



## Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV 89040

July 31, 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 July 10, 2024. (For Possible Action)

IV. Approval of the Agenda for July 31, 2024, and Hold, Combine, or Delete any Items. (For Possible Action)

V. Informational Items

BLM Update on Muddy River Project/Old Wooden Bridge.(For Discussion Only)

VI. Planning and Zoning

08/21/24 BCC

1. **WS-24-0312-STUSSY DIETER REVOCABLE TRUST & STUSSY DIETER TRS: WAIVER OF DEVELOPMENT STANDARDS** to eliminate full off-site improvements in conjunction with a minor subdivision map on 4.72 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the southeast corner of Tami Street and Ron Avenue within Moapa Valley. MK/jud/syp (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: August 14, 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

July 10, 2024

## DRAFT MINUTES

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Board Members: Janice Ridondo, Chairperson – **Present**  
Lois Hall -**Present**  
Jill Williams Perkins, Vice Chair - **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 7:00 P.M.

II. Public Comment

NONE

III. Approval of Minutes of June 26, 2024.

**Moved by: Lois Hall**

**Action:** Approved

**Vote: 3-0/1 Abstention (Ms. Ridondo)**

IV. Approval of Agenda for July 10, 2024.

**Moved by: Jill Williams Perkins**

**Action:** Approved

**Vote: 4-0/Unanimous**

V. Information Items

NONE

VI. Planning & Zoning

07/16/24 PC

1. **TM-24-500043-THE MESA'S AT LOGANDALE, LLC:**  
**TENTATIVE MAP** consisting of 158 residential lots and 17 common lots on 81.04 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Yamashita Street and the south side of Gubler Avenue within Moapa Valley. (For possible action)

Representing the applicant are Devin Perry and Lonny Phelps of Phelps Engineering. Mr. Perry made a digital presentation using Google Maps of area being planned. He showed the street boundaries, and notified the Board that they increased the outer perimeter lot size to one acre. There are 158 single units, 1.95 units per acre, and 3 access points. There is a 50' utility easement with walking path, and exterior lots include "No back out driveways.

Board reminds him, they had agreed no hammerhead, should be cul de sacs. MVWD and OPD both agreed they have no issues. Currently, they are not planning any phasing of the project. Public comments include questions regarding flooding issues in the area, ROW issues, Public streets, flooding runoff after improvements.

**Moved by: Lois Hall**

**Action: Approval**

**Vote: 3/0 – 1 abstention (Lori Houston)**

VII. General Business

NONE

VIII. Public Comment

Thank you to MVFD, Rotary, and VFW for our wonderful 4<sup>th</sup> of July celebration.

BLM Letter to MVTAB from BLM regarding the Muddy Mountains Special Environmental draft was read into minutes. (See attached).

Complaints regarding DMV in Mesquite. No online applications, no walk-ins, Kiosk is down and would not take credit cards. This happens repeatedly.

There was another suicide in the Valley. We have no services to assist families when this happens. We need to reach out to LVMPD for some kind of training or organization that can help.

IX. Next Meeting Date is July 31, 2024

X. Adjournment at 7:45PM.

**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



## Judith Metz

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**From:** BLM\_NV\_LVFO\_Muddy\_Mt\_TMP <blm\_nv\_lvfo\_muddy\_mt\_tmp@blm.gov>  
**Sent:** Wednesday, July 10, 2024 3:20 PM  
**To:** William Covington; Judith Metz  
**Cc:** Kendrick, Kenneth A; Leslie, Stephen O  
**Subject:** Public Review of Draft Environmental Assessment and Draft Travel Management Plan for Muddy Mountains

Good afternoon William and Judy,

Can you forward the message below to the Moapa Valley Town Advisory Board?

My name is Colleen Cepero Rios and I am a Planning and Environmental Coordinator for the BLM Las Vegas Field Office. The BLM team is unable to make it to tonight's Moapa Valley Town Advisory Board meeting. However, we would still like to inform the board members that the Bureau of Land Management Las Vegas Field Office is planning to initiate a 30-day comment period with two public meeting (one in person and one virtual). This public comment period would give the public a chance to review the draft environmental assessment and draft travel management plan for the Muddy Mountains Special Recreation Management Area. Once the news release is published and we initiate our public comment period we will forward additional information to the Town Board Members, this news release will have more information on the project and the upcoming meetings.

If you have any question please feel free to reach out to me or to the project lead Kenny Kendrick at [kendrick@blm.gov](mailto:kendrick@blm.gov) or 702-515-5073.

Thank you,

**Colleen Cepero-Rios**  
**Planning and Environmental Coordinator**

Bureau of Land Management  
Las Vegas Field Office  
4701 N Torrey Pines Dr.  
Las Vegas, NV 89130  
Phone: (702) 515-5395  
[cceperorios@blm.gov](mailto:cceperorios@blm.gov)





**ATTACHMENT A  
MOAPA VALLEY TOWN ADVISORY BOARD  
ZONING AGENDA  
WEDNESDAY, 7:00 P.M., JULY 31, 2024**

08/21/24 BCC

1. **WS-24-0312-STUSSY DIETER REVOCABLE TRUST & STUSSY DIETER TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to eliminate full off-site improvements in conjunction with a minor subdivision map on 4.72 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the southeast corner of Tami Street and Ron Avenue within Moapa Valley. MK/jud/syp (For possible action)

08/21/24 BCC AGENDA SHEET

**PUBLIC HEARING**

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

**WS-24-0312-STUSSY DIETER REVOCABLE TRUST & STUSSY DIETER TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** to eliminate full off-site improvements in conjunction with a minor subdivision map on 4.72 acres in an RS80 (Residential Single-Family 80) Zone.

Generally located on the southeast corner of Tami Street and Ron Avenue within Moapa Valley.  
MK/jud/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

041-35-801-016; 041-35-801-017

**WAIVER OF DEVELOPMENT STANDARDS:**

Eliminate full off-site improvements (curb, gutter, sidewalk, streetlights, and paving) where required per Section 30.04.08C.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 775 Ron Avenue
- Site Acreage: 4.72
- Number of Lots: 1
- Project Type: Minor subdivision

**Request & Site Plan**

This is a request to waive requirements for off-site improvements along Tami Street and Ron Avenue associated with a minor subdivision (MSM-23-600051). The minor subdivision map indicates that the site, 4.72 acres, will consist of 1 lot after the proposed MSM is approved to combine 2 lots into 1. The applicant wants to combine the lots and is not proposing any on-site improvements.

**Applicant's Justification**

The applicant states that they are interested in combining the 2 parcels for tax purposes and no on-site or off-site improvements will take place. No changes will be made to the current use, and the surrounding areas have no off-site improvements.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-22-0577	Vacated and abandoned rights of way (Lou Jeanne Avenue and Tami Street)	Approved by BCC	December 2022
WS-18-0280	Allowed a residential swimming pool in the front yard in conjunction with a single-family residence	Approved by PC	June 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2	Single-family residential
South	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Undeveloped
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS80	Single-family residential

**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**

Waiver 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.

**Public Works - Development Review**

Although staff has no objection to the request not to install a curb, gutter, sidewalk, and streetlight, there is existing paving to the east, so partial paving should continue to this site; therefore, staff cannot support this request.

**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:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Execute a Restrictive Covenant Agreement (deed restrictions).

### **Fire Prevention Bureau**

- No comment.

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

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

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: DIETER STUSSY**

**CONTACT: BULLOCH BROTHERS ENGINEERING, INC, 750 W. PIONEER BLVD.,  
MESQUITE, NV 89027**

# Department of Comprehensive Planning Application Form



ASSESSOR PARCEL #(s): 041-35-801-016 and 041-35-801-017

PROPERTY ADDRESS/ CROSS STREETS: 775 Ron Avenue, Logandale, NV (Ron Ave. and Tami St.)

**DETAILED SUMMARY PROJECT DESCRIPTION**

Assessor's Recombination, objecting to Public Works conditons to pave street, sidewalks, etc. The owner intends NO improvements, nor are they necessary. No adjacent property has such.

**PROPERTY OWNER INFORMATION**

NAME: Dieter Stussy Revocable Trust, dated 10/2/2019.  
 ADDRESS: P.O. Box 1281  
 CITY: Logandale STATE: NV ZIP CODE: 89021-1281  
 TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

**APPLICANT INFORMATION (must match online record)**

NAME: Dieter Stussy (as trustee)  
 ADDRESS: P.O. Box 1281  
 CITY: Logandale STATE: NV ZIP CODE: 89021 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL 1(213)219-6629 EMAIL: d.stussy@yahoo.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: Victor Campbell, Bulloch Brothers Engineering, Inc. (Surveyor)  
 ADDRESS: 750 W. Pioneer Blvd.  
 CITY: Mesquite STATE: NV ZIP CODE: 89027 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 1(702)346-5100 CELL \_\_\_\_\_ EMAIL: victor@bullochbrothers.com

\*Correspondent will receive all communication on submitted application(s).

(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.

  
 Property Owner (Signature)\*

Dieter Stussy, as Trustee  
 Property Owner (Print)

21 March 2024  
 Date

- |                              |                             |                              |                               |                             |                             |  |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <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"/> ADA | <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"/> PVD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC |  |

Application #: WS-24-03/2  
 PC Meeting Date: X  
 BCC Meeting Date: 08/21/2024  
 TAB/CAC Location: Moapa Valley

Accepted by: DD  
 Date: 06/13/2024  
 Fees: \$800

Date: 07/31/2024

JL

WS-24-03/2

**File 24-100372**  
**Waiver of Development Standards**  
**Justification Statement**

Via my revocable trust, I own two adjacent parcels (one residential and the other vacant) which I generally treat as if they were one. Currently, for property tax purposes, they are two parcels, and I wish to change such. By performing an **Assessor's Recombination**, I not only combine them into one, I also lower my overall annual property tax by having the lower 3% tax cap apply to my real estate in its entirety.

While proceeding with the recombination, a preliminary parcel map was filed. **Clark County Public Works (CCPW)** responded by mandating various off-site and other improvements for a sub-division. A recombination is an operation that simply removes a property division between parcels owned by the same party while performing no physical improvements to any parcel involved. Therefore, CCPW's mandate is unreasonable.

I hereby seek a waiver of CCPW's mandate, including but not limited to all "off-site improvements" requested, for the following reasons:

- 1) They are unreasonable, considering this is not a subdivision action which could cause an increase in the usage of public resources or traffic to or from the area. As there is no change to water usage, permission of the Moapa Valley Water District is not necessary.
- 2) No adjacent property not under my ownership control has such off-site improvements. In the neighborhood, Yamashita Street and Paul Avenue are paved because they are adjacent to the Moapa Valley High School (Clark County School District land), noting that sidewalks exist only on the sides of those streets adjacent to the High School. The sides opposite the school have no curbing nor sidewalks; similarly with these streets on blocks away from the School. Furthermore, streets intersecting those are unpaved directly across Paul and Yamashita, and (as posted on Tami St. at Paul), "Not County Maintained," as identified by a road sign.
- 3) Specifically regarding road and roadside improvements, CCPW mandated the paving of streets and sidewalks, including street lighting, on the Clark County "right-of-way," but refused to grant permission to allow me the authority to perform the work. In general, a party may not improve land not owned by him without specific permission of the owner. Such is considered an encroachment. No permission was given coincident with CCPW's mandate. It seems pointless to make such improvements by mandate only to have such subsequently removed as encroachments. Furthermore, as the subject parcels are not being improved in this action, such off-side improvements are not necessary for the action at hand. This is **government waste**.  
(*Ron Ave. & Tami St.*)
- 4) Specifically regarding sewer connection, my residence parcel has a grandfathered septic system. Considering there exist two full baths, a laundry room, and two wet bars on the structure's basement level, it is impractical within the structure to re-route such waste water discharge to other than the septic tank at the rear (south) of the residence and lower in elevation than the house. Furthermore, any line from the common

W9-24-03/2

discharge point near/at the tank to the sewer is not required: Such a run, via either the east side or the west side of the residence property would exceed the engineering limit of 400 feet when considering the reductions necessary for 90-L-turns and the requirement to increase the height of the pipe by 15 feet (i.e. the common discharge and tank are below the sewer in elevation). Requiring an outdoor pump to bring the discharge up to the level of the sewer exceeds the authority of the ordinance. Lastly, a septic tank was granted (and installed in October 2023) for new residential construction at the neighboring property to the south, 2075 Yamashita St., Overton NV (APN: 070-02-501-006), even though that house is higher in elevation than the sewer line streetside.

Therefore, for the reasons stated above and any additional reason stated in the letter to CCPW seeking reconsideration and/or appeal of its decision not included above (attached below), **I ask the Clark County Comprehensive Planning Department to overrule CCPW and grant this Waiver of Development Standards.**

Other Notes:

1) There are no site plans attached as there are no improvements. The only change is to erase the common border of my parcels on the Assessor's Parcel Map (included). Similarly with the landscaping plan. A **Record of Survey** has been previously filed by Bulloch Bros. Engineering of Mesquite, NV.

2) The correspondence with Public Works is attached at the back.

3) The owner/applicant/petitioner plans to speak at the Moapa Valley Town Advisory Board regarding this application. He does not plan to speak (but reserves the right to do so) before the Comprehensive Planning Dept. hearing in Las Vegas.

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