



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

If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to **Amelia Smith, before 4:00 pm, on the date of the meeting.** Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- III. Approval of Minutes for February 9, 2021. (For possible action)
- IV. Approval of the Agenda for February 23, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items  
NONE
- VI. Planning and Zoning

**03/16/21 PC**

- 1. **AR-21-400011 (UC-0114-09)-LEWIS FAMILY TR MARTL DEDUCT TR & LEWIS, PATRICIA TRS:**  
**USE PERMITS SECOND APPLICATION FOR REVIEW** for the following: **1)** gravel pit; **2)** permanent batch plant; and **3)** reduce the separation from a gravel pit and batch plant to residential uses.  
**WAIVER OF DEVELOPMENT STANDARDS** to exceed the maximum site disturbance in conjunction with a hillside development.  
**DESIGN REVIEWS** for the following: **1)** gravel pit; **2)** permanent batch plant; and **3)** development within the Hillside and Foothills Transition Boundary Area on 193.7 acres in an R-U (Rural Open Land) Zone. Generally located on the east side of I-15 and the south side of State Route 168 (alignment) within Moapa. MK/lm/jd (For possible action)
- 2. **PA-20-700150-LEWIS A.D. FAMILY TRUST & LEWIS, AARON A. & DANIELLE M. TRS:**  
**PLAN AMENDMENT** to amend Map 4 of the Transportation Element of the Clark County Comprehensive Master Plan by removing portions of 80 foot and 100 foot rights-of-way between I-15 and Lewis Ranch Road (alignment), and Dude Drive and the southern boundary of Section 02. Generally located on the east side of I-15 and the south side of State Route 168 (alignment) within Moapa. MK/pd (For possible action)
- 3. **VS-21-0028-LEWIS FAMILY TR MARTL DEDUCT TR & LEWIS, PATRICIA TRS:**  
**VACATE AND ABANDON** a portion of a right-of-way being 2 unnamed alignments north/south and east/west located between I-15 to the northwest and the Union Pacific Railroad tracks to the

northeast and the southerly section line of Section 2, Township 15 South, Range 66 East within Moapa (description on file). MK/lm/jd (For 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/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.

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to **Amelia Smith, before 04:00 pm, on the date of the meeting.** Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- IX. Next Meeting Date: April 27, 2021.

- X. Adjournment.

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

Moapa Post Office – 1800 E. State Highway 168 Moapa, NV. 89025

Moapa Library – 1340 E. State Highway 168 Moapa, NV. 89025

Marley P Robinson Justice Court & Community Center – 1340 E. State Highway 168 Moapa, NV. 89025

Arco AMPM – 2300 E. Glendale Blvd. Moapa, NV. 89025

<https://notice.nv.gov>



## Moapa Town Advisory Board

February 9, 2021

### MINUTES

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|                 |   |   |
|-----------------|---|---|
| Board Members:  | Jamie Shakespear - Chairperson - <b>PRESENT</b><br>Blake Stratton - Vice Chairperson - <b>PRESENT</b><br>Bob Lyman - <b>PRESENT</b> | Cally Wade - <b>PRESENT</b><br>Lola Egan - <b>PRESENT</b> |
| Secretary:      | Amelia Smith 702-397-6475 Amelia.Smith@clarkcountynv.gov  |   |
| County Liaison: | Please contact Amelia Smith   |   |

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- 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 October 27, 2020 Minutes

**Moved by: Bob Lyman**  
**Action: Approved**  
**Vote: 5-0/ Unanimous**

- IV. Approval of Agenda for February 9, 2021

**Moved by: Jamie Shakespear**  
**Action: Approved with a change to vote for the chair and vice chair first then move on to the zoning item**  
**Vote: 5-0/Unanimous**

- V. Informational Items  
NONE

VI. Planning & Zoning

03/03/21 BCC

1. **ZC-21-0004-MOAPA PIONEERS 1919 TRUST:**

**ZONE CHANGE** to reclassify 19.5 acres from R-U (Rural Open Land) Zone to R-E (Rural Estates Residential) Zone for a single family residential development. Generally located on the south side of McKnight Avenue and the west side of Henrie Road within Moapa (description on file). MK/jor/ja (For possible action)

**Moved by:** Bob Lyman

**Action:** Denied

**Vote:** 4-0/Unanimous

**Voting Nay:** Jamie Shakespear, Bob Lyman, Lola Egan & Cally Wade

**Abstaining:** Blake Stratton

There were 13 neighbors in attendance who were opposed to the zone change who feel it is not fitting to the rural lifestyle. There was 1 letter received for public comment.

VII. General Business

1. Moapa Town Advisory Board to elect a Chair and Vice Chair to serve a two-year term (2-Year). (for possible action)

**ACTION:** APPROVED Jamie Shakespear to serve as the Chairperson and Blake Stratton to serve as the Vice Chairperson

**Moved by:** Lola Egan motioned that Blake Stratton serve as Vice Chair and Cally Wade motioned that Jamie Shakespear serve as Chairperson

**Action:** Approved

**Vote:** 5-0/Unanimous

2. Nominate Moapa Town Advisory Board (TAB) member or designee to serve as a member of the Moapa Valley Fire District Advisory Board for a two-year (2-year) term. (for possible action)

**ACTION:** APPROVED Kirby May to serve as the representative

**Moved by:** Jamie Shakespear

**Action:** Approved

**Vote:** 5-0/Unanimous

3. Approve the 2021 Moapa Town Advisory Board yearly meeting calendar. (for possible action)

**Moved by:** Jamie Shakespear

**Action:** APPROVED AS DISCUSSED. March 30, 2021 has been canceled and the rest of the

calendar dates have been approved.

**Vote:** 5-0/Unanimous

VIII. Public Comment

Shari Lyman - would like the water district to repair the patch work along Henrie Rd.  
Amelia - will ask the Water District to attend a future meeting.

IX. Next Meeting Date

The next regular meeting will be February 23, 2021

X. Adjournment

The meeting was adjourned at 7:55 p.m.

DRAFT

In regard to item of change in zoning (ZC-21-0004)

Sally Wirth

975 E Gadianton Avenue

I am opposed to the requested change of zoning from R-U to R-E for the 19.5 acres owned by the Moapa Pioneers Trust 1919.

The change in zoning increases the density 4 times for the area. With the R-U zoning (2 acres/parcels) eight to nine dwellings would be permitted. With a change to R-E (0.5 acre/parcel) there could theoretically be a maximum of 39 dwellings. (I do realize there probably in reality would be fewer.) This is like putting a small city within the town which is not in keeping with the rural character of the area. With such a dense neighborhood, would there be a desire for streetlights? At the very least the bike/walking path would need to be extended.

The main concern I have, however, is with the waste management. As the Town of Moapa does not have a sewer system, the houses would all be on septic. The area involved is low lying and even in the few years that I have been here (since 2012), has flooded multiple times. While the area may be able to accommodate nine household's drainage, I do wonder about the quadruple increase.

And in the possibility that the estates would have a common waste system, I look to the problems at Valley Heights in Logandale. I would not be eager to have sewer smells wafting up from below.

I feel that rezoning at this time would be inappropriate. I would welcome eight new homeowners to the area and when the infrastructure changes are in place, then revisit the issue.

Thank you.

Sally Wirth





Property Information

Parcel: 04202401003

Owner Name(s): LEWIS FAMILY TR MARTL

DEDUCT TR

Site Address: 0

Jurisdiction: Clark County -

Sale Date: 06/1995

Sale Price: \$115,000

Estimated Lot Size: 36.88

Recorded Doc Number: 20040122 00002648

Aerial Flight Date: Mar.30,2019



Zoning and Planned Landuse

Legal Description

Ownership

Flood Zone

Elected Officials

Links

Current Tool: Select Property

Coords in State Plane ft. v

X: 953192 Y: 26944617

Flight Date: Most Current Flight

Current View: Assessor Map

Hide







# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

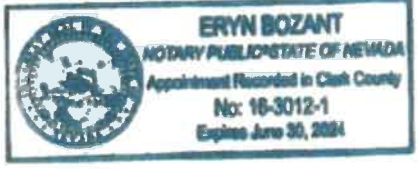
|  |   |
|--|---|
| <b>APPLICATION TYPE</b><br><br><input type="checkbox"/> TEXT AMENDMENT (TA)<br><input type="checkbox"/> ZONE CHANGE<br><input type="checkbox"/> CONFORMING (ZC)<br><input type="checkbox"/> NONCONFORMING (N2C)<br><input type="checkbox"/> USE PERMIT (UC)<br><input type="checkbox"/> VARIANCE (VC)<br><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)<br><input type="checkbox"/> DESIGN REVIEW (DR)<br><input type="checkbox"/> PUBLIC HEARING<br><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)<br><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)<br><input type="checkbox"/> WAIVER OF CONDITIONS (WC)<br><br>(ORIGINAL APPLICATION #)<br><br><input type="checkbox"/> ANNEXATION REQUEST (ANX)<br><input type="checkbox"/> EXTENSION OF TIME (ET)<br><br>(ORIGINAL APPLICATION #)<br><br><input checked="" type="checkbox"/> APPLICATION REVIEW (AR)<br>UC-0114-09<br>(ORIGINAL APPLICATION #) | <b>STAFF</b><br><br>APP. NUMBER: <u>AR-21-40001</u> DATE FILED: <u>1/26/2021</u><br>PLANNER ASSIGNED: <u>LMN</u><br>TAB/CAC: <u>MDAPA</u> TAB/CAC DATE: <u>2/23/2021</u><br>PC MEETING DATE: <u>3/16/2021</u><br>BCC MEETING DATE: <u>4/21/2021</u><br>FEE: <u>\$1425</u><br>PA-26-70050<br>W/S-21-6028 |
|  | <b>PROPERTY OWNER</b><br><br>NAME: <u>Lewis Family Trust et al</u><br>ADDRESS: <u>P.O. Box 57</u><br>CITY: <u>Moapa</u> STATE: <u>NV</u> ZIP: <u>89025</u><br>TELEPHONE: _____ CELL: <u>(702) 467-4744</u><br>E-MAIL: <u>WestPointRock@gmail.com</u>  |
|  | <b>APPLICANT</b><br><br>NAME: <u>Aaron Lewis</u><br>ADDRESS: <u>P.O. Box 57</u><br>CITY: <u>Moapa</u> STATE: <u>NV</u> ZIP: <u>89025</u><br>TELEPHONE: _____ CELL: <u>(702) 467-4744</u><br>E-MAIL: <u>WestPointRock@gmail.com</u> REF CONTACT ID #: _____  |
|  | <b>CORRESPONDENT</b><br><br>NAME: <u>Cathy Denman</u><br>ADDRESS: <u>7213 N Jones Blvd</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u><br>TELEPHONE: <u>(702) 291-8199</u> CELL: _____<br>E-MAIL: <u>Cathy@DenmanSolutions.CC</u> REF CONTACT ID #: _____                              |

ASSESSOR'S PARCEL NUMBER(S): 042-02-401-003; 042-02-701-001 & -002; 042-02-801-001 & -002  
 PROPERTY ADDRESS and/or CROSS STREETS: 1855 S. Dude Dr., Moapa, NV 89025  
 PROJECT DESCRIPTION: Gravel Pit / Batch Plant

(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.

Patricia Lewis Property Owner (Signature)\*      Patricia Lewis Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 12-17-2020 (DATE)  
 By Patricia Lewis  
 NOTARY PUBLIC: E. Bozant



\*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.

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## DENMAN DEVELOPMENT SOLUTIONS

(702) 291 8199

December 28, 2020

JUSTIFICATION LETTER for a VACATION AND ABANDONMENT  
and an APPLICATION REVIEW of a USE PERMIT

PLANNER  
COPY

To Whom It May Concern:

The Lewis Family Trust was originally approved for a Use Permit for a gravel pit/batch plant in 1999 (UC-0163-99) then again in 2009 (UC 09-0114) and a follow up Application Review was approved in 2019 (AR-19-400041).

The Application Review was approved by Current Planning with "15 years to review as a public hearing", we are asking that this time frame be removed with no follow up review. This Use Permit is to extract aggregates for landscaping and ready mix operations. We feel that this use has added value to the Las Vegas valley, Moapa Valley and southern Utah markets for the past 21 years by supplying quality aggregate products to support the construction and development industries. This business has employed many locals in the past and will continue to do so.

The Application Review approval also included conditions from Public Works. The first was a "1 year review for compliance with Public Works conditions of approval". This was not completed by the deadline of May, 2020 for the main reason that the company that will be running the operations at the gravel pit/batch plant is transitioning to a new company. With the new company coming in, the Lewis Family Trust is looking to satisfy the conditions and move forward in good standing.



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The remaining Public Works conditions are to “Apply for and have approved a vacation of unnamed right-of-way dedicated by document number 20060824:05494” and “Applicant is advised that the original conditions of approval that must be satisfied are, in brief, applying for an amendment to the Transportation Element (TE) and updating the drainage study”. The conditioned vacation is included in this application as directed by Public Works. The amendment to the TE has already been submitted (PA-20-700150) and is being held no date to go with the dates assigned to these applications. Additionally, the applicant will work with Public Works to update the drainage study.

Thank you for your consideration of this request.

Sincerely,

Erik D. Denman, P.L.S., W.R.S.  
Denman Development Solutions  
(702) 291-8199





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

|  |                |                                    |                                   |
|--|----------------|------------------------------------|-----------------------------------|
| <b>APPLICATION TYPE</b><br><input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs)<br><input type="checkbox"/> EASEMENT(S)<br><input type="checkbox"/> RIGHT(S)-OF-WAY<br><input type="checkbox"/> EXTENSION OF TIME (ET)<br>(ORIGINAL APPLICATION #): | DEPARTMENT USE | APP. NUMBER: <u>VS-21-0028</u>     | DATE FILED: <u>1/26/2021</u>      |
|  |                | PLANNER ASSIGNED: <u>LMN</u>       | TAB/CAC DATE: <u>2/23/2021</u>    |
|  |                | TAB/CAC: <u>MOAPA</u>              | PC MEETING DATE: <u>3/16/2021</u> |
|  |                | BCC MEETING DATE: <u>4/21/2021</u> | FEE: <u>\$ 875</u>                |
|  |                | AR-21-400011<br>PA-20-700150       |                                   |

|                |  |
|----------------|--|
| PROPERTY OWNER | NAME: <u>Lewis Family Trust</u>              |
|                | ADDRESS: <u>P.O. Box 57</u>                  |
|                | CITY: <u>Moapa</u>                           |
|                | STATE: <u>NV</u> ZIP: <u>89025</u>           |
|                | TELEPHONE: _____ CELL: <u>(702) 467-4744</u> |
|                | E-MAIL: <u>WestPointRock@gmail.com</u>       |

|           |  |
|-----------|--|
| APPLICANT | NAME: <u>Aaron Lewis</u>                                       |
|           | ADDRESS: <u>P.O. Box 57</u>                                    |
|           | CITY: <u>Moapa</u>   |
|           | STATE: <u>NV</u> ZIP: <u>89025</u>                             |
|           | TELEPHONE: _____ CELL: <u>(702) 467-4744</u>                   |
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|               |  |
|---------------|--|
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|               | CITY: <u>Las Vegas</u>   |
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|               | TELEPHONE: <u>(702) 291-8199</u> CELL: _____                     |
|               | E-MAIL: <u>Cathy@DenmanSolutions.com</u> REF CONTACT ID #: _____ |

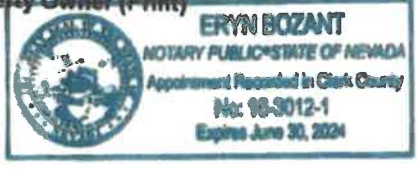
ASSESSOR'S PARCEL NUMBER(S): 042-02-801-001

PROPERTY ADDRESS and/or CROSS STREETS: 1855 S. Dude Dr., Moapa, NV 89025

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.

Patricia Lewis - Lewis Family Trust Patricia Lewis  
Property Owner (Signature) Property Owner (Print)

STATE OF NEVADA  
COUNTY OF CLARK  
SUBSCRIBED AND SWORN BEFORE ME ON 12-17-2020 (DATE)  
By Patricia Lewis  
NOTARY PUBLIC: gbozant



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December 28, 2020

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The Application Review was approved by Current Planning with “15 years to review as a public hearing”, we are asking that this time frame be removed with no follow up review. This Use Permit is to extract aggregates for landscaping and ready mix operations. We feel that this use has added value to the Las Vegas valley, Moapa Valley and southern Utah markets for the past 21 years by supplying quality aggregate products to support the construction and development industries. This business has employed many locals in the past and will continue to do so.

The Application Review approval also included conditions from Public Works. The first was a “1 year review for compliance with Public Works conditions of approval”. This was not completed by the deadline of May, 2020 for the main reason that the company that will be running the operations at the gravel pit/batch plant is transitioning to a new company. With the new company coming in, the Lewis Family Trust is looking to satisfy the conditions and move forward in good standing.



---

The remaining Public Works conditions are to “Apply for and have approved a vacation of unnamed right-of-way dedicated by document number 20060824:05494” and “Applicant is advised that the original conditions of approval that must be satisfied are, in brief, applying for an amendment to the Transportation Element (TE) and updating the drainage study”. The conditioned vacation is included in this application as directed by Public Works. The amendment to the TE has already been submitted (PA-20-700150) and is being held no date to go with the dates assigned to these applications. Additionally, the applicant will work with Public Works to update the drainage study.

Thank you for your consideration of this request.

Sincerely,

PLANNED  
COPY

Erik D. Denman, P.L.S., W.R.S.  
Denman Development Solutions  
(702) 291-8199





03/16/21 PC AGENDA SHEET

GRAVEL PIT/BATCH PLANT  
(TITLE 30)

I-15/SR 168  
(MOAPA)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-21-400011 (UC-0114-09)-LEWIS FAMILY TR MARTL DEDUCT TR & LEWIS, PATRICIA TRS:**

**USE PERMITS SECOND APPLICATION FOR REVIEW** for the following: 1) gravel pit; 2) permanent batch plant; and 3) reduce the separation from a gravel pit and batch plant to residential uses.

**WAIVER OF DEVELOPMENT STANDARDS** to exceed the maximum site disturbance in conjunction with a hillside development.

**DESIGN REVIEWS** for the following: 1) gravel pit; 2) permanent batch plant; and 3) development within the Hillside and Foothills Transition Boundary Area on 193.7 acres in an R-U (Rural Open Land) Zone.

Generally located on the east side of I-15 and the south side of State Route 168 (alignment) within Moapa. MK/lm/jd (For possible action)

---

RELATED INFORMATION:

**APN:**

042-02-401-003; 042-02-701-001; 042-02-701-002; 042-02-801-001; 042-02-801-002

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 1855 S. Dude Drive
- Site Acreage: 193.7
- Project Type: Gravel pit and permanent batch plant

**History & Request**

The gravel pit and operations provide sand and gravel throughout the Las Vegas Valley and Moapa areas. The original use permit (UC-0114-09) from June 2009 provided for an expansion that included a 100 percent disturbance of the slope area of an 8 acre portion of the site and hillside of parcel 042-02-401-003. Although 100 percent of the mining area will be disturbed, 42 percent of the remaining land will be left natural and will help lessen the impacts of the mining operations. A current batch plant (identified as processing in the plan on file) will not be moved and is currently located on the east half of parcel 042-02-801-001 and the west half of parcel

042-02-801-002. This site is located outside of the PM-10 non-attainment area. There are 193.7 acres of land, of which 92.7 acres (42 percent) of the land is being kept in its natural state. The gravel and batch plant are within 1,000 feet from a residential use on the northwest portion (610 feet) of the site and on the southeast portion (750 feet) of the site.

#### Previous Conditions of Approval

Listed below are the approved conditions for AR-19-400041 (UC-0114-09):

#### **Current Planning**

- 15 years to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

#### **Public Works - Development Review**

- 1 year to review for compliance with Public Works conditions of approval;
- Apply for and have approved a vacation of unnamed right-of-way dedicated by document number 20060824:05494.
- Applicant is advised that the original conditions of approval that must be satisfied are, in brief, applying for an amendment to the Transportation Element and updating the drainage study.

Listed below are the approved conditions for UC-0114-09:

#### **Current Planning**

- 10 years to review as a public hearing for the gravel pit and batch plant;
- All applicable standard conditions for this application type.
- Applicant is advised that site restoration plan will be required per State of Nevada regulations when use is completed; any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

#### **Civil Engineering**

- Apply and have approved an amendment to the Master Transportation Element to remove the unnamed section line road and an unnamed off-alignment road;
- Coordinate the dedication and construction of an alternative 'frontage road' along I-15 with Clark County Public Works, Nevada Department of Transportation and the owners of APN's 042-02-301-014 & 042-02-401-002;
- Repair and improve Dude Road with the repairs and improvements to be approved by the Nevada Department of Transportation;
- Update drainage study to include additional parcels;
- Applicant to continue to maintain paved legal access.

Applicant's Justification

The applicant requests the removal of the 15 years to review as a public hearing on their use permit. The applicant states that the use permit is to extract aggregates for landscaping and ready mix operations that have added value to the Las Vegas Valley, Moapa, and southern Utah markets for the past 21 years. The prior requirement for 1 year review for compliance with Public Works conditions of approval were not completed by the deadline as the operating company was in transition and the property owners are now in the process of satisfying the conditions and wish to move forward in good standing with Public Works.

**Prior Land Use Requests**

| Application Number           | Request   | Action          | Date       |
|------------------------------|---|-----------------|------------|
| AR-19-400041<br>(UC-0114-09) | First application for review for a gravel pit and permanent batch plant   | Approved by BCC | May 2019   |
| UC-0114-09                   | Gravel pit, permanent batch plant, and reduced the separation from a gravel pit and batch plant to residential uses | Approved by BCC | June 2009  |
| UC-0163-99<br>(ET-0066-09)   | Second extension of time to review a quarry and gravel pit  | Approved by PC  | June 2009  |
| UC-0163-99<br>(ET-0081-04)   | First extension of time for quarry/gravel pit   | Approved by PC  | June 2005  |
| UC-0163-99                   | Quarry and gravel pit   | Approved by PC  | March 1999 |
| UC-1823-93                   | Quarry and gravel pit - expired   | Approved by PC  | March 1994 |

**Surrounding Land Use**

|       | Planned Land Use Category  | Zoning District | Existing Land Use   |
|-------|--|-----------------|---|
| North | Residential Rural (up to 3 du/ac) & Commercial General                       | R-U             | Undeveloped, further north across I-15 is the Glendale service station, convenience store & motel |
| South | Rural Residential (up to 3 du/ac) & Open Land                                | R-U             | Undeveloped   |
| East  | Residential Agricultural (up to 1 du/ac) & Residential Rural (up to 3 du/ac) | R-A             | Developed   |
| West  | Rural Residential (up to 3 du/ac) & Open Land                                | R-U             | Undeveloped & I-15  |

### Related Applications

| Application Number | Request   |
|--------------------|---|
| VS-21-0028         | A vacation and abandonment of 2 unnamed rights-of-way is a companion item on this agenda. |
| PA-20-700150       | An amendment to the Transportation Element Map 4 is a companion item on this agenda.      |

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

After verifying with Public Works' staff it appears that the property owners are in the process of complying with the majority of the Public Works' conditions of approval imposed by UC-0114-09 and no further reviews will be required. In addition, the applicant has requested the removal of the 15 year review period, staff finds that removal of the time limit is appropriate at this time and recommends approval.

##### Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this application for review.

##### Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 21, 2021 at 9:00 a.m., unless otherwise announced.

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

- Remove all time limits associated with UC-0114-09.

#### Public Works - Development Review

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** LEWIS FAMILY TRUST

**CONTACT:** CATHY DENMAN, DENMAN DEVELOPMENT SOLUTIONS, 7213 N. JONES BLVD., LAS VEGAS, NV 89131

**DRAFT**



03/16/21 PC AGENDA SHEET

PLAN AMENDMENT

I-15/SR 168  
(MOAPA)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-20-700150-LEWIS A.D. FAMILY TRUST & LEWIS, AARON A. & DANIELLE M. TRS:

**PLAN AMENDMENT** to amend Map 4 of the Transportation Element of the Clark County Comprehensive Master Plan by removing portions of 80 foot and 100 foot rights-of-way between I-15 and Lewis Ranch Road (alignment), and Dude Drive and the southern boundary of Section 02.

Generally located on the east side of I-15 and the south side of State Route 168 (alignment) within Moapa. MK/pd (For possible action)

**RELATED INFORMATION:**

**APN:**

042-02-301-014; 042-02-401-003; 042-02-701-001; 042-02-701-002; 042-02-801-001 through 042-02-801-003

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

This is a request to remove 2, 80 foot wide sections rights-of-way approximately one-half mile in length, and 2, 100 foot wide separate sections of rights-of-ways approximately three-quarters of a mile in length, as depicted on Map 4 of the Transportation Element of the Clark County Comprehensive Master Plan (Transportation Element).

**Applicant's Justification**

This is a plan amendment to remove portions of unnamed rights-of-way for various alignments as shown on Map 4 of the Transportation Element. The applicant indicates the purpose of the plan amendment is to satisfy a Public Works condition associated with the approval of AR-19-400041 (UC-0114-09) to amend the Transportation Element on the subject site.

**Prior Land Use Requests**

| Application Number        | Request  | Action          | Date     |
|---------------------------|--|-----------------|----------|
| AR-19-400041 (UC-0114-09) | First application for review of a batch plant and gravel pit | Approved by BCC | May 2019 |



**Prior Land Use Requests**

| Application Number | Request                    | Action          | Date      |
|--------------------|----------------------------|-----------------|-----------|
| UC-0114-09         | Batch plant and gravel pit | Approved by BCC | June 2009 |

**Surrounding Land Use**

|       | Planned Land Use Category                      | Zoning District | Existing Land Use                       |
|-------|--|-----------------|---|
| North | Open Land, Industrial & Commercial General     | R-U             | I-15 & undeveloped                      |
| South | Open Land                                      | R-U             | Undeveloped                             |
| East  | Agriculture & Commercial Tourist               | R-U & R-A       | Agriculture & undeveloped               |
| West  | Open Land & Residential Rural (up to 1 du/2ac) | R-U             | Single family residential & undeveloped |

**Related Applications**

| Application Number        | Request  |
|---------------------------|--|
| AR 21-400011 (UC-0114-09) | Second application for review of a gravel pit, permanent batch plant, and the reduced separation from a gravel pit and batch plant to residential uses is a companion item on this agenda. |
| VS-21-0028                | A vacation and abandonment of 2 unnamed rights-of-way is a companion item on this agenda.  |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Community Planning**

Staff finds the request for the plan amendment appropriate for this location. If this request is adopted, there will be remnant sections of remaining rights-of-way left in this area that should be updated in a staff initiated clean-up of Map 4 of the Transportation Element. Staff has received a recommendation from the Regional Transportation Commission (RTC) stating that the removal of sections of rights-of-way will not adversely impact the regional transportation plan in the area.

**Staff Recommendation**

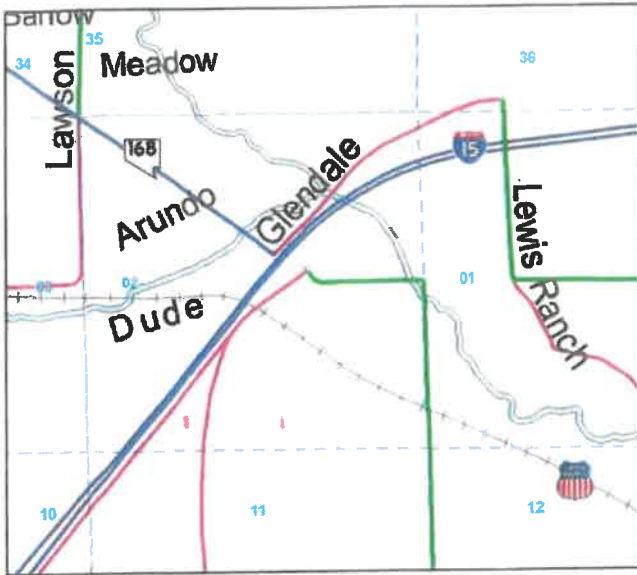
Adopt. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 21, 2021 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

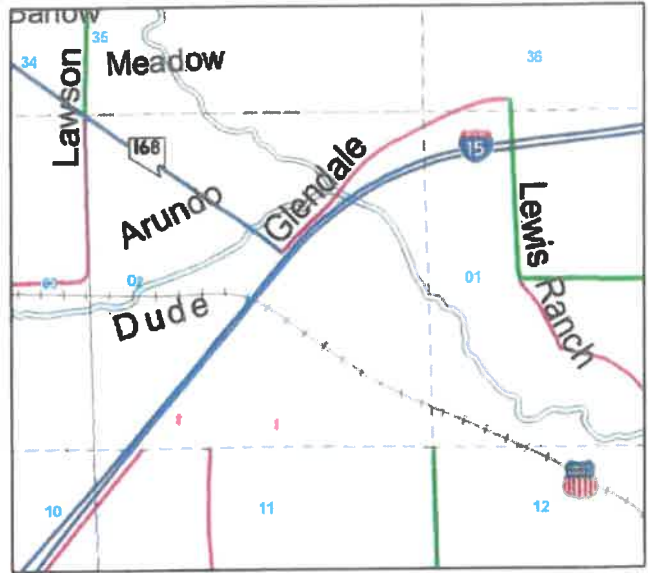
**TAB/CAC:**  
**APPROVALS:**  
**PROTEST:**

**APPLICANT:** AARON LEWIS  
**CONTACT:** CATHY DENMAN, 7213 N. JONES BLVD., LAS VEGAS, NV 89131

DRAFT



**Adopted**













**Requested**

## Transportation Element

**PA-20-700150**

**Glendale/Moapa  
Clark County, Nevada**

**DRAFT**

-  Beltway
-  Las Vegas Blvd (300+ ft R-O-W)
-  Las Vegas Blvd (200+ ft R-O-W)
-  Interstates/State Hwys (per NDOT)
-  Arterials (120+ ft R-O-W)
-  Arterials (100+ ft R-O-W)
-  Collectors (80+ ft R-O-W)
-  Collectors (60+ ft R-O-W)
-  Railroads
-  Interchanges

*Note: Categories denoted in the legend may not apply to the presented area.*



03/16/21 PC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

15/SR 168  
(MOAPA)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0028-LEWIS FAMILY TR MARTL DEDUCT TR & LEWIS, PATRICIA TRS:**

**VACATE AND ABANDON** a portion of a right-of-way being 2 unnamed alignments north/south and east/west located between I-15 to the northwest and the Union Pacific Railroad tracks to the northeast and the southerly section line of Section 2, Township 15 South, Range 66 East within Moapa (description on file). MK/lm/jd (For possible action)

RELATED INFORMATION:

**APN:**

042-02-401-003; 042-02-701-001; 042-02-701-002; 042-02-801-001; 042-02-801-002

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 2 unnamed 30 foot wide rights-of-way located along the south and west property lines of APN 042-02-801-001 within the boundary site of an existing gravel pit and batch plant. The public rights-of-way being vacated were originally dedicated as a condition of UC-0163-99.

**Prior Land Use Requests**

| Application Number          | Request   | Action          | Date       |
|-----------------------------|---|-----------------|------------|
| AR-19-40004<br>(UC-0114-09) | First application for review of a gravel pit and permanent batch plant  | Approved by BCC | May 2019   |
| UC-0114-09                  | Gravel pit, permanent batch plant, and reduced the separation from a gravel pit and batch plant to residential uses | Approved by BCC | June 2009  |
| UC-0163-99<br>(ET-0066-09)  | Second extension of time to review a quarry and gravel pit  | Approved by PC  | June 2009  |
| UC-0163-99<br>(ET-0081-04)  | First extension of time for quarry/gravel pit   | Approved by PC  | June 2005  |
| UC-0163-99                  | Quarry and gravel pit   | Approved by PC  | March 1999 |
| UC-1823-93                  | Quarry and gravel pit - expired   | Approved by PC  | March 1994 |

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>   | <b>Zoning District</b> | <b>Existing Land Use</b>   |
|-------|--|------------------------|--|
| North | Residential Rural (up to 3 du/ac) & Commercial General                       | R-U                    | Undeveloped land, further north across I-15 is the Glendale service station, convenience store & motel |
| South | Rural Residential (up to 3 du/ac) & Open Land                                | R-U                    | Undeveloped  |
| East  | Residential Agricultural (up to 1 du/ac) & Residential Rural (up to 3 du/ac) | R-A                    | Developed  |
| West  | Rural Residential (up to 3 du/ac) & Open Land                                | R-U                    | Undeveloped & I-15   |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>   |
|---------------------------|--|
| AR-21-400011 (UC-0114-09) | Second application for review of a gravel pit, permanent batch plant, and the reduced separation from a gravel pit and batch plant to residential uses is a companion item on this agenda. |
| PA-20-700150              | An amendment to the Transportation Element Map 4 is a companion item on this agenda.   |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 21, 2021 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for

conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified, and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

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

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LEWIS FAMILY TRUST

**CONTACT:** CATHY DENMAN, DENMAN DEVELOPMENT SOLUTIONS, 7213 N. JONES BLVD., LAS VEGAS, NV 89131