



Moapa Valley Town Advisory Board

Moapa Valley Community Center
320 N. Moapa Valley Blvd.
Overton, NV. 89040

April 27, 2022
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, 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 702-704-4572.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155 & 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: Lois Hall, Chairperson
Megan Porter, Vice Chairperson
Kristen Pearson
Shana Munn
Brian Burris

Secretary: Amelia Smith, 702-704-4572, Amelia.Smith@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/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 April 13, 2022. (For possible action)
- IV. Approval of the Agenda for April 27, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

NONE
- VI. Planning and Zoning

05/03/22 PC

- 1. **SC-22-0134-COUNTY OF CLARK (AVIATION):**
STREET NAME CHANGE to name Cooper Street as one continuous alignment from Lee Avenue to Willow Avenue, east of Anderson Street. Generally located on the north side of Lee Avenue and the south side of Willow Avenue within Moapa Valley. MK/dm/syp (For possible action)
- 2. **SC-22-0135-COUNTY OF CLARK (AVIATION):**
STREET NAME CHANGE to change a segment of Cooper Street to Airport Road between Lee Avenue and Anita Avenue. Generally located on the south side of Anita Avenue and the north side of Lee Avenue within Moapa Valley. MK/dm/syp (For possible action)
- 3. **SC-22-0136-COUNTY OF CLARK (AVIATION):**
STREET NAME CHANGE to change the name of Anita Avenue to Ramos Ranch Road between Cooper Street and Deer Street. Generally located on the east side of Cooper Street and the west side of Deer Street within Moapa Valley. MK/dm/syp (For possible action)

05/18/22 BCC

- 4. **WS-22-0160-BRIGGS, ROD & MICKI:**
WAIVER OF DEVELOPMENT STANDARDS to waive requirements for paving Willow Avenue in conjunction with a minor subdivision map to subdivide an existing parcel on 10.0 acres in an R-U (Rural Open Land) Zone within the Moapa Valley Design Overlay District. Generally located on the south side of Willow Avenue, 1,040 feet east of Swapp Drive within Moapa Valley. MK/al/ja (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 11, 2022.

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>



Moapa Valley Town Advisory Board

April 13, 2022

MINUTES

Board Members:	Lois Hall- Chairperson – PRESENT Megan Porter- Vice Chairperson – PRESENT Kristen Pearson – ABSENT	Shana Munn – PRESENT Brian Burris – PRESENT
Secretary:	Amelia Smith, 702-704-4572, Amelia.Smith@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 p.m.

II. Public Comment

NONE

III. Approval of January 12, 2022 Minutes

Moved by: Brian Burris
Action: Approved
Vote: 4-0 Unanimous

IV. Approval of Agenda for April 13, 2022

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

V. Informational Items

NONE

VI. Planning & Zoning

05/03/22 PC

1. **SC-22-0134-COUNTY OF CLARK (AVIATION)**
STREET NAME CHANGE to name Cooper Street as one continuous alignment from Lee Avenue to Willow Avenue, east of Anderson Street. Generally located on the north side of Lee Avenue and the south side of Willow Avenue within Moapa Valley. MK/dm/syp (For possible action)
2. **SC-22-0135-COUNTY OF CLARK (AVIATION):**
STREET NAME CHANGE to change a segment of Cooper Street to Airport Road between Lee Avenue and Anita Avenue. Generally located on the south side of Anita Avenue and the north side of Lee Avenue within Moapa Valley. MK/dm/syp (For possible action)
3. **SC-22-0136-COUNTY OF CLARK (AVIATION):**
STREET NAME CHANGE to change the name of Anita Avenue to Ramos Ranch Road between Cooper Street and Deer Street. Generally located on the east side of Cooper Street and the west side of Deer Street within Moapa Valley. MK/dm/syp (For possible action)

Moved by: Lois Hall

Action: Hold to April 27, 2022 Meeting

Vote: 4-0/Unanimous

VII. General Business

NONE

VIII. Public Comment

Knox Whipple - Safety concerns on BLM land regarding mountain bike trails.

IX. Next Meeting Date

The next regular meeting will be April 27, 2022

X. Adjournment

The meeting was adjourned at 7:15 p.m.

05/03/22 PC AGENDA SHEET

**STREET NAME CHANGE
(TITLE 30)**

**COOPER ST/ANITA AVE
(MOAPA VALLEY)**

PUBLIC HEARING

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SC-22-0134-COUNTY OF CLARK (AVIATION):**

STREET NAME CHANGE to name Cooper Street as one continuous alignment from Lee Avenue to Willow Avenue, east of Anderson Street.

Generally located on the north side of Lee Avenue and the south side of Willow Avenue within Moapa Valley. MK/dm/syp (For possible action)

RELATED INFORMATION:

APN:

070-01-801-001 through 070-01-801-004; 070-12-501-001; 070-12-501-003 through 070-12-501-006; 070-12-501-011; 070-12-501-012; 070-12-501-017; 070-12-599-001; 070-12-601-003; 070-12-601-005; 070-12-601-019 through 070-12-601-021; 070-12-699-001; 070-12-699-008

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - BUSINESS EMPLOYMENT
NORTHEAST COUNTY (MOAPA VALLEY) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)
NORTHEAST COUNTY (MOAPA VALLEY) - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: None
- Project Type: Street name change

Applicant's Justification

The applicant is abandoning the existing Airport Road alignment in response to the safety setback requirements of the Federal Aviation Administration (FAA). They are requesting to name Cooper Street as one continuous alignment as the new roadway layout to facilitate traffic around the airport. To accomplish this, segments of Muffy Street and Cottonwood Avenue will need to be renamed and an extension of the Cooper Street alignment will be constructed.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-0005-92	Resolved street name duplications and misspellings	Approved by BCC	November 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Airport
South	Outlying Neighborhood (up to 0.5 du/ac)	R-U	Single family residential
East	Outlying Neighborhood (up to 0.5 du/ac) & Public Use	R-U & P-F	Single family residential, undeveloped, & airport
West	Outlying Neighborhood (up to 0.5 du/ac) & Business Employment	R-U & M-1	Undeveloped, commercial, & single family residential

Related Applications

Application Number	Request
SC-22-0135	Street Name Change to change a segment of Cooper Street is a related item on this agenda.
SC-22-0136	Street Name Change to change the name of Anita Avenue to Ramos Ranch Road is a related 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

The Department of Aviation and Public Works are creating a new continuous roadway for the public to use on the west side of the Overton-Perkins Field Airport. The existing road easement known as Airport Road is planned to be abandoned. This application proposes to change the name of a segment of Muffy Street to Cooper Street, name a new segment of Cooper Street between Cottonwood Avenue and Willow Avenue, and change the name of a small section of Cottonwood Avenue to Cooper Street as the new road alignment curves west at the intersection before continuing north/south. A new redesigned intersection is proposed at Cottonwood Avenue and Cooper Street.

In 1992, SC-0005-92 was approved by the Board of County Commissioners to correct the street names in Moapa Valley and assign 1 name to each alignment where previously there had been multiple names for each street. Cooper Street was named as a north/south curved alignment with an off-set at the intersection of Anita Avenue. After the street names were consolidated for consistency, a new right-of-way was dedicated, and the street was named Muffy Street. Muffy Street intersects with Cooper Street and Lee Avenue making a three-way intersection. This

application will change the name of Muffy Street to Cooper Street between Lee Avenue and Ramos Ranch Road, and SC-22-0135 changes the name of Cooper Street to Airport Road between Lee Avenue and Anita Street. SC-22-0136 is proposed to change the name of Anita Street to Ramos Ranch Road.

A new street is proposed to extend the Cooper Street alignment between Cottonwood Avenue and Willow Avenue. The new street segment curves westward and will change a portion of Cottonwood Avenue to Cooper Street before the street continues north. The proposed extension will create a new intersection at Cottonwood Avenue and Cooper Street.

Staff supports this street name change as it simplifies the Cooper Street alignment and provides a consistent name to facilitate traffic near the airport. No addresses are affected. The Combined Fire Communication Center also recommends approval.

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:

Current Planning

- Subject to Cooper Street;
- SC-0135 shall be approved prior to, or concurrent with this application.
- Applicant is advised they are responsible for the installation of street signs per Public Works requirements; 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CLARK COUNTY DEPT. OF AVIATION
CONTACT: CLARK COUNTY DEPT. OF AVIATION, PO BOX 11005, LAS VEGAS, NV
89111

05/03/22 PC AGENDA SHEET

STREET NAME CHANGE
(TITLE 30)

COOPER ST/ANITA AVENUE
(MOAPA VALLEY)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SC-22-0135-COUNTY OF CLARK (AVIATION):

STREET NAME CHANGE to change a segment of Cooper Street to Airport Road between Lee Avenue and Anita Avenue.

Generally located on the south side of Anita Avenue and the north side of Lee Avenue within Moapa Valley. MK/dm/syp (For possible action)

RELATED INFORMATION:

APN:
070-12-601-003 through 070-12-601-006; 070-12-699-004

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

BACKGROUND:

Project Description
General Summary:

- Site Address: 1110 Airport Road
- Project Type: Street name change

Applicant's Justification

The applicant is requesting to change the name of Cooper Street to Airport Road as part of a project to create a new roadway layout to facilitate traffic around the Overton-Perkins Field Airport. The existing Airport Road easement will be abandoned. Reusing the street name Airport Road, will justify maintaining the current address assigned to the airport.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-0005-92	Resolved street name duplications and misspellings	Approved by BCC	November 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Airport
South	Outlying Neighborhood (up to 0.5 du/ac)	R-U	Single family residential
East	Outlying Neighborhood (up to 0.5 du/ac) & Public Use	R-A & P-F	Single family residential & undeveloped
West	Outlying Neighborhood (up to 0.5 du/ac)	R-U & R-E	Single family residential & undeveloped

Related Applications

Application Number	Request
SC-22-0134	Street Name Change to name Cooper Street is a related item on this agenda.
SC-22-0136	Street Name Change to change the name of Anita Avenue to Ramos Ranch Road is a related 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

The existing alignment known as Airport Road is a roadway easement that runs north/south along the west side of the Overton-Perkins Field Airport property. The road continues south past Anita Avenue, crosses over private property and intersects with a public right of way currently known as Cooper Street. The Overton-Perkins Field Airport Road relocation project proposes to abandon this road easement in response to the safety setback requirements of the Federal Aviation Administration and construct a new road farther west of the airport to manage traffic along the airport corridor. The Department of Aviation is requesting to reuse the name Airport Road and change the name of a segment of Cooper Street between Anita Avenue and Lee Avenue. Since the existing road easement will be abandoned, changing the name of Cooper Street to Airport Road will allow a single family residence abutting the alignment to keep their existing address of 1035 Airport Road. No addresses will be affected by this street name change.

Concurrent with this application, SC-22-0134 is in process to relocate the Cooper Street alignment at the intersection of Lee Avenue. It is proposed to change the name of Muffy Street to Cooper Street. The approval of SC-22-0134 requires this segment of Cooper Street be re-named to prevent the same name being assigned to 2 different streets.

Changing the name of this segment from Cooper Street to Airport Road will assist traffic traveling north on Cooper Street to quickly locate the airport. The Department of Aviation is requesting to keep their existing address of 1110 Airport Road since the location of the new Airport Road street name will terminate into the airport public parking lot on the north side of Anita Avenue. Staff supports the street name change and has no objections to the airport

keeping their existing address. The Combined Fire Communication Center recommends approval.

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:

Current Planning

- Subject to Airport Road;
- The existing road easement currently known as Airport Road shall be abandoned and not used by the general public.
- Applicant is advised they are responsible for the installation of street signs per Public Works requirements; 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CLARK COUNTY DEPT. OF AVIATION

CONTACT: CLARK COUNTY DEPT. OF AVIATION, PO BOX 11005, LAS VEGAS, NV
89111

05/03/22 PC AGENDA SHEET

**STREET NAME CHANGE
(TITLE 30)**

**RAMOS RANCH RD/COOPER ST
(MOAPA VALLY)**

PUBLIC HEARING

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SC-22-0136-COUNTY OF CLARK (AVIATION):**

STREET NAME CHANGE to change the name of Anita Avenue to Ramos Ranch Road between Cooper Street and Deer Street.

Generally located on the east side of Cooper Street and the west side of Deer Street within Moapa Valley. MK/dm/syp (For possible action)

RELATED INFORMATION:

APN:

070-12-501-006; 070-12-599-007; 070-12-601-003; 070-12-601-004; 070-12-601-007 through 070-12-601-008; 070-12-699-001 through 070-12-699-004

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)
NORTHEAST COUNTY (MOAPA VALLEY) - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: None
- Project Type: Street name change

Applicant's Justification

The applicant is requesting to change the name of a segment of Anita Avenue to Ramos Ranch Road to create a consistent street name between the Muddy River and Deer Street. This street name change is part of a new roadway layout for the Overton-Perkins Field Airport project and will correct a discrepancy in the street name to the alignment abutting the south property line of the airport.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-0005-92	Resolved street name duplications and misspellings	Approved by BCC	November 1992

Prior Land Use Requests

Application Number	Request	Action	Date
SC-1529-00	For an existing street abutting an R-U, R-A, C-1, and R-E zone	Approved by PC	December 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Airport
South	Public Use & Outlying Neighborhood (up to 0.5 du/ac)	P-F & R-U	Undeveloped
East	Open Lands	R-U	Undeveloped
West	Outlying Neighborhood (up to 0.5 du/ac)	R-U	Undeveloped & single family residential

Related Applications

Application Number	Request
SC-22-0134	Street Name Change to name Cooper Street is a related item on this agenda.
SC-22-0135	Street Name Change to change a segment of Cooper Street to Airport Road is a related 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**

In 1992, SC-0005-92 was approved by the Board of County Commissioners to correct the street names in Moapa Valley and assign one name to each alignment where previously there were multiple names and spellings. The east/west alignment referenced in this application was officially named Anita Avenue. In 2000, SC-1529-00 was approved by the Clark County Planning Commission to change the street name from Anita Avenue to Ramos Ranch Road west of the Muddy River. The Muddy River was a natural break in the alignment and prevented the existing segment Anita Avenue on the east side of the Muddy River from connecting with the new name of Ramos Ranch Road. In 2011, a parcel map PM 118-24 recorded, naming the dedicated public right-of-way Ramos Ranch Road. This extended the street name of Ramos Ranch Road east of the Muddy River and created the name change from Ramos Ranch Road to Anita Avenue to occur at Cooper Street. This street name change application would change the name of Anita Avenue to Ramos Ranch Road between Cooper Street and Deer Street creating a consistent street name along the alignment abutting the south property line of the Overton-Perkins Field Airport. No addresses will be affected. Staff supports this street name change. The Combined Fire Communication Center also recommends approval.

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:

Current Planning

- Subject to Ramos Ranch Road;
- Applicant is advised they are responsible for the installation of street signs per Public Works requirements; 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY DEPT. OF AVIATION

CONTACT: CLARK COUNTY DEPT. OF AVIATION, PO BOX 11005, LAS VEGAS, NV 89111

05/18/22 BCC AGENDA SHEET

OFF-SITE IMPROVEMENTS
(TITLE 30)

WILLOW AVE/SWAPP DR
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0160-BRIGGS, ROD & MICKI:

WAIVER OF DEVELOPMENT STANDARDS to waive requirements for paving Willow Avenue in conjunction with a minor subdivision map to subdivide an existing parcel on 10.0 acres in an R-U (Rural Open Land) Zone within the Moapa Valley Design Overlay District.

Generally located on the south side of Willow Avenue, 1,040 feet east of Swapp Drive within Moapa Valley. MK/al/ja (For possible action)

RELATED INFORMATION:

APN:

070-02-401-013

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1200 W. Cottonwood Avenue
- Site Acreage: 10
- Number of Lots: 2
- Density (du/ac): 0.2
- Minimum/Maximum Lot Size (acres): 2.5/7.5
- Project Type: Subdivide a parcel into 2 lots

Site Plan

The site is a 10 acre parcel that has been developed with a single family residence. The existing residence is located on the southern portion of the parcel with access from Cottonwood Avenue. The applicant is proposing to subdivide the parcel into 2 lots with areas of 2.5 acres and 7.5 acres. The existing residence will be located on the 2.5 acre parcel and the plans indicate the residence will meet all setbacks on the proposed lot. The applicant is requesting to waive the paving requirement for Willow Avenue.

Applicant's Justification

The applicant indicates that the northern parcel will take access from Cottonwood Avenue by an easement through the southern parcel or by creating a flag lot. Paving on Willow Avenue would serve no purpose as there are no homes on this street that would benefit from a paved road. The cost of paving Willow Avenue will be excessive.

Prior Land Use Requests

Application Number	Request	Action	Date
MSM-21-600037	Minor subdivision map to subdivide the parcel into 2 lots	Reviewed by PW	April 2021

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Outlying Neighborhood (up to 0.5 du/ac)	R-U	Single family residential
South	Edge Neighborhood (up to 1 du/ac)	R-A	Single family residential
East	Outlying Neighborhood (up to 0.5 du/ac)	R-U & R-E	Single family residential
West	Edge Neighborhood (up to 1 du/ac)	R-U	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Public Works - Development Review

Staff cannot support the request to not install the minimum required paving on Willow Avenue. Willow Avenue is designated as a 60 foot plus wide right-of-way on the Transportation Element. While paving may not currently exist on this portion of Willow Avenue, it is important to provide paving, at a minimum, for any street identified on the Transportation Element in Moapa Valley.

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:

Current Planning

If approved:

- 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Grant any necessary easements.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MICKI BRIGGS

CONTACT: MICKI BRIGGS, PO BOX 1466, OVERTON, NV 89040