



Moapa Town Advisory Board
Marley P. Robinson Justice Court
1340 E. Highway 168
Moapa, NV 89025
February 13, 2024
7:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) 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 the Board of County Commissioners' Zoning Commission (BCC) or the 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 a 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, TDD at (702) 385-7486 Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Judy Metz, (702) 397-6475
 - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155 & Moapa Valley Community Center 320 N. Moapa Valley Blvd. Overton, NV. 89040
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/MoapaTAB>.

Board/Council Members: Lola Egan – Chairperson
 Cally Wade – Vice Chairperson
 Blake Stratton
 Jamie Shakespear
 Michael Abbott

Secretary: Judith Metz, 702-397-6475. Judith.Metz@ClarkCountyNV.gov
 Business Address: Moapa Valley Community Center
 320 N. Moapa Valley Blvd. Overton, NV. 89040

County Liaison(s): William Covington, 702-455-2540, William.Covington@ClarkCountyNV.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central
 Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and 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 (3) 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 OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair - TICK SEGERBLOM, Vice Chair
JUSTIN C. JONES - MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER County Manager

Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

III. Approval of Minutes for October 10, 2023. (For possible action)

IV. Approval of the Agenda for February 13, 2024, and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

NONE

VI. Planning and Zoning

03/05/24 PC

- 1. **UC-24-0003-BUTLER, LAURA:**
USE PERMIT for a home occupation in conjunction with an existing single family residence on 1.8 acres in an RS80 (Residential Single Family 80) Zone. Generally located on the south side of Gadianton Avenue and the west side of Omer Street within Moapa. MK/lm/ng (For possible action)

VII. General Business

- 1. Review and approve Meeting Calendar for 2024. (For possible action)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/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 (3) 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 Chairperson or the Board/Council by majority vote.

XI. Next Meeting Date: February 27, 2024.

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, NV. 89040
<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair – TICK SEGERBLOM, Vice Chair
JUSTIN C. JONES - MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER County Manager



Moapa Town Advisory Board

October 10, 2023

DRAFT MINUTES

Board Members: Lola Egan – Chair - Present
 Cally Wade – Vice Chair - Excused
 Jamie Shakespear - **Present**
 Blake Stratton – **Excused**
 Michael Abbott - Present

Secretary: Judy Metz, 702-397-6475, Judith.Metz@ClarkCountyNV.gov

Liaison: William Covington, 702-455-2540, William.Covington@ClarkCountyNV.gov

I. Call to Order, Invocation, Pledge of Allegiance, Roll Call
 The meeting was called to order at 7:00 PM

II. Public Comment

 Mendes Cooper (GM @ OPD5), here to support NV Energy's Use Permit and Design Review.
 The installations are per an agreement with OPD5 to create redundancy for our area.

III Approval of August 29,2023 Minutes.

Moved by: Lola Egan

Action: Approved

Vote:3-0/Unanimous

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair – TICK SEGERBLOM, Vice Chair
JUSTIN C. JONES - MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

IV. Approval of Agenda for October 10, 2023

Moved by: Jamie Shakespear
Action: Approved
Vote: 3-0/Unanimous

V. Informational Items

NONE

VI. Planning & Zoning

**MOAPA TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 7:00 P.M., OCTOBER 10, 2023**

11/07/23 PC

1. **UC-23-0498-NEVADA POWER COMPANY:**
USE PERMITS for the following: 1) public utility structures (a 230 kV overhead transmission line) with associated equipment; and 2) increased height for public utility structures.
DESIGN REVIEW for proposed public utility structures (a 230 kV overhead transmission line and poles) with associated equipment in an M-2 (Industrial) and R-U (Rural Open Land) Zones. Generally located starting at the Reid Gardner Substation on the south side of Wally Kay Way, 4,000 feet west of Hidden Valley Road traveling 2.6 miles northeast to an electrical substation (Tortoise) within Moapa. MK/lm/syp (For possible action)

Mark Sullivan w/Nevada Energy presenting. He distributed maps and information on the project. There will be 30 poles from Reid Gardner to Tortoise substation, 2.6 miles. It will create redundancy for OPD5. No opposition from the audience. Mendis Cooper from OPD5 spoke in favor of this project.

Motion by: Lola Egan
Action: Approval
3-0/Unanimous

VII. General Business

1. Review Fiscal Year Budget Requests for 2023.

Motion by: Lola Egan
Action: Approval
3-0/Unanimous

2. Recommendation of Michael Abbott to CDAC for FY 2023-2024.

Motion by: Lola Egan
Action: Approval
3-0/Unanimous

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair – TUCK SEGERBLUM, Vice Chair
JUSTIN C. JONES - MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

VIII. Public Comment

1.K. Brundy complains regarding parking on the Warm Springs Loop. People are parking on both sides, blocking the road. It is getting worse, and very dangerous. Also complains about flooding across Hwy 168 and Buzzard, down to same flood channel. Need a second flood channel or a detention basin. Sim-Marley-Saltbrush flows from Clay Hills the last 2 floods. Sim is a river. Mr. William Johnson – Please do a flood study! This year has been the worst. He calls, but no one responds. There is no maintenance on the property, where the flooding is coming from, Mesquite issues in the river have it backed up, and creating mosquito infested areas.

IX Next Meeting Date

The next regular meeting will be October 31, 2023

X Adjournment @ 7:34 PM

Moapa Town Advisory Board Budget Requests

Discussed at the 8/29/2023 Meeting

Parks

1. Walking path w/exercise Stations and Benches
2. Sand Volleyball behind or side of Library, and horseshoes.(Simplot may donate the sand)
3. Shade – similar to small children’s playground area and Splash Pad.
4. Outdoor basketball – 1/2 court
5. Add on to gym, or portable classrooms or bungalows classes.
6. Indoor Swimming Pool.

Public Works

1. Add barrier rails to the Warm Springs Loop.
2. Repave and Reengineer SIM. NOTE: This road is the only other option when flooding occurs.
3. Additional lights @Rox & Fire Station for turning into facilities/expansion of Rox for turn lane.
4. Pave Dude Rd. (off Hwy 168 – Glendale area)
5. Maintain Barlow from Lawson to Rox Rd.

**ATTACHMENT A
MOAPA TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 7:00 P.M., FEBRUARY 13, 2024**

03/05/24 PC

1. **UC-24-0003-BUTLER, LAURA:**
USE PERMIT for a home occupation in conjunction with an existing single family residence on 1.8 acres in an RS80 (Residential Single Family 80) Zone. Generally located on the south side of Gadianon Avenue and the west side of Omer Street within Moapa. MK/lm/ng (For possible action)

**PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-24-0003-BUTLER, LAURA:**

USE PERMIT for a home occupation in conjunction with an existing single family residence on 1.8 acres in an RS80 (Residential Single Family 80) Zone.

Generally located on the south side of Gadianton Avenue and the west side of Omer Street within Moapa. MK/lm/ng (For possible action)

RELATED INFORMATION:

APN: 031-22-401-017

LAND USE PLAN: NORTHEAST COUNTY (MOAPA) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

**BACKGROUND:
Project Description
General Summary**

- Site Address: 875 N. Omer Street
- Site Acreage: 1.8
- Project Type: Home occupation
- Number of Stories: 1
- Building Height (feet): 11 (barn)
- Square Feet: 1,785 (residence)/288 (barn)

Request

The applicant is a professional certified dog trainer who is requesting to be allowed to house clients dogs as a home occupation. Up to 3 dogs may be housed for training purposes for up to 8 weeks. Training may address but is not limited to behavioral issues stemming from fear and anxiety, reactivity to other dogs and service dog training. Dogs will be trained by the applicant with no other employees. If the use were conducted indoors, the applicant could seek approval to have customers on-site through the administrative zoning compliance process.

Site Plan

The plan depicts an existing single family residence and a detached barn with extended roof cover (BD13-16870). Access to the site is from Omer Street. The detached barn will be converted to a dog kennel with 4 outdoor covered and attached dog runs and is located 81 feet from the southwest corner of the property and located 78 feet from the residence.

Landscaping

Existing mature trees are located in the front yard as well as at the rear of the residence. No additional landscaping is required or proposed.

Elevations

The plans depict an existing 1 story single family residence with a pitched, concrete tile roof. The house consists of a stucco exterior and is painted with neutral, earth tone colors. The existing detached accessory structure consists of painted siding with shingle roofing. Improvements to the building include an electrical panel, water fixtures, a water heater, sink, and dual window air-conditioner and heater, with connection into the existing septic system. The exterior attached dog runs include a 7.5 foot tall, corrugated metal roof.

Floor Plans

The plans depict a single family residence measuring 1,785 square feet. The existing barn space includes 288 square feet for 4 dog pens, a walkway, and sink areas. The southerly portion of the building includes 4 proposed outdoor enclosed dog runs measuring 6 feet by 8 feet for each interior pen.

Applicant's Justification

The applicant states this request is to provide dog training to the public for a maximum of 3 dogs at a time for up to 8 weeks, in addition to the owner's personal animals. Hours of operation are daily between 9:00 a.m. and 5:00 p.m.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Single family residential
West	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The Moapa area is characterized by large lot residential uses. The location of the use is located over 50 feet from any adjoining property line shared by a neighboring residence. The requested use as a home occupation business is requesting 1 more dog than allowed for household pets. Facilities are being provided for the animals to be appropriately maintained for all seasons and weather conditions. Staff finds the proposed requests associated with the home occupation and dog training should have minimal impact on the surrounding land uses and properties.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Paint the existing barn and any addition to match the residence;
- Limited to a maximum of 3 customer dogs at one time.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at sepiet@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LAURA BUTLER

CONTACT: LAURA BUTLER, SCAREDY DOG! LLC, 875 N. OMER STREET, P.O. BOX
686, MOAPA, NV 89025

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <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 APP. NUMBER: <u>06-24-0003</u> DATE FILED: <u>1/8/24</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Moapa</u> TAB/CAC DATE: <u>2/13/24</u> PC MEETING DATE: <u>3/5/24</u> BCC MEETING DATE: _____ FEE: <u>\$1000</u>
	PROPERTY OWNER NAME: <u>Laura Butler</u> ADDRESS: <u>875 N Omer St</u> CITY: <u>Moapa</u> STATE: <u>NV</u> ZIP: <u>89025</u> TELEPHONE: <u>702-524-7008</u> CELL: <u>702-524-7008</u> E-MAIL: <u>Scaredy Dog LV @ gmail. l. com</u>
	APPLICANT NAME: <u>Laura Butler</u> ADDRESS: <u>875 N Omer St</u> CITY: <u>Moapa</u> STATE: <u>NV</u> ZIP: <u>89025</u> TELEPHONE: <u>702-524-7008</u> CELL: <u>702-524-7008</u> E-MAIL: <u>Scaredy Dog LV @ gmail. l. com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Same as above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 031-22-401-017

PROPERTY ADDRESS and/or CROSS STREETS: 875 N Omer St

PROJECT DESCRIPTION: Interior shed remodel/ dog Kennel per plans

(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.

Laura Butler Laura Butler
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clare
 SUBSCRIBED AND SWORN BEFORE ME ON November 13, 2023 (DATE)
 By Laura Butler
 NOTARY PUBLIC: [Signature]

PLANNER COPY

*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.

Department of Comprehensive Planning: Current Planning

500 S Grand Central Pkwy

Box 551741

Las Vegas NV 89155-1741

Re: Justification Letter – Interior Shed Remodel/Dog Kennel Per Plans, and Land Use Application

875 N Omer St, parcel 031-22-401-017

To Whom It May Concern:

I, Laura Butler, owner of Scaredy Dog! LLC and the property owner of 875 N Omer St, parcel 031-22-401-017, am seeking permission to remodel a shed (previously permitted and built) into dog runs for business and dog training purposes. Current and proposed building plans are attached. The shed currently sits on my property and will be outfitted with an electrical panel, water, a water heater and sink, a dual window AC and heater, drainage into the existing septic system, and the interior will be tiled and drywalled as per plans. Four rooms (“indoor dog runs”) will be separated off, each with a gate leading inside the dog run and a flap dog door in the rear leading to an outdoor dog run. An additional structure will be added in the rear (south) of the shed for the outdoor dog runs, a concrete surface 24’ x 8’, standing 7.5’ tall with a graded corrugated metal roof and separated with corrugated metal into four 6’ x 8’ outdoor dog runs adjoining the indoor dog runs.

The property is zoned as Rural Residential and as such will need use permits to allow dog training as a home occupation, to have customers on site, and for having 4 or more dogs on the premise at a time; permits are attached. No additional parking will be provided as the property has the required 2 parking spaces for a single family residence. The property will be landscaped according to the attached landscaping plans. No changes will be done to the existing house.

I plan to house no more than 3 dogs at a time for training purposes and only while they are being trained. There are also no plans to have employees on the property and customers will only pick up or drop off their dog(s). I will be training the dogs myself daily between the hours of 9am and 5pm; otherwise, the dogs will be housed in the proposed dog kennel. Up to 3 dogs may be housed for training purposes for up to 8 weeks; training may address, but is not limited to, behavioral issues stemming from fear and anxiety; reactivity to other dogs; and service dog training.

I thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

Laura Butler

**PLANNER
COPY**