



# Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV 89040

March 27, 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/MoapaValleyTAB>.

Board/Council Members: Janice Ridondo – Chairperson  
 Jill Williams Perkins – Vice Chair  
 Lois Hall  
 Lori Houston

Secretary: Judith Metz, 702-397-6475. [Judith.Metz@ClarkCountyNV.gov](mailto: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](mailto: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/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

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

III. Approval of Minutes for February 28, 2024. (For Possible Action)

IV. Approval of the Agenda for March 27, 2024, and Hold, Combine, or Delete any Items. (For Possible Action)

V. Informational Items

NONE

VI. Planning and Zoning

**04/16/24 PC**

1. **WS-24-0030-JCXY, LLC;**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow accessory structure (fence) prior to the establishment of a principal use (single family dwelling); 2) increase fence height; and 3) street landscaping on 13.0 acres in an RS80 (Residential Single Family 80) Zone and an RS20 (Residential Single Family 20) Zone. Generally located on the north and south sides of Pioneer Road and Liston Avenue (alignment) within Moapa Valley. MK/lm/ng (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.

IX. Next Meeting Date: May 1, 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**  
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II – Vice-Chair  
JUSTIN C. JONES - MARILYN KIRKPATRICK – JAMES B GIBSON – ROSS MILLER – MICHAEL NAFT  
KEVIN SCHILLER County Manager



# Moapa Valley Town Advisory Board

February 28, 2024

## DRAFT MINUTES

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Board Members: Janice Ridondo, Chairperson – Present  
Lois Hall -Present  
Jill Williams – Present  
Lori Houston – Present

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

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

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I. Call to Order, Invocation, Pledge of Allegiance, Roll Call  
The meeting was called to order at 7:04 p.m.

II. Public Comment

NONE

III. Approval of Minutes of January 10, 2024.

**Moved by: Losi Hall**  
**Action: Approved**  
**Vote: 4-0/Unanimous**

IV. Approval of Agenda for February 28, 2024.

**Moved by: Jill Williams Perkins**  
**Action: Approved**  
**Vote: 4-0/Unanimous**

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

V. Information Items

1. OHV Presentation by Sgt. Doty and Melanie Erquiaga w/Ride Safe-Ride Smart Program.  
(For discussion only)

Sgt. Doty (LVMPD) began the presentation and was joined by Meanie Erquiaga with an explanation of the NOS (Nevada Outdoor School). She explained their mission, goals, and offerings. The ultimate goal is to have ZERO injuries or deaths using OHVs. We are falling behind. We are #3 in youth injuries. We are OHV friendly, but some users become abusive. We want to teach everyone, but especially our youth to be safe and courteous of their surroundings. Melanie went on to tell us of their many options for training, signage, Helmet program (for youth), and online courses. They are a non-profit organization and are celebrating their 20<sup>th</sup> Anniversary. They turn to different agencies and clubs to put on events and encourage parents and youth to participate. In conclusion, Sgt. Doty and NOS will be working together to begin trying to get some of these programs started. The Board thanked them, and all commented this is something this Valley has needed for a very long time. They asked who brought them to us. And Melanie mentioned Sue Baker.

VI. Planning & Zoning

NONE

VII. General Business

1. Approval of final draft of 2024 Calendar.

**Motion by Jill Williams Perkins**

**Action: Approval**

**Vote: 4-0/ Unanimous**

2. Elect a new Vice-Chair for the Moapa Valley TAB.

**Motion to elect Jill Williams Perkins by Janice Ridondo**

**Action: Approved**

**Vote: 4-0 Unanimous**

VIII. Public Comment

Board would like an update on:

1. The Logandale Sports Complex
2. NDOT update on the dates for Hwy. 169. (Concerns regarding CC Fair issues for traffic)
3. Report regarding CDBG funding ( They need the info as to which areas of Moapa and Moapa Valley are eligible for funding.)

IX. Next Meeting Date is March 13, 2024

X. Adjournment at 7:45PM

**ATTACHMENT A**  
**MOAPA VALLEY TOWN ADVISORY BOARD**  
**ZONING AGENDA**  
**WEDNESDAY, 7:00 P.M., MARCH 27, 2024**

**04/16/24 PC**

1. **WS-24-0030-JCXY, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow accessory structure (fence) prior to the establishment of a principal use (single family dwelling); 2) increase fence height; and 3) street landscaping on 13.0 acres in an RS80 (Residential Single Family 80) Zone and an RS20 (Residential Single Family 20) Zone. Generally located on the north and south sides of Pioneer Road and Liston Avenue (alignment) within Moapa Valley. MK/lm/ng (For possible action)

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**WS-24-0030-JCXY, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow accessory structure (fence) prior to the establishment of a principal use (single family dwelling); **2)** increase fence height; and **3)** street landscaping on 13.0 acres in an RS80 (Residential Single Family 80) Zone and an RS20 (Residential Single Family 20) Zone.

Generally located on the north and south sides of Pioneer Road and Liston Avenue (alignment) within Moapa Valley. MK/lm/ng (For possible action)

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**RELATED INFORMATION:**

**APN:**

041-27-201-002; 041-27-301-001; 041-27-301-012

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow accessory structure (fence) prior to establishment of a principal use (single family dwelling) per Section 30.03.01.D.
2.
  - a. Increase the fence height within the front setback to 8 feet where a maximum height of 6 feet is permitted per Section 30.04.03 (a 33% increase).
  - b. Increase the fence height within the side and rear setbacks to 8 feet where a maximum height of 6 feet is permitted per Section 30.04.03 (a 33% increase).
3. Waive street landscaping where 6 foot wide landscaped area shall be provided on-site when curb, gutter, and sidewalk are not installed, per Section 30.04.01.D (a 100% reduction).

**LAND USE PLAN:**

NORTHEAST COUNTY (MOAPA VALLEY) - EDGE NEIGHBORHOOD (UP TO 1 DU/AC)  
NORTHEAST COUNTY (MOAPA VALLEY) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3285 N. Pioneer Road and 3245 N. Pioneer Road
- Site Acreage: 13
- Project Type: Allow fence prior to residence
- Fence Height (feet): 8

Site Plan & Request

The site consists of 3 undeveloped parcels located on the north and south sides of Pioneer Road, west of the railroad tracks. On the east side of the 2 northerly parcels, there are existing overhead power lines, and a power easement is shown on the site plan. On APN 041-27-201-002 there is an existing water storage tank that per aerial evidence appears to have been on the property 20 years. Aerial photographs also show that in the past either a manufacturing home or a recreational vehicle was located on APN 041-27-301-001. The applicant is proposing to enclose the parcels, 2 contiguous parcels on the north side of Pioneer Road and 1 parcel on the south side of the road with wrought iron fencing. There are 2 entry gates proposed along the north and south sides of Pioneer Road, which will provide access to the enclosed parcels.

Landscaping

There is no proposed street landscaping shown on the plans. Aerial evidence indicates that there are existing mature trees located within the northern parcels.

Elevations

The plans indicate a proposed 8 foot high wrought iron fence with access gates along the boundary of APN 041-27-301-012 and the external boundaries of APNs 041-27-201-002 and 041-27-301-001.

Applicant's Justification

The applicant indicates the site is currently vacant and undeveloped and the increased fence height along with the proposed wrought iron fence eliminates the appearance of a long monolithic façade.

Surrounding Land Use

|       | <b>Planned Land Use Category</b>          | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>                                     |
|-------|---|----------------------------------|--|
| North | Edge Neighborhood (up to 1 du/ac)         | RS80                             | Undeveloped & Union Pacific Railroad                         |
| South | Ranch Estate Neighborhood (up to 2 du/ac) | RS20                             | Undeveloped  |
| East  | Agriculture                               | RS80 & RS20                      | Union Pacific Railroad, farm & single family residential     |
| West  | Open Lands                                | RS80                             | Logandale Trails Resource Management Plan Area & 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**

#### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff has no practical concerns with the increase in fence height as proposed. Staff typically does not support improvements to parcels prior to the establishment of the principal use (residence) when the improvements are not in conjunction with an adjoining residence or an improved parcel with common ownership. In this case, the parcels are separated by an approximately 20 foot wide dedicated right-of-way (Pioneer Road) that is the primary access to the Logandale Trails system and trail head managed by the Bureau of Land Management, which is used as an off-highway vehicle (OHV) and recreational target shooting area. Additionally, Pioneer Road is listed on the Master Plan Transportation Plan as a collector street with an 80 foot or greater right-of-way, and the existing dedicated right-of-way is 20 feet (westerly dedicated portion) to 30 feet wide (easterly dedicated portion). Staff anticipates that additional right-of-way dedication may be necessary in the future to accommodate future developments in the area. Therefore, staff is concerned that the permanent placement of wrought iron fencing without accommodation for street landscaping may limit the community's need for access to other private parcels to the north of the site or to Logandale Trails to the west. Additionally, staff is concerned about the placement of the access gates along the 20 foot right-of-way dedication area, where 80 feet have been identified for development within the Master Plan. If the property owner were to access their site without the gate setbacks, access to the parcels to the north and west may be limited or potentially block emergency services to the area due to the narrowness of the existing right-of-way. For the reasons stated, staff is unable to support the requests.

#### **Staff Recommendation**

Denial.

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**

If approved:

- Gates shall be set back 6 feet from right-of-way.
- Applicant is advised future applications may require fence to be relocated for off-site improvements or right-of-way dedication; 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**

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Logandale Trails Access Road improvement project.

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

**Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised that there is an active septic permit on APN 041-27-301-012; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JCXY, LLC

**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135





# AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS-24-0030

Property Owner or Subdivision Name: JCXY LLC

Public Hearing: Yes  No

Staff Report already created: Yes  No

Delete this application from the: **TAB/CAC** 3/13/24 **PC** 4/2/2024 **BCC** \_\_\_\_\_

Add this application to the: **TAB/CAC** 3/27/2024 **PC** 4/16/2024 **BCC** \_\_\_\_\_

**Change(s) to be made:**

- Held no date specific
  - Withdrawn
  - No change to meeting(s) \_\_\_\_\_
  - Amend Write-up
  - Renotify
  - Make a public hearing (Radius: \_\_\_\_\_)
  - Rescheduling
  - Other: \_\_\_\_\_
  - Additional fees – \$AMOUNT OF ADDITIONAL FEES: \_\_\_\_\_
  - Refund
    - 80%
    - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: \_\_\_\_\_

Reason for Change: Per applicant request.

Change initiated by: LMN Date: 02/22/2024

Change authorized by: RR Date: 02/22/2024

Change processed by: ds Date: 02/22/2024

Follow up assigned to: LMN/Agenda processing Instructions: Complete staff report.

Parcel Number(s): 041-27-201-002, 041-27-301-001 & 002

Town Board(s): Moapa Valley





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 041-27-201-002: 041-27-301-001 & 012

PROPERTY ADDRESS/ CROSS STREETS: Pioneer Road near Tank Road

DETAILED SUMMARY PROJECT DESCRIPTION

*Allow a fence around a vacant lot and waives to increase height.*

PROPERTY OWNER INFORMATION

NAME: JCXY, LLC

ADDRESS: 1980 Festival Plaza Dr. #300

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

APPLICANT INFORMATION

NAME: JCXY, LLC

ADDRESS: 1980 Festival Plaza Dr. #300

CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # n/a

TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 198- Festival Plaza Dr. #650

CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674

TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@kcrnlaw.com

\*Correspondent will receive all project communication

(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 and 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.

  
Property Owner (Signature)\*

CHRISTOPHER SARRANTAKOS  
Property Owner (Print)

12.18.2023  
Date

DEPARTMENT USE ONLY:

- |                              |                             |                              |                               |                             |                             |  |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC            |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                            |

APPLICATION # (s) WS-24-0030

PC MEETING DATE 4-2-2024

BCC MEETING DATE \_\_\_\_\_

TAB/CAC LOCATION Mojave Valley

DATE 3-13-2024

ACCEPTED BY [Signature]

DATE 2-5-2024

*WS-24-0030*

*APR-23-101426*

LAS VEGAS OFFICE  
1980 Festival Plaza Drive, Suite 650  
Las Vegas, NV 89135  
T: 702.792.7000  
F: 702.796.7181

KAEMPFER

CROWELL

JENNIFER LAZOVICH  
[jlazovich@kcnvlaw.com](mailto:jlazovich@kcnvlaw.com)  
D: 702.792.7050

January 8, 2024

**VIA ELECTRONIC UPLOAD**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, Nevada 89106

**Re: *Justification Letter – Waiver of Development Standards to Allow a  
Fence Around a Vacant Lot and Increase Fence Height  
JCXY, LLC  
APNs: 041-27-201-002 and 041-27-301-001 & 012 (Moapa Valley)***

To Whom It May Concern:

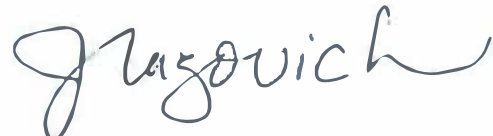
Please be advised our office represents the Applicant in the above-referenced matter. The Applicant owns approximately 13.05 acres of property located in Moapa Valley. The property is more particularly described as APNs: 041-27-201-002 and 041-27-301-001 & 012 (collectively the "Site"). The Site is bisected by Pioneer Road with approximately 2.66 acres of the Site located on the south side of the road and approximately 10.39 acres of the Site located on the north side of the road. Immediately to the east of the Site is the Union Pacific Railroad tracks and, generally, undeveloped property to the south, west, and north of the Site. The Site is currently vacant and undeveloped.

The Applicant is requesting a waiver to construct an 8-foot tall wrought-iron fence around the vacant lot. The wrought-iron fence will be located around the perimeter of the Site. Access to both the north and south portions of the Site is from Pioneer Road. The Applicant is proposing a 24-foot double swing gate located at the north and south entrances. With a proposed fence height of 8-feet, the Applicant is requesting an additional waiver to increase the fence height by 2-feet. While the Applicant is requesting to increase fence height, the proposed wrought-iron fence eliminates the appearance of a long monolithic façade.

Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

PLANNER  
COPY