



Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV. 89040

September 11, 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 August 14, 2019 Minutes (For possible action)
- IV. Approval of Agenda for September 11, 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

1. The Bureau of Land Management will be providing information regarding a Draft Environmental Assessment that analyzes the environmental effects of the Gold Butte National Monument Historic Properties Protection Project. The project consists of installation and maintenance of interpretive and recreational facilities at three cultural complex sites Falling Man, Kirk's Grotto, and Whitney Pocket. The document will be available for public review and comment from August 30 - September 30, 2019. (for discussion only)
2. Gregg Bodine to discuss a possible request for a non-conforming zone change at 070-13-101-060 & 070-13-101-061. (for discussion only)
3. Ruth Bewsee to discuss the timeline of the 'roads paving list' priority #4: Ingram from Whitmore to Yamashita. (for discussion only)
4. Scot Chambers to discuss adding the unpaved portion of Lewis Ave. to the roads paving list. (for discussion only)
5. The Community Development Block Grant (CDBG) map included as a follow up for things related to the Community Development Advisory Committee (CDAC). (for discussion only)

VI. Planning & Zoning

09/18/19 BCC

1. **ZC-19-0639-BROCK, MICHAEL G. & LINNET:**
ZONE CHANGE to reclassify 0.5 acres from C-1 (Local Business) Zone to R-T (Manufactured Home Residential District) Zone within Moapa Valley Overlay District.
WAIVER OF DEVELOPMENT STANDARDS to reduce side setback on an existing single family residential structure. Generally located on the east side of Moapa Valley Boulevard and approximately 625 feet north of Ryan Avenue within Moapa Valley (description on file). MK/sd/jd (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: October 9, 2019

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

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

August 14, 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 July 31, 2019 Minutes

Moved by: Megan Porter
Action: Approved
Vote: 5-0 Unanimous

- IV. Approval of Agenda for August 14, 2019

Moved by: Gene Houston
Action: Approved
Vote: 5-0/Unanimous

V. Informational Items

1. Cal Payne to discuss Airport Rd. Alignment with the Moapa Valley Town Advisory Board. (for discussion only)

Cal has been in conversation with the Department of Aviation and has been informed that they are currently in the design phase and are hoping to begin the realignment by September 2020. Janice - it could be 6-12 months before aviation completes the design. Clark County will remove the asphalt from Cooper to Mormon Mesa. The project should be complete within 24 months. There is a section of the Rd. that could possibly be vacated; Janice is waiting to hear back from the Assessor's Office and will have more information at that time. Amelia will provide updates as information becomes available.

VI. Planning & Zoning

09/03/19 PC

1. **WS-19-0550-O'REILLY AUTO ENTERPRISES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) allow for parking between buildings and right-of-way.
DESIGN REVIEW for a retail commercial building on 1.5 acres in a C-2 (General Commercial) Zone in the Moapa Valley Overlay District. Generally located on the west side of Moapa Valley Boulevard and the north side of Bonelli Avenue within Moapa Valley. MK/sd/ja (For discussion and possible action)

ACTION: APPROVED

Ralph Starita- had some concern that large trucks may have difficulty entering and exiting the parking lot. Eric Reitz – this will be a non-issue due to access points being on both Bonelli and on Moapa Valley Blvd.

VII. General Business

1. Clark County requests the Moapa Town Advisory Board to nominate a representative and alternate for the 2019/2020 Community Development Advisory Committee (CDAC). (for discussion and possible action)

ACTION: APPROVED AS RECOMMENDED

Moved by: Marjorie Holland

Action: Gene and Ann Markle will serve on CDAC

Vote: 5-0/Unanimous

Gene Houston requested that the Community Development Block Grant (CDBG) map be included in the September 11th meeting documents. He believes that Cappalappa could benefit from attending the CDAC meetings; Amelia will follow up with Cappalappa.

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

ACTION: APPROVED AS RECOMMENDED

Moved by: Marjorie Holland

Action: Approve budget with changes discussed as follows: Item 2 – add ‘& add walkway’, add ‘Cover existing arena..... with possible lighting” as item 8 and pickle ball will be item 9.

Vote: 5-0/Unanimous

Our office will work on the location and other details for Item 4 – Commercial septic tank for RV’s. There is a possibility of a potential site on the east side of the Fairgrounds or possibly off the Boulevard. Roughly 20 neighbors attended the meeting in support of the covered arena. A self-imposed tax was discussed as a means of paying for a covered arena; which would be added to a ballot and voted on by the residents during the election cycle. The town board believes that they will be able cut the costs of the covered horse arena and would like to be involved in the planning.

VIII. Public Comment

Dorene Starita - she heard that the West Nile Virus was detected in the 89040 area via the newspaper and the local news stations and wanted to verify if this was true. Janice – will check with SNHD and get back to her. Javier Gonzalez asked about the ‘Roads Paving List’. He will need to speak with Amelia about adding this to the agenda to be discussed at a later date.

IX. Next Meeting Date

The next regular meeting will be September 11, 2019

X. Adjournment

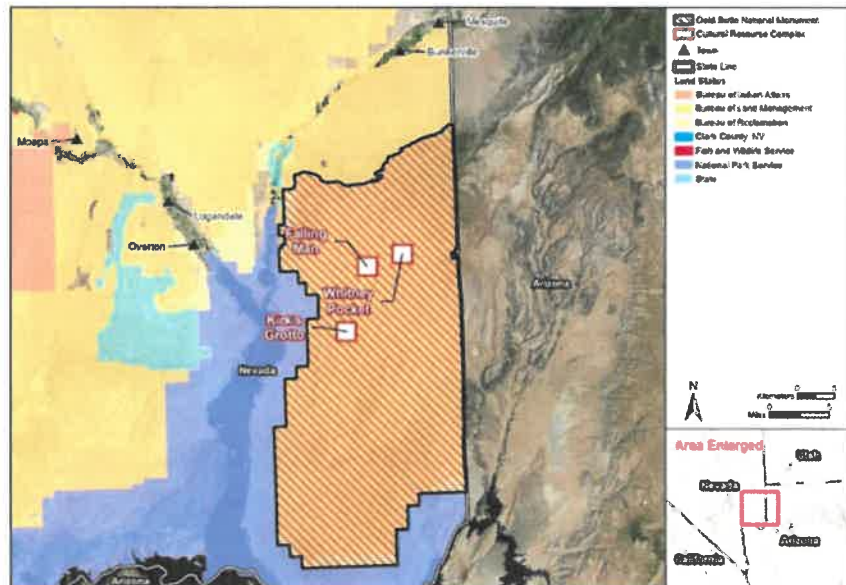
The meeting was adjourned at 7:49 p.m.



U.S. Department of the Interior
Bureau of Land Management

Gold Butte National Monument Historic Properties Protection Project

The Bureau of Land Management (BLM) Southern Nevada District Office is seeking comments on a Draft Environmental Assessment (DOI-BLM-NV-S010-2019-0096-EA) for the Gold Butte National Monument Historic Properties Protection Project. The project consists of installation and maintenance of interpretive and recreational facilities at three cultural complex sites Falling Man, Kirk's Grotto, and Whitney Pocket in the Gold Butte National Monument.



The Draft Environmental Assessment is available on the National NEPA Register: <https://go.usa.gov/xVT27>
The comment period will be open from August 30 to September 30, 2019. Comments may be submitted by any of the following methods:

National NEPA Register: <https://go.usa.gov/xVT27>

Email: blm_nv_snddo_pgbch@blm.gov

Mail: BLM Southern Nevada District Office

Gold Butte Historic Properties Protection Project

Attn: Lee Kirk

4701 N. Torrey Pines Drive

Las Vegas, NV 89130

Before including your address, phone number, email address, or other personal identifying information in your comment, you should be aware that your entire comment – including your personal identifying information – may be made publicly available at any time. While you can ask us in your comment to withhold your personal identifying information from the public review, we cannot guarantee that we will be able to do so.

BRIC 2022
Bod. Mtg

NOTES
This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.
USE THE SCALE/FEE WHEN MAP REPRODUCED FROM 1:517 ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/D BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/D BOUNDARY
- SECTION LINE

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Brihana Johnson - Assessor

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TAX DIST 834

Property Information

Property Information

Parcel: 070-13-101-060

Owner Name(s): FORGOTTEN MAN TRUST and **BODINE GREGG**
ATRS

Site Address: 0

Jurisdiction: CC Moapa Valley - 89040

Sale Date: 04/2018

Sale Price: \$10,000

Estimated Lot Size: 0.21

Construction Year:

Recorded Doc Number: 20180815 00001367

Aerial Flight Date: Apr-20,2018

Zoning and Planned Landuse

Zoning Classification:

Planned Landuse: Residential Suburban

Land Use Plan Area: Northeast County

Community District: 5

Legal Description

Ownership History

Residential Information

Commercial Information

Appraisal

Flood Zone

Elected Officials

Link Info

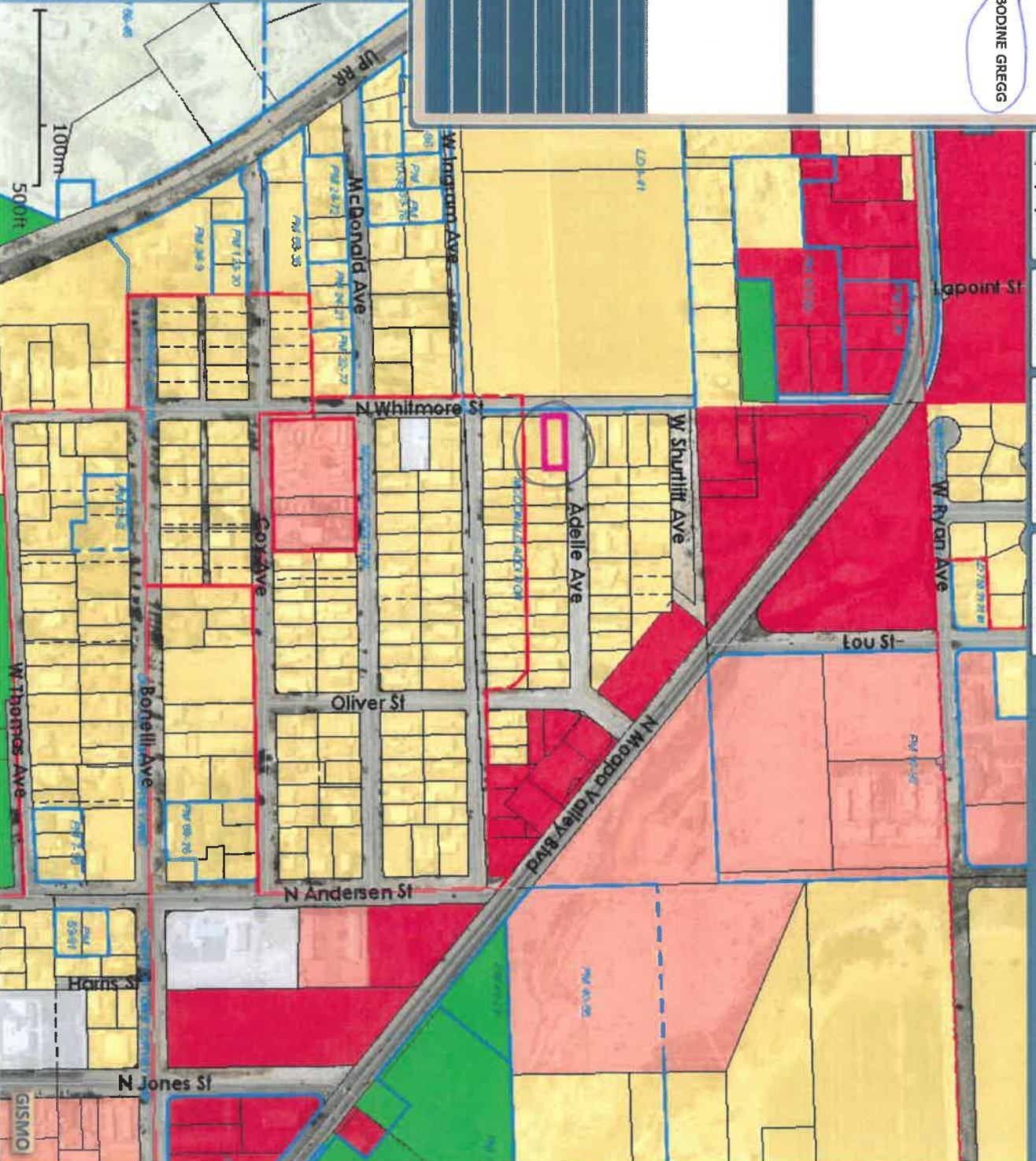
Submit Quick Search

Display Options

Tools

Points of Interest

Resources

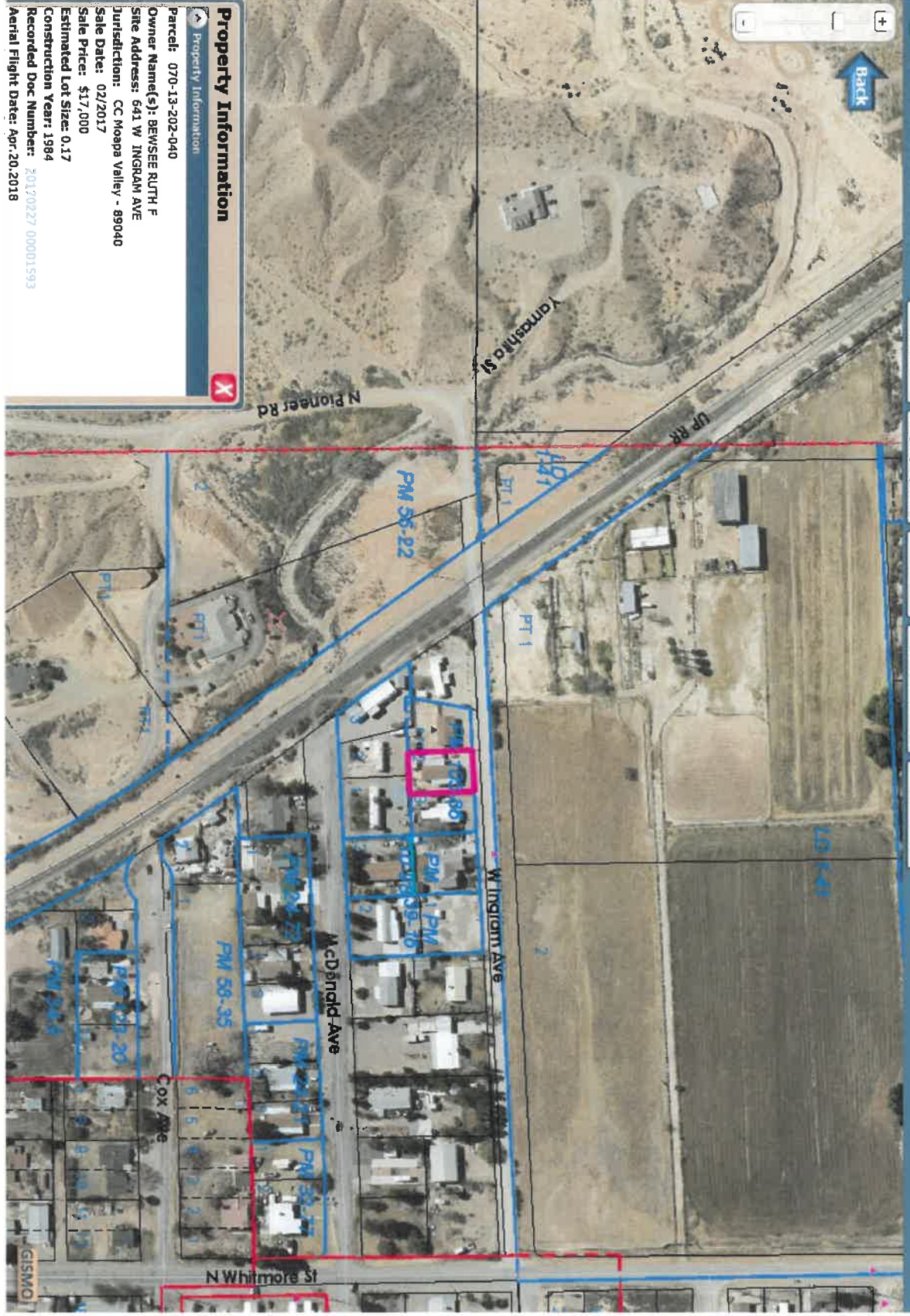


Ruth
Bursaa



OPENDOOR

- Search
- Display Options
- Tools
- Points of Interest
- Resources
- Submit Quick Search



Property Information

Parcel: 070-13-202-040
Owner Name(s): BEWSEE RUTH F
Site Address: 641 W INGRAM AVE
Jurisdiction: CC Moapa Valley - 89040
Sale Date: 02/2017
Sale Price: \$17,000
Estimated Lot Size: 0.17
Construction Year: 1984
Recorded Doc Number: 20130227 00001593
Aerial Flight Date: Apr.20.2018

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
		Total Roads Paved	6,160				
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					
	Bunnell	Heyer/St. Joseph					
13	St. Joseph	Bunnell/Cram					

Scot Chambers

OPENDOOR

Submit Quick Search

- Search
- Display Options
- Tools
- Points of Interest
- Resources

Display Options

Easement

Property Information

Property Information

Parcel: 071-19-101-003
Owner Name(s): CHAMBERS SCOT
Site Address: 375 LEWIS AVE
Jurisdiction: CC Moopa Valley - 89040
Sale Date: 09/2014
Sale Price: \$147,900
Estimated Lot Size: 2.85
Construction Year: 1992
Recorded Doc Number: 20140915 00001399
Aerial Flight Date: Apr:20,2018

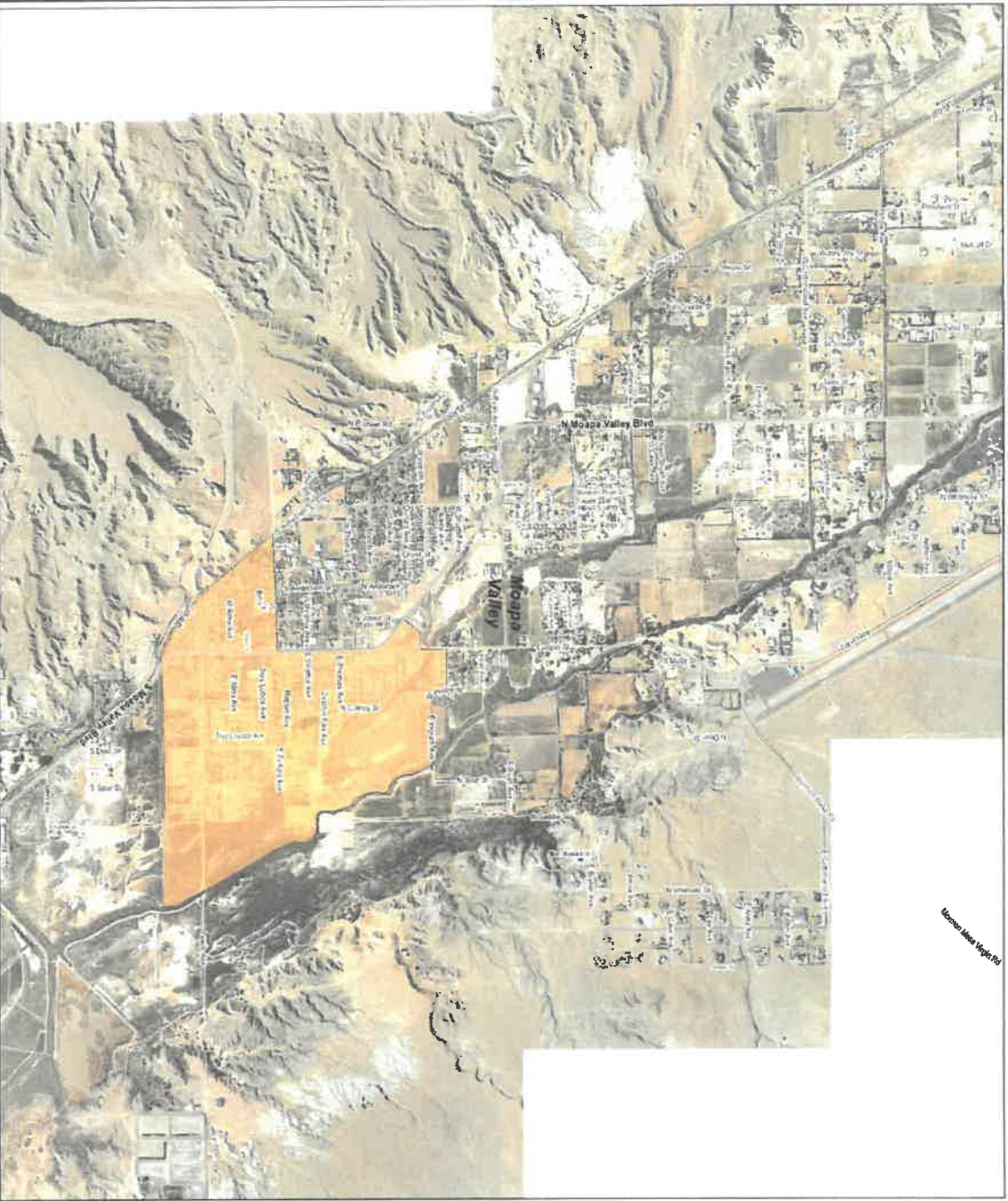
Zoning and Planned Landuse

Zoning Classification:
Planned Open Land (.5 Units per Acre) (R-U)
Planned Landuse:
R8 - Residential Rural
Land Use Plan Area: Northeast County
Community District: 5

- Legal Description
- Ownership History
- Residential Information
- Commercial Information
- Appraisal
- Flood Zone
- Elected Officials
- Link Info



GISMO



**Clark County
CDBG Eligible
Area Benefit Map
Logandale/Overton**

Clark County, Nevada

*Community
Resources
Management
Division*



Low/Mod Area 2016



Clark 01/19/2016 Arc



This information is for display purposes only. No liability is assumed as to the accuracy of the data displayed herein.



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

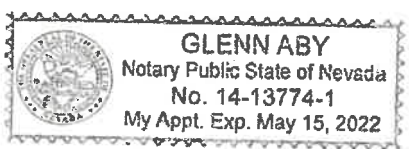
<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>8/14/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>6525</u> CHECK #: <u>926</u> COMMISSIONER: <u>M-K</u> OVERLAY(S)? <u>Moapa Valley</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC-19-0639</u> TAB/CAC: <u>Moapa Valley</u> TAB/CAC MTG DATE: <u>9/11</u> TIME: <u>7PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/18/19</u> ZONE / AE / RNP: <u>C-1</u> PLANNED LAND USE: <u>BDRP</u> NOTIFICATION RADIUS: <u>1000</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____	
	PROPERTY OWNER NAME: <u>ANNETTE + LINNET + MICHAEL BROCK</u> ADDRESS: <u>1879 DESERT FOREST WAY</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>702-371-6635</u> CELL: <u>702-371-6635</u> E-MAIL: <u>M71203@HOTMAIL.COM</u>		
	APPLICANT NAME: <u>Augustine Chase Bustos</u> ADDRESS: <u>8825 Benedict Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89161</u> TELEPHONE: <u>702-882-9379</u> CELL: <u>702-882-9379</u> E-MAIL: <u>LasVegasPropertyExpert@</u> REF CONTACT ID #: _____		
	CORRESPONDENT NAME: <u>Augustine Chase Bustos</u> ADDRESS: <u>8825 Benedict Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89161</u> TELEPHONE: <u>702-882-9379</u> CELL: <u>702-882-9379</u> E-MAIL: <u>LasVegasPropertyExpert@</u> REF CONTACT ID #: _____		

ASSESSOR'S PARCEL NUMBER(S): 070-12-401-004
 PROPERTY ADDRESS and/or CROSS STREETS: 604 Moapa Valley Boulevard Overton, NV 89040
 PROJECT DESCRIPTION: Zone change, from commercial use to residential use only.

(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.

Michael Brock Property Owner (Signature)* MICHAEL BROCK Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 8/13/2019 (DATE)
 By Michael Brock
 NOTARY PUBLIC: _____



*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.

August 12, 2019

Clark County Department of Comprehensive Planning
Mr. Steve De Merritt
500 S. Grand Central Parkway
Las Vegas, NV 89155

Steve,

The applicant is requesting a conforming zone boundary amendment from C-1 zone to R-T zone to maintain an existing residence on the property. By way of background, the property is zoned C-1 as a result of ZC-107-86. The 1986 zone change was intended to only rezone a portion of the site for a beauty salon while the remaining, and majority of the site, was to remain in a residential zone for the primary residence. When the zone change was ordinances, the only legal description on file was for the entire the site. However, the site has mainly been used for a residential purpose with the commercial component having a variety of low intensity commercial businesses throughout the years. When the building was permitted and constructed, it was in accordance with all conditions of approval of ZC-107-86. Since the property has mainly been used as a primary residence and with no intention of incorporating a commercial use, the applicant is requesting to rezone the entire site back to a residential zone and maintain the site as it currently exists with no proposed changes, additions, and/or modifications.

The request for a residential zone is conforming, consistent, and compliant with the County Master Plan. The residential use is more compatible with existing residential uses in the area and furthers Goals 1, 3, and 4 of the Northeast Clark County Land Use Plan with all relevant and applicable policies within each of the respective goals. The Northeast Clark County Area Land Use Plan designates the property for Residential High (RH) with a variety of planned densities. The RH category allows a variety of housing types including single family residential. The category includes the Manufactured Home Residential (R-T) as an allowable zoning district within the category. The purpose of the R-T zoning district is to provide for residential areas, which would be compatible for the development of single family residential uses. Therefore, the zone boundary request does the following:

1. Furthers the purpose of the County Master Plan;
2. Contributes to the general prosperity of the community;
3. Avoids impacts on adjacent properties;
4. Complements and enhances the character of the neighborhood and continues the logical and orderly development pattern; and
5. Minimizes negative impacts on traffic conditions since the property will no longer allow for a commercial use.

The property is also within the Moapa Valley Overlay District; however, the referenced development standards and provisions do not apply since this site is not intended for new development and there are no proposed modifications or changes that trigger or exceed the thresholds listed in Title 30.

Finally, the request also includes a waiver of development standards for a reduced side setback on a portion of the building abutting the north property line. The property to the north is split zoned with the portion of the abutting parcel, immediately adjacent to the reduced setback, zoned C-1. When the building was permitted, since both parcels were zoned commercial, a portion of the building was

constructed with a zero foot setback. The R-T zoning district requires a side setback of 5 feet. Therefore, the request is to maintain an existing zero foot setback for a portion of the building where a minimum 5 foot setback is required. This has been an existing condition since 1987 with no known adverse impacts to the adjacent property or immediate area. In fact, the existing setbacks for the site far exceed the required setbacks for the R-T zoning district as follows: 1) 90 feet from the west property line (front); 2) 20 feet from the south property line (side); 3) 96 feet from the east property line (rear); and 4) 10 foot side setback from the north property line (side) excepting out the portion of the front building that has a zero setback. Notwithstanding the reduction, the existing building complies with all other bulk and density provisions contained within Title 30.

A waiver of standard application is a request 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. The applicant finds the reduction appropriate since the condition exists and was permitted and the use of the area adjacent to the site has not been, and will not, be affected in a substantially adverse manner.

Thank you for your consideration.

Sincerely,



Dionicio Gordillo

09/18/19 BCC AGENDA SHEET

CONFORMING ZONE CHANGE
(TITLE 30)

MOAPA VALLEY BLVD/BRYNER AVE
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0639-BROCK, MICHAEL G. & LINNET:

ZONE CHANGE to reclassify 0.5 acres from C-1 (Local Business) Zone to R-T (Manufactured Home Residential District) Zone within Moapa Valley Overlay District.

WAIVER OF DEVELOPMENT STANDARDS to reduce side setback on an existing single family residential structure.

Generally located on the east side of Moapa Valley Boulevard and approximately 625 feet north of Ryan Avenue within Moapa Valley (description on file). MK/sd/jd (For possible action)

RELATED INFORMATION:

APN:

070-12-401-004

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side setback to zero feet where a minimum of 5 feet is allowed per Table 30.40-2 (a 100% reduction).

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 604 N. Moapa Valley Boulevard
- Site Acreage: 0.5
- Number of Lots/Units: 1
- Project Type: Conforming zone change

Site Plans & History

The plans depict an existing single family residence with access off of Moapa Valley Boulevard. The parcel is 75 feet wide and 300 feet deep. Currently, the property is zoned C-1 from a previously approved zone change application (ZC-107-86) that was intended to only re-zone a portion of the lot to accommodate commercial retail uses; however, while the majority of the site was to remain residential. When the zone change was finalized the legal description filed covered the whole parcel. Since that time the property has been mainly used for residential

purposes with an accessory commercial component. When the building was constructed it was in accordance with the approved condition associated with ZC-107-86. The application is to re-zone the parcel back to a residential use and maintain the site as it currently exists. The parcel to the north has split zoning with the portion abutting the applicant's property zoned C-1. No new construction is proposed by the applicant.

Landscaping

Landscaping is not proposed or required as part of this application.

Elevations

The plans show an existing 1 story single family residence with a small portion 735 square foot building portion that was utilized for commercial uses. The colors are beige with stucco finish with a pitched roofline.

Floor Plans

The plans show a floor plan with living room, bedrooms, bathrooms, kitchen, and utility room with a 2 car garage.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states the request for a conforming zone change from the existing C-1 to R-T zone is to bring the property in compliance with existing residential uses in the immediate area. The applicant states that the property will be maintained as it currently exists with no proposed changes, additions, and/or modifications.

In addition, the applicant is requesting a waiver of development standards for reduced side yard setback for a portion of the building abutting the north property line. With the property to the north having C-1 zoning and when this building was originally permitted, a portion of the building was constructed with a zero foot setback. With a proposed change to the zoning to R-T, a 5 foot setback is required. The existing structure in its current configuration has had no impacts to the immediate area. The current front setback is 90 feet from the west property line and 96 feet from the east property line. The area of encroachment is on a portion of the building to zero feet. The applicant believes the reduction is appropriate since the condition currently exists and was permitted by the County and there have been no impacts to the immediate area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial General	C-2/C-1/R-E/R-U	Undeveloped
North	Residential High (8 to 18 du/ac)	C-1	Single family residence
East	Residential High (8 to 18 du/ac)	R-T	Undeveloped
West	Public Facilities	M-1	Utilities

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This application represents a conforming zone change to the Northeast Comprehensive Plan, which has designated this parcel as Residential High, which supports a zoning classification of R-T (Manufactured Home Residential District) for single family residential uses. In addition the request conforms to goals 1 and 3 of the Northeast Comprehensive Plan and compliments the existing character of the immediate neighborhood. Staff finds that this zone change request will have no impact to the surrounding area. Therefore, staff can support the request.

Waiver 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.

The request to reduce the side setback on a portion of the existing building will have no impact to the adjacent property owner. The current conditions of the property and residence have been in place for years with no alterations or additions that would have increased the existing non-conformity. The existing parcel and building conforms to both density and bulk regulations and no changes are proposed by the applicant. Therefore, staff can support this request.

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AUGUSTINE CHASE BUSTOS
CONTACT: AUGUSTINE CHASE BUSTOS, 8825 BENEDICT DRIVE, LAS VEGAS, NV
89161

DRAFT

Brock



OPENDOOR

- Search
- Display Options
- Tools
- Points of Interest
- Resources
- Submit Quick Search

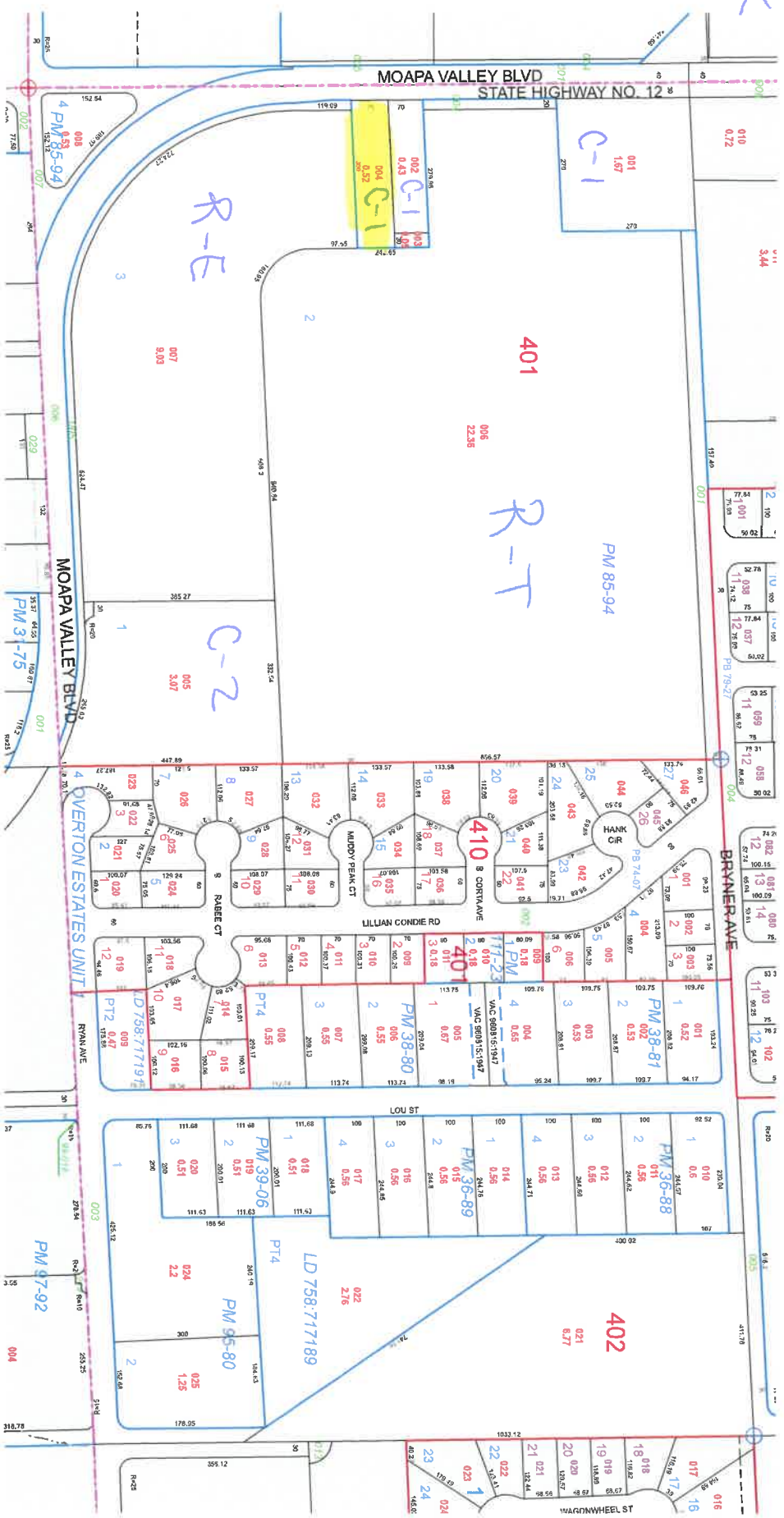
Property Information

Parcel: 070-12-401-004
Owner Name(s): BROCK MICHAEL G & LINNET
Site Address: 604 N MOAPA VALLEY BLVD
Jurisdiction: CC Moapa Valley - 89040
Sale Date: 11/2012
Sale Price: \$129,000
Estimated Lot Size: 0.52
Construction Year: 1988
Recorded Doc Number: 2012-130 00001549
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



Brock



NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE/FEE WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

Parcel Boundary: Solid line
 Sub Boundary: Dashed line
 Road Boundary: Dotted line
 Road Easement: Long dashed line
 Match/Leader Line: Short dashed line
 Historic Lot Line: Dotted line
 Historic Sub Boundary: Dotted line
 Historic PMLD Boundary: Dotted line
 Section Line: Dotted line

Condominium Unit: Yellow box
 Air Space PCL: Green box
 Right of Way PCL: Blue box
 Sub-Surface PCL: Red box

001 Parcel Number
 1.00 Acreage
 202 Parcel Subsid Number
 PB 24-45 PLAT RECORDING NUMBER
 5 Block Number
 5 Lot Number
 6-8 Govt Lot Number

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

BOOK	12
T16S R67E	

SEC	12

MAP	S 2 SW 4



TAX DIST 834

Scale: 1" = 200'

Rev: 1/8/2019

