



**Moapa Town Advisory Board**  
**Moapa Recreation & Community Center**  
**1340 E. State Highway 168**  
**Moapa, NV. 89025**

April 27, 2021  
 7:00pm

**AGENDA**

**Note:**

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- 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, or Relay Nevada toll-free at (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 on the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to [Amelia.Smith@ClarkCountyNV.gov](mailto:Amelia.Smith@ClarkCountyNV.gov), before 04:00 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.

Board/Council Members:    Jamie Shakespear - Chairperson  
                                      Blake Stratton – Vice Chairperson  
                                      Bob Lyman  
                                      Lola Egan  
                                      Cally Wade

Secretary:                     Amelia Smith, 702-704-4572, [Amelia.Smith@ClarkCountyNV.gov](mailto:Amelia.Smith@ClarkCountyNV.gov)

County Liaison(s):            Please contact Amelia Smith

- 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/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 23, 2021. (For possible action)

IV. Approval of the Agenda for April 27, 2021 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

1. Town Board representative to provide an update discussing the current phase of the Transform Clark County Master Plan & Development Code rewrite process, focusing on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities. This is your opportunity to provide feedback to the County on the process and to ensure the updated Master Plan reflects what's important to your community. (for discussion only)
2. The Moapa Town Advisory Board to discuss rural neighborhood preservation areas and potentially creating a committee or task force to take the lead for the Moapa Township. (for discussion only)

VI. Planning and Zoning

NONE

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

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

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: May 25, 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 23, 2021

### MINUTES

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Board Members:	Jamie Shakespear - Chairperson - <b>PRESENT</b> Blake Stratton - Vice Chairperson - <b>PRESENT</b> Bob Lyman - <b>PRESENT</b>	Cally Wade - <b>PRESENT</b> 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 February 9, 2021 Minutes

**Moved by: Lola Egan**  
**Action: Approved**  
**Vote: 5-0/ Unanimous**

IV. Approval of Agenda for February 23, 2021

**Moved by: Jamie Shakespear**  
**Action: Approved**  
**Vote: 5-0/Unanimous**

V. Informational Items

NONE

VI. Planning & 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)

**Moved by: Lola Egan**  
**Action: Approved**  
**Vote: 5-0/Unanimous**

VII. General Business

NONE

VIII. Public Comment

Lon Dalley with the local water district addressed a concern which was raised during the previous meeting. They inspected the patches on Henrie Rd. and were able to identify a couple of patches which needed to be addressed. They are working with Clark County Public Works and will follow their guidelines.

Shari and Bob Lyman discussed placing an item on the next agenda for discussion regarding neighborhood preservation. Bob also wanted to make a correction. He believes he was misrepresented in the local paper and expressed that he is not opposed to new people moving into the area.

IX. Next Meeting Date

The next regular meeting will be April 27, 2021

X. Adjournment

The meeting was adjourned at 7:29 p.m.



## Town Advisory Board and Citizen Advisory Council Outreach

Spring 2021

### BACKGROUND

The current phase of the Transform Clark County process is focused on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities. This is your opportunity to ensure the updated Master Plan reflects what's important to your community!

### DRAFT MATERIALS FOR REVIEW

The following new materials are available for review:

- [Draft Area-Specific Policies](#) for the Planning Area (which include community-specific policies, where applicable);
- [Draft Land Use Category descriptions](#);
- [Draft Land Use Plan map](#) for the Planning Area (provided for participant reference).

You may also find it useful to reference the draft [Countywide Goals and Policies](#) (released for review in December 2020) as you review the Area-Specific Policies.

### DISCUSSION QUESTIONS

Once the new Master Plan is adopted, the Area-Specific Policies will be used as a “supplement” to the [Countywide Policies](#) to guide decision-making in different parts of Clark County. With that in mind we would like your feedback on the following questions:

- How well do the draft Area-Specific Policies reflect issues or opportunities that are unique to your Planning Area and community overall?
- Are there goals or policies that you think should be refined to better convey those unique issues?

- Are there issues or opportunities that you think are missing?
- Do you have other thoughts/suggestions that would help tailor the Area-Specific Policies to your Planning Area or community?

Please be as specific as possible when recording your group's input. Provide references to page numbers and/or goal and policy numbers where applicable. Your group's input will be used to help refine the draft Area-Specific Policies for incorporation as part of Clark County's Draft Master Plan that will be released for review this summer.

## **RECORDING YOUR FEEDBACK**

Feedback may be provided in one of two ways:

- 1) Provide written notes via e-mail to [TransformClarkCounty@ClarkCountyNV.gov](mailto:TransformClarkCounty@ClarkCountyNV.gov); or
- 2) Record comments directly on the draft documents using the comment features provided as part of the [Virtual Open House](#).

**Thank you for your participation!**

[www.transformclarkcounty.com](http://www.transformclarkcounty.com)



## Service Finder

### Rural Neighborhood Preservation Areas

In 1999 the Nevada State Legislature adopted SB 391, which allowed for the creation and protection of rural preservation neighborhoods. These provisions were adopted in response to the rapid development occurring in the Las Vegas Valley and the changing dynamics of existing rural neighborhoods. The legislation allows for the protection of rural neighborhoods (NRS 278.250(2)(k)) and authorizes the governing body to adopt zoning regulations and restrictions to maintain the character of rural neighborhoods, provide adequate buffer areas and screening, and ensure the orderly transition of land uses.

In response to this State legislation and the concerns of local residents related to protecting the character of rural neighborhoods, the City of Henderson designated Rural Preservation Areas and established standards for their protection. These standards address development and transitional densities, street design, the location of non-residential uses, and notification requirements.

### Designation of RNP Areas

The Rural Neighborhood Preservation (RNP) designation protects designated rural areas from non-residential and more intense commercial development in their vicinity. At the request of property owners, the designation of additional parcels as Rural Neighborhood Preservation Areas has occurred since the creation of the RNP land use/zoning district. Future RNP designations may occur following annexation of parcels currently in Clark County to the City of Henderson. Existing rural neighborhoods in these areas, which meet the intent of the State legislation and local ordinance, can be designated and protected as RNP areas.

Those areas currently approved as Rural Neighborhood Preservation (RNP) Areas are denoted on four maps illustrating zoning and land use designations in the four primary RNP areas:

- Foothills Neighborhood
- Mission Neighborhood

- Serene Country Estates Neighborhood
- Sections 4, 9 and 16 Neighborhoods

## Local Ordinances

In order to initially establish the Rural Neighborhood Preservation (RNP) Areas the following applications to modify existing plans and codes were approved by the City Council on September 18, 2001:

- **Comprehensive Plan Amendment (CPA-2001003802)**

The Comprehensive Plan Amendment provides for two land use districts: RNP-1 (0-1 units per gross acre) and RNP-2 (1-2 units per gross acre). Further, the amendment establishes the basis for preserving the rural character of designated neighborhoods within the City of Henderson.

- **Zone Change (ZCO-2001004717)**

The Zone Change provides for the establishment of the Rural Neighborhood Overlay District. The approved Zone Change application allowed for designated parcels in rural neighborhood areas to be rezoned to include the Rural Neighborhood Overlay in addition to the parcel's existing zoning classification, which allows for development at one to two units per acre.

The zone change changes provided for by the Zoning Ordinance Amendment are illustrated by the four RNP Area maps.

- **Zoning Ordinance Amendment (Ord. 2072)**

The approved Zoning Ordinance Amendment allows for changes to be made to the existing Development Code to include the new Rural Neighborhood Overlay district. The new text to be included in the Development Code also provides for increased notification requirements and rural neighborhood protection standards to address non-residential uses.

- **Master Streets and Highways Plan Amendment**

The amendment to the Master Streets and Highways Plan provides for revised street sections for 100' and 80' rights-of-way within designated Rural Neighborhood Preservation Areas. The sections allow for equestrian trails to be located on one or both

- sides, depending on the street width. The revised Master Streets and Highways Plan also allows for reduced lighting, requiring streetlights only at intersections and curves to promote public safety.

For additional information, please contact the Community Development and Services Department at (702) 267-1500 or [planner@cityofhenderson.com](mailto:planner@cityofhenderson.com).





**NRS 278.250 Zoning districts and regulations.**

1. For the purposes of NRS 278.010 to 278.630, inclusive, the governing body may divide the city, county or region into zoning districts of such number, shape and area as are best suited to carry out the purposes of NRS 278.010 to 278.630, inclusive. Within the zoning district, it may regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land.

2. The zoning regulations must be adopted in accordance with the master plan for land use and be designed:

(a) To preserve the quality of air and water resources.

(b) To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment.

(c) To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments.

(d) To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings.

(e) To provide for recreational needs.

(f) To protect life and property in areas subject to floods, landslides and other natural disasters.

(g) To conform to the adopted population plan, if required by NRS 278.170.

(h) To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles.

(i) To ensure that the development on land is commensurate with the character and the physical limitations of the land.

(j) To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development.

(k) To promote health and the general welfare.

(l) To ensure the development of an adequate supply of housing for the community, including the development of affordable housing.

(m) To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods and, in counties whose population is 700,000 or more, the protection of historic neighborhoods.

(n) To promote systems which use solar or wind energy.

(o) To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.

3. The zoning regulations must be adopted with reasonable consideration, among other things, to the character of the area and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city, county or region.

4. In exercising the powers granted in this section, the governing body may use any controls relating to land use or principles of zoning that the governing body determines to be appropriate, including, without limitation, density bonuses, inclusionary zoning and minimum density zoning.

5. As used in this section:

(a) "Density bonus" means an incentive granted by a governing body to a developer of real property that authorizes the developer to build at a greater density than would otherwise be allowed under the master plan, in exchange for an agreement by the developer to perform certain functions that the governing body determines to be socially desirable, including, without limitation, developing an area to include a certain proportion of affordable housing.

(b) "Inclusionary zoning" means a type of zoning pursuant to which a governing body requires or provides incentives to a developer who builds residential dwellings to build a certain percentage of those dwellings as affordable housing.

(c) "Minimum density zoning" means a type of zoning pursuant to which development must be carried out at or above a certain density to maintain conformance with the master plan.

[13:110:1941; 1931 NCL § 5063.12] — (NRS A 1973. 1244, 1828; 1977. 1016; 1991. 2232; 1995. 2228; 1999. 2128, 3369; 2005. 1592, 1822; 2007. 347; 2009. 2766; 2011. 1186; 2013. 3223)

