list-style-type: none"> <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>425</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> PUBLIC HEARING <u>675</u> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) <ul style="list-style-type: none"> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <ul style="list-style-type: none"> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) <ul style="list-style-type: none"> (ORIGINAL APPLICATION #) 	<p>STAFF</p> <p>DATE FILED: <u>7-3-19</u></p> <p>PLANNER ASSIGNED: <u>AI</u></p> <p>ACCEPTED BY: <u>AI</u></p> <p>FEE: <u>1150</u></p> <p>CHECK #: <u>1734</u></p> <p>COMMISSIONER: <u>MK</u></p> <p>OVERLAY(S)? <u>Moapa Valley</u></p> <p>PUBLIC HEARING? <input checked="" type="checkbox"/> / N</p> <p>TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/></p> <p>APPROVAL/DENIAL BY: _____</p>	<p>APP. NUMBER: <u>WS-19-0520</u></p> <p>TAB/CAC: <u>Moapa Valley</u></p> <p>TAB/CAC MTG DATE: <u>731</u> TIME: <u>7P</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>8-21-19 9A</u></p> <p>ZONE / AE / RNP: <u>M-1 No AE</u></p> <p>PLANNED LAND USE: <u>PF</u></p> <p>NOTIFICATION RADIUS <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N</p> <p>LETTER DUE DATE: _____</p> <p>COMMENCE/COMPLETE: _____</p>
<p>PROPERTY OWNER</p>	<p>NAME: <u>Overton Power District No. 5</u></p> <p>ADDRESS: <u>PO Box 395 / 615 N. Moapa Valley Blvd</u></p> <p>CITY: <u>Overton</u> STATE: <u>NV</u> ZIP: <u>89040</u></p> <p>TELEPHONE: <u>(702) 397-2512</u> CELL: _____</p> <p>E-MAIL: _____</p>	
<p>APPLICANT</p>	<p>NAME: <u>Overton Power District No. 5 - Randall Ozaki</u></p> <p>ADDRESS: <u>PO Box 395 / 615 N. Moapa Valley Blvd</u></p> <p>CITY: <u>Overton Power District No. 5 - R</u> STATE: <u>NV</u> ZIP: <u>89040</u></p> <p>TELEPHONE: <u>(702) 397-3024</u> CELL: <u>(702) 789-8833</u></p> <p>E-MAIL: <u>rozaki@opd5.com</u> REF CONTACT ID #: _____</p>	
<p>CORRESPONDENT</p>	<p>NAME: <u>Overton Power District No. 5 - Randall Ozaki</u></p> <p>ADDRESS: <u>PO Box 395 / 615 N. Moapa Valley Blvd</u></p> <p>CITY: <u>Overton</u> STATE: <u>NV</u> ZIP: <u>89040</u></p> <p>TELEPHONE: <u>(702) 397-3024</u> CELL: <u>(702) 789-8833</u></p> <p>E-MAIL: <u>rozaki@opd5.com</u> REF CONTACT ID #: _____</p>	

ASSESSOR'S PARCEL NUMBER(S): 070-11-801-012

PROPERTY ADDRESS and/or CROSS STREETS: 615 N Moapa Valley Blvd, Overton NV 89040

PROJECT DESCRIPTION: Building Expansion

(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.

Judith L. Metz
 Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF Clark
 JUDY METZ - Board Chair
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON May 24, 2019 (DATE)
 By Judith L Metz
 NOTARY PUBLIC: Kristi D. Eames



*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.



WS-19-0520

Purvis Architects
2545 Quail Wood Court
Henderson NV 89074
702.876.9690
702.286.2240
doug@purvisarchitects.com

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

To: Planning Staff:

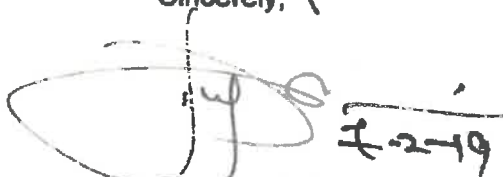
This Justification Letter pertains to the Overton Power headquarters at 615 N. Moapa Valley Blvd, Moapa Valley, NV, 89040 that is being expanded to accommodate current and future growth including additional parking for the expansion which falls under the jurisdiction of the Moapa Valley Overlay District.

Based on the site of the expansion, there are certain development standards that don't exist at the current site. We are therefore requesting a waiver of development standards for the following items: 1) improvements to W. Bryner Street, 2) driveway Uniform Standard 222.1, and 3) the detached sidewalk standard. W Bryner Street, along the North side of the property and over 150'-0" away from the property's parking lot, has minimal traffic and can only be accessed from the property by a fire-access-only driveway. Access to W. Bryner Street through this driveway is closed off to both employees and the public, as is access to the site from W. Bryner Street. Due to limited and infrequent use, we are requesting a waiver of development standards to accept the existing driveway as is and to not require offsite improvements on W. Bryner Street for the above stated reasons.

The existing attached sidewalk along the west side of the property is established, and there exists over 50'-0" of landscape buffer between it and the existing building. Removing the existing sidewalk and replacing it with a detached sidewalk would also cause significant disruption for foot traffic as it is the only sidewalk along that stretch of Moapa Valley Blvd. Therefore, we are requesting a waiver of development standards for the existing sidewalk to remain given the above stated reasons.

We thank you for and appreciate your consideration in this matter, and look forward to answering any addition questions you may have.

Sincerely, \


Douglas Purvis

WS-19-0520



P.O. Box 395 ♦ 615 N. Moapa Valley Blvd. ♦ Overton, NV 89040
702-397-2512 ♦ Fax: 702-397-2583

July 2, 2019

Clark County Building Department
500 S. Grand Central Pkwy
Las Vegas, NV 89115

RE: Judy Metz – Board of Trustees Chair

To Whom It May Concern;

Judy Metz was elected as Chair of Overton Power District No. 5 in January of 2019 for a two-year term and as such under Nevada Revised Statute 318 has the power to sign corporate documents. The addition to the Overton office building located at 615 N Moapa valley Blvd in Overton, NV was presented and approved by the Board of Trustees in the 2019 Capital Projects budget. If you have any questions or concerns, please feel free to contact me.

Kindest Regards,

A handwritten signature in black ink that reads 'Becky LaGrow'. The signature is written in a cursive, flowing style.

Becky LaGrow
Executive Assistant
OPD5
blagrow@opd5.com
(702) 397-3037



08/20/19 PC AGENDA SHEET

BUILDING ADDITION
(TITLE 30)

BRYNER AVE/MOAPA VALLEY BLVD
(MOAPA VALLEY)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0520-OVERTON POWER DISTRICT #5:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) non-residential buildings to have an entrance facing Moapa Valley Boulevard; 2) a detached sidewalk; and 3) alternative landscaping.

DESIGN REVIEW for an addition to an existing office building on a portion of 21.1 acres in an M-1 (Light Manufacturing) Zone within the Moapa Valley Overlay District.

Generally located on the southwest corner of Bryner Avenue (alignment) and Moapa Valley Boulevard within Moapa Valley. MK/al/ma (For possible action)

RELATED INFORMATION:

APN:
070-11-801-012 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive requirements for non-residential buildings to have an entrance facing Moapa Valley Boulevard as required per Section 30.48.930.
2. Waive requirements for a detached sidewalk along Moapa Valley Boulevard where required per Section 30.48.935.
3. Permit alternative landscaping adjacent to Moapa Valley Boulevard where landscaping per Figure 30.64-17 is required.

LAND USE PLAN:
NORTHEAST COUNTY (MOAPA VALLEY) - PUBLIC FACILITIES

BACKGROUND:
Project Description
General Summary

- Site Address: 615 N. Moapa Valley Boulevard
- Site Acreage: 21.1 (portion)
- Project Type: Addition to an existing office building
- Number of Stories: 1
- Building Height (feet): 32
- Square Feet: 9,007 existing building/4,978 addition/13,985 total
- Parking Required/Provided: 54/57

Request & Site Plan

The site is offices and a storage yard for the Overton Power District No.5, the electrical utility provider for this area. The request is to build an addition to the north side of the existing office building. Records indicate the existing office building was constructed in 2001. The parcel is an odd shaped lot that resembles the State of Nevada. The office building is located on the northeastern portion of the parcel with the storage yard on the southwestern portion. The northwestern portion of the parcel is undeveloped at this time. Access is provided from Moapa Valley Boulevard by a shared private driveway to the south of the office building and a private access road along the north side of the site. The existing building is oriented in a northwest to southeast direction with the entrance located on the southeastern side of the building. There is an existing parking area to the west of the building that is not being changed by this request. There is an existing parking area on the north side of the building that will be removed to allow for the building addition and a new parking area is being located to the north of the building addition.

Since the office building was constructed, the Moapa Valley Overlay District (Overlay) has been established to impose additional design standards to promote development that will maintain and enhance the environment and rural character of the Moapa Valley area. For building additions of more than 10% to the area of an existing building there is a provision within the Overlay requirements that the development must comply with all design standards of the Overlay. Waivers of development standards #1 and #2 are requests to waive these standards.

Landscaping

The plans depict existing landscape areas within the existing parking area to the west of the building which are not proposed or required to be changed by this request. There are also existing landscape areas along the west side of the existing building, to the south of the building and to the east between the building and Moapa Valley Boulevard. No changes are proposed or required to the landscape areas along the west side of the existing building or to the south of the building. The landscape areas to the west, south and east of the building consist of combinations of trees, shrubs and groundcover. The request will require additional landscaping within the new parking area to the north of the building which is being provided within landscape islands consisting of trees, shrubs and groundcover that conform to Code. The addition requires additional landscaping adjacent to Moapa Valley Boulevard per Figure 30.64-17, which would require 2 off-site rows of trees with shrubs and groundcover within a 15 foot wide landscape area. The plan depicts an alternative, consisting of fewer trees and shrubs, but ample groundcover spread out over a wider area, which is consistent with other landscape areas along Moapa Valley Boulevard.

Elevations

The existing building is 1 story with a maximum building height of approximately 32 feet. The proposed addition will be constructed of material to match the existing building. The building with the proposed addition will have a pitched roof with concrete tile roofing material. The exterior of the building is a combination of decorative block and stucco painted in earth tone colors.

Floor Plans

The plans indicate the existing building has an area of 9,007 square feet and the proposed addition will increase the building area to 13,985 square feet. The plan depicts an interior remodel of approximately 926 square feet of the northern portion of the existing building to add an office and a conference room. The proposed addition has an area of 4,978 square feet which includes 3,392 square feet of additional office space and a 1,520 square foot covered patio.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the building addition is needed to accommodate current and future growth for the Overton Power District offices. The proposed addition to the building is consistent with the architectural style of the existing building. The proposed waivers are to design standards that have been adopted since the original building was constructed and compliance to these requirements would be out of character with the existing facility and other developments in this area.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1132-00	Office building	Approved by PC	August 2000
ZC-061-85	Reclassified the site to M-1 zoning	Approved by BCC	May 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Institutional Residential Agricultural (up to 1 du/ac) & Rural Neighborhood (up to 2 du/ac)	P-F, R-E & R-U	Place of worship & single family residences
South	Public Facilities & Residential Suburban (up to 8 du/ac)	M-1, R-E & C-1	Office and storage yard for the Moapa Valley Water District, single family residences, & an undeveloped parcel
East	Commercial General, Residential Suburban (up to 8 du/ac) & Residential High (from 8 to 18 du/ac)	C-1, R-E & R-T	Single family residence & undeveloped parcel
West	Residential Agricultural (up to 1 du/ac)	R-U	Single family residences

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

Waivers 1 and 2 are to requirements of the Moapa Valley Overlay District. Since the proposed addition is more than a 10% increase in the existing building area the Overlay District requires compliance to all design standards. Moapa Valley Boulevard is an arterial street which currently has an attached sidewalk adjacent to the site; however, the overlay district requires a detached sidewalk for arterial streets. The existing entrance to the building is located on the south side of the building and does not face toward Moapa Valley Boulevard, which is a requirement for all non-residential buildings in the overlay district. Since the project is an addition to an existing building, staff has no objection to waiving these overlay district requirements in conjunction with the proposed building addition.

Waiver of Development Standards #3

The proposed building addition requires additional landscaping adjacent to Moapa Valley Boulevard. The applicant is requesting to maintain the existing landscaping which is consistent with other commercial developments along Moapa Valley Boulevard. Since this will maintain the character of the area staff has no objection to this request.

Design Review

The proposed building addition is consistent with the architectural style of the existing building and provides architectural enhancements to all sides of the building. The addition is also consistent and compatible with the design of other commercial buildings in Moapa Valley. Therefore, staff supports the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the waiver of development standards for the detached sidewalk along Moapa Valley Boulevard as there are existing full off-sites with an attached sidewalk.

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

- Provide paved legal access to driveways on the northern boundary.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OVERTON POWER DISTRICT NO 5

CONTACT: OVERTON POWER DISTRICT NO 5, PO BOX 995, OVERTON, NV 89040

DRAFT

