



Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV 89040

August 14, 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
 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 July 31, 2024. (For Possible Action)

IV. Approval of the Agenda for August 14, 2024, and Hold, Combine, or Delete any Items. (For Possible Action)

V. Informational Items

NONE

VI. Planning and Zoning

08/21/24 BCC

1. **VS-24-0245-SILVER MEADOW PROPERTIES, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Moapa Valley Boulevard located between Whipple Avenue and Hardy Avenue, and a portion of a right-of-way being Whipple Avenue located between Moapa Valley Boulevard and Paiute Street (alignment) within Moapa Valley (description on file). MK/lm/syp (For possible action)

2. **UC-23-0913-SILVER MEADOW PROPERTIES, LLC:**
USE PERMITS for the following: 1) reduce separation from a gasoline station to a residential use; 2) reduce separation from a convenience store to a residential use; 3) reduce separation from a vehicle wash to a residential use; and 4) allow vehicle wash service bay doors to face a street (Whipple Avenue).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) alternative street landscaping (Whipple Avenue); 3) reduce landscape buffer adjacent to less intensive use; 4) exterior colors; 5) allow a talk box to face a residential development; 6) allow alternative signage; and 7) reduce throat depth.
DESIGN REVIEWS for the following: 1) convenience store and gasoline station with vehicle wash; 2) alternative parking lot landscaping; 3) signage; 4) lighting; and 5) finished grade on 2.6 acres in a C-2 (General Commercial) Zone within the Moapa Valley Overlay District. Generally located on the east side of Moapa Valley Boulevard and the south side of Whipple Avenue within Moapa Valley. MK/lm/syp (For possible action)

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

09/04/24 BCC

3. **ZC-24-0324-LANDHOLDING SERIES OF SOPHINVEST, LLC:**
ZONE CHANGE to reclassify 1.43 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley (description on file). MK/hw (For possible action)
4. **WS-24-0325-LANDHOLDING SERIES OF SOPHINVEST, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase driveway width; 3) eliminate streetlights; and 4) allow an attached sidewalk.
DESIGN REVIEW for a single-family attached (duplex) residential development on 1.43 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley. MK/hw/syp (For possible action)
5. **TM-24-500064-LANDHOLDING SERIES OF SOPHINVEST, LLC:**
TENTATIVE MAP consisting of 5 residential lots on 1.43 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley. MK/hw/syp (For possible action)

VII. General Business

Review previous Fiscal Year Budget requests and take public input regarding requests for the next Fiscal Year Budget. (For Discussion Only)

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 28, 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>



Moapa Valley Town Advisory Board

July 31, 2024

DRAFT MINUTES

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

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 July 10, 2024.

Moved by: Jill Williams Perkins

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for July 31, 2024.

Moved by: Lois Hall

Action: Approved

Vote: 4-0/Unanimous

V. Information Items

BLM Update on Muddy River Project/Old Wooden Bridge. J.J. Smith reported work being done between Muddy River and headwater. Flooding due to old berm and debris dam. They also want to restore Wildlife Habitat. Steve Leslie updated the Board on the presentation last night, regarding the MTP.

VI. Planning & 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)

Mr. Dieter Stussy represented himself. There were discussions regarding the surrounding area, Paved streets, septic systems vs public sewer. The Board Chair explained that septic was not a part of our item. Only curb, gutter, street paving, sidewalks, and street lighting are being addressed on the application.

Motion: Lori Houston

Action: Approval

Vote: 4/0 Unanimous

VII. General Business

NONE

VIII. Public Comment

Mesa View Clinic getting new x-ray machine.

Still having issues with DMV in Mesquite.

August 10th is annual water balloon fight.

Still having confusion with Republic Services pick up of bulk items. What day? What items?

Update on activities for August at MV Library.

Complaint on dead trees behind wall of houses on Pinwheel.

MV Blvd down Pinwheel Road is sinking.

IX. Next Meeting Date is August 14, 2024

X. Adjournment at 7:45PM.

ATTACHMENT A
MOAPA VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 7:00 P.M., AUGUST 14, 2024

08/21/24 BCC

1. **VS-24-0245-SILVER MEADOW PROPERTIES, LLC:**
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2. **UC-23-0913-SILVER MEADOW PROPERTIES, LLC:**
USE PERMITS for the following: **1)** reduce separation from a gasoline station to a residential use; **2)** reduce separation from a convenience store to a residential use; **3)** reduce separation from a vehicle wash to a residential use; and **4)** allow vehicle wash service bay doors to face a street (Whipple Avenue).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** alternative street landscaping (Whipple Avenue); **3)** reduce landscape buffer adjacent to less intensive use; **4)** exterior colors; **5)** allow a talk box to face a residential development; **6)** allow alternative signage; and **7)** reduce throat depth.
DESIGN REVIEWS for the following: **1)** convenience store and gasoline station with vehicle wash; **2)** alternative parking lot landscaping; **3)** signage; **4)** lighting; and **5)** finished grade on 2.6 acres in a C-2 (General Commercial) Zone within the Moapa Valley Overlay District. Generally located on the east side of Moapa Valley Boulevard and the south side of Whipple Avenue within Moapa Valley. MK/lm/syp (For possible action)

09/04/24 BCC

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08/21/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0245-SILVER MEADOW PROPERTIES, LLC:

VACATE AND ABANDON a portion of a right-of-way being Moapa Valley Boulevard located between Whipple Avenue and Hardy Avenue, and a portion of a right-of-way being Whipple Avenue located between Moapa Valley Boulevard and Paiute Street (alignment) within Moapa Valley (description on file). MK/lm/syp (For possible action)

RELATED INFORMATION:

APN:

041-27-501-058; 041-27-501-059

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Moapa Valley Boulevard measuring 208 feet in length. The plans also depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Whipple Avenue measuring 377 feet in length. The vacation of the rights-of-ways are necessary to accommodate the proposed detached sidewalks along Moapa Valley Boulevard and Whipple Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-08-0786	Financial institution on 1.05 acres (APN 041-27-501-059) - expired	Approved by PC	September 2008
WT-0353-00	Waive off-site improvements (including paving) in conjunction with a minor subdivision map (NPM-0003-00)	Approved by BCC	March 2000
ZC-1990-99	Reclassify 2.9 acres to C-2 zone for a U.S. Post Office and variances to allow recreational vehicle and manufactured home where not allowed	Approved by BCC	February 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-use & Ranch Estate Neighborhood (up to 2 du/ac)	C-2 & R-E	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Single family residential
West	Corridor Mixed-use & Neighborhood Commercial	C-2 & R-A	Convenience store with gas station & Single family residential

Related Applications

Application Number	Request
UC-23-0913	A use permit for a convenience store with gasoline station and vehicle wash is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way for detached sidewalks.

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:**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TIM ROBINSON

CONTACT: SCA DESIGN, 2525 W. HORIZON RIDGE PKWY, SUITE 230,
HENDERSON, NV 89052

DRAFT

08/21/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0913-SILVER MEADOW PROPERTIES, LLC:

USE PERMITS for the following: 1) reduce separation from a gasoline station to a residential use; 2) reduce separation from a convenience store to a residential use; 3) reduce separation from a vehicle wash to a residential use; and 4) allow vehicle wash service bay doors to face a street (Whipple Avenue).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) alternative street landscaping (Whipple Avenue); 3) reduce landscape buffer adjacent to less intensive use; 4) exterior colors; 5) allow a talk box to face a residential development; 6) allow alternative signage; and 7) reduce throat depth.

DESIGN REVIEWS for the following: 1) convenience store and gasoline station with vehicle wash; 2) alternative parking lot landscaping; 3) signage; 4) lighting; and 5) finished grade on 2.6 acres in a C-2 (General Commercial) Zone within the Moapa Valley Overlay District.

Generally located on the east side of Moapa Valley Boulevard and the south side of Whipple Avenue within Moapa Valley. MK/lm/syp (For possible action)

RELATED INFORMATION:

APN:

041-27-501-058; 041-27-501-059

USE PERMITS:

1. Reduce the separation from a gasoline station to a residential use to 92 feet (to the south) where 200 feet is the minimum requirement per Table 30.44-1 (a 54% reduction).
2. Reduce the separation from a convenience store to a residential use to 95 feet (to the south) where 200 feet is the minimum requirement per Table 30.44-1 (a 53% reduction).
3. Reduce the separation from a vehicle wash to a residential use to 61 feet (to the east) where 200 feet is the minimum requirement per Table 30.44-1 (a 66% reduction).
4. Allow service bay door to face a street (Whipple Avenue) where not allowed unless screened with landscaping or a building per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase retaining wall height to 5 feet where 3 feet is allowed, per Section 30.64.050 (a 66% increase).
2. Allow alternative landscaping adjacent to an arterial street (Whipple Avenue) where Figure 30.64-17 is required.
3. Eliminate trees within a portion of a landscape buffer adjacent to a less intensive use where 24 inch box large evergreen trees are required per Figure 30.64-11.
4. Allow bright colors where not allowed per Section 30.48.930.

5. Allow drive-thru talk box to face a residential development where screening by a building or face to minimize noise is required per Table 30.56-2.
6.
 - a. Increase freestanding sign height to 35 feet where 20 feet is allowed per 30.48.935 (a 75% increase).
 - b. Allow animated signs (freestanding and monument gasoline price electronic message unit) where not allowed per 30.48.935.
 - c. Allow the monument sign to be internally illuminated where not allowed per 30.48.935.
7. Reduce throat depth for a driveway on Whipple Avenue to 8 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).

DESIGN REVIEWS:

1. For a convenience store and gasoline station with vehicle wash.
2. Allow alternative parking lot landscaping where Figure 30.64-14 is required.
3. Signage per Chapter 30.48 Part L (Moapa Valley Overlay).
4. Lighting per Chapter 30.48 Part L (Moapa Valley Overlay).
5. Increase finished grade to 55 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 52% increase).

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1825 Whipple Avenue
- Site Acreage: 2.6
- Project Type: Convenience store with gasoline station and vehicle wash
- Number of Stories: 1
- Building Height (feet): 25 (convenience store)/18 feet 8 inches (vehicle wash)/21 feet 6 inches (fuel canopy)/12 feet 11 inches (vacuum canopy)
- Signage Height (feet): 7 (monument)/35 (freestanding)
- Square Feet: 5,457 (convenience store)/904 (restaurant)/411 (outdoor dining)/2,489 (vehicle wash)/6,360 (fuel canopy)
- Parking Required/Provided: 37/40

Site Plan

The plan depicts 2 buildings to be constructed on the site. Access to the site is from a proposed driveway on Moapa Valley Boulevard and 1 driveway on Whipple Avenue. The convenience store is centrally located on the site and has a front setback of 181 feet 4 inches from Moapa Valley Boulevard and a street side (corner) setback of 75 feet from Whipple Avenue. A restaurant drive-thru lane is located on the south and east sides of the building and is set back 80 feet 3 inches from the south property line. There is an outside dining area located on the north side of the building with a 4 foot split faced block wall surround and a 4 foot wide walkway around the perimeter of the seating area. The gasoline fuel canopy is located to the west of the convenience store, set back 65 feet from Moapa Valley Boulevard and 63 feet 11 inches from Whipple

Avenue. Parking for the convenience store is located along the west and north sides of the building and along the west and north boundaries of the property. Bicycle parking is located next to the outside tables. At the northeast corner of the site is a propane tank and air machine.

To the east of the convenience store and gas station is a 2,498 square foot dual bay vehicle wash. The building is set back 88 feet from the north property line and 61 feet 5 inches from the residentially zoned property to the east. Vehicles are proposed to enter from the south and exit to the north. The talk box is located on the east side of the convenience store. There is a loading zone on the west side of the building. To the north of the convenience store building are 6 vacuum spaces, which are not included as part of the overall parking calculation. Two trash enclosures are located north of the vehicle wash building adjacent to Whipple Avenue, with a minimum setback of 11 feet from the future north property line. There is a 10,000 square foot leach field located along the south property line and south of the proposed buildings.

Landscaping

The plans depict 15 foot wide street landscaping with detached sidewalks along Moapa Valley Boulevard and Whipple Avenue, with large evergreen trees located on the inside of the sidewalk due to the location of the sight visibility zones. A portion of the landscape area along Whipple Avenue adjacent to the vacuum bays is reduced to 1.5 feet to allow for the base of the vacuum stands and canopies. A 6 foot decorative block wall on top of the 5 foot retaining wall is proposed along the east and south property lines. Parking lot landscaping is provided with medium trees within the previously described parking areas. Street landscaping trees provide additional shade for the exterior boundary parking areas.

An intense landscape buffer 13 feet 5 inches wide has been provided along the northern portion of the east property boundary, consisting of large Evergreen Shoestring Acacia trees off-set in 2 rows, 20 feet on center. South of the buildings adjacent to the south property line is a 10,000 square foot leach field located within a 57 foot wide landscape area that consists of decorative gravel finish and shrubs within a 10 foot wide landscape area adjacent to the east and south property lines. A portion of this area requires the waiver to the landscape buffer to the east property line. West of the leach field along the south property line is another intensive landscape buffer consisting of large Evergreen Shoestring Acacia trees off-set in 2 rows, 20 feet on-center.

Elevations

The proposed buildings have a flat roof with parapet walls and a varied roofline. The convenience store ranges in height from 22 feet to 25 feet, and the vehicle wash building has an overall height of 18 feet 8 inches. The buildings have a typical modern architectural façade that includes stucco siding with architectural features and enhancements such as architectural insets, reveals, stone veneer, fenestration, pop-outs, and awnings. The proposed gasoline canopy has an overall height of 21 feet 6 inches and includes columns with stone veneer to match the retail convenience store and vehicle wash buildings. The vacuum canopies have an overall height of 12 feet 11 inches with a fabric canopy. The applicant has submitted a color schedule indicating the paint colors for all portions of the buildings. Exterior colors include varying shades of desert tan and brown with red and yellow accent colors to complement the color schemes of the adjacent residential properties. The red and yellow colors are the subject of the waiver.

Floor Plans

The plans depict a 6,361 square foot convenience store building consisting of a 5,457 square foot convenience store floor area with a 904 square foot restaurant area and a 411 square foot outdoor dining area. Additionally, there is a 6,360 square foot fuel canopy, and 2,498 square foot vehicle wash building which includes 2 drive-thru lanes with the equipment storage between the 2 tunnels.

Signage

The plans depict the future location of the site signage. The wall signs are shown on the west, north, and south elevations of the convenience store and includes wall signage on the parapet, the east and west elevations of the fuel canopy, along with wall signage on the north and south elevations of the vehicle wash building. Wall signage per elevation ranges from 2% to 7.5% of wall area. A 35 foot high freestanding sign is proposed at the northwest corner of the site which includes an animated (gasoline price electronic message unit) with a 7 foot high internally lit monument sign located on the west side of the driveway along Whipple Avenue. Both signs are set back more than 10 feet from Whipple Avenue and Moapa Valley Boulevard.

Photometric (Lighting) Plan

A plan depicting photometric calculations for the site indicates that the lighting from this project will not have a negative impact on the abutting land uses. Site lighting includes 18 foot and 20 foot high shielded posts located around the perimeter of the site and on the west side of the convenience store. Wall lighting is mounted 12 feet above grade on the north and east elevations of the convenience store building, and the east elevation of the vehicle wash building. There are illuminated light bars on all elevations of the color band of the gasoline canopy.

Applicant's Justification

The applicant indicates the convenience store, gas station, and vehicle wash uses are compatible within the zoning district and will provide a needed service to the surrounding area. The applicant also indicates that the requested separations from the residential property to the east are appropriate due to the existing setback of the residence being over 40 feet from the shared property line. Additionally, the vehicle wash service bay doors are partially screened by the trash enclosure and street landscaping along Whipple Avenue. The applicant further indicates that the design provides larger terminal islands, and increasing throat depths would have a negative impact on the flow of traffic on the site. 15 additional trees are provided along the perimeter of the parking areas to provide adequate shade on the site. The applicant also indicates that trees cannot be planted along the entire portion of the east and south property lines due to the location of the leach field. The building design includes earth-toned colors with accents of the brand colors, red and yellow, to identify the site and the talk box will have volume control. Lastly, the applicant indicates that the increased grade on the site is to allow for proper drainage.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0786-08	Financial institution on 1.1 acres - expired	Approved by PC	September 2008

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1990-99	Reclassified 3 acres to C-2 zoning for a future post office	Approved by BCC	February 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-use	C-2	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Single family residential
West	Corridor Mixed-use & Neighborhood Commercial	C-2 & R-A	Convenience store with gasoline station and retail & single family residential

Related Applications

Application Number	Request
VS-24-0245	A request to vacate and abandon a portion of Moapa Valley Boulevard and Whipple Avenue is a companion item on this agenda.

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

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Use Permit #1

The intent of the required 200 feet of separation distance from a gasoline station to a residential use is to ensure an appropriate buffer is established between the uses to reduce any negative impacts on the residential use. The number of gasoline pumps could be reduced to provide a greater separation between the use and the existing residential properties to the east; however, the leach field along the south property line, along with the proposed intense landscape buffer along the front portion of the southerly buffer and block wall, may provide an adequate buffer to the undeveloped residential property to the south. Staff recommends approval.

Use Permit #2

A similar use (convenience store) exists to the west of the subject property. Since this application was accepted, a new development Code has been implemented that no longer requires separation of the proposed use from residential development, as retail uses may be appropriate to the residential adjacency standards. The proposed development provides part of the required landscape buffer with a screen wall and a leach field to provide a buffer for retail use between the existing residential development to the east and the undeveloped residential property to the south. Staff recommends approval.

Use Permits #3 and #4

The location of the proposed uses has been sited too close to the residential development to the east, where vehicles will be queuing, stacking, and idling within close proximity to the residential development to the east. The nearest point to the vacuum bays is 170 feet from the east property line, and the nearest point to the vehicle wash bays is 61 feet from the east property line. Furthermore, staff is concerned about the potential for the vehicle wash tunnel dryer and vacuum sounds to reverberate during daily operations. The Master Plan encourages, in part, consideration of the intensity of a use, which should be mitigated where adjacent to existing neighborhoods to promote compatibility. Staff finds that more could be done to increase the separation from the existing residential use, such as reorienting the vehicle wash tunnel so that the building is farther away from the existing residential to the east, reducing its size, or by providing a large landscape buffer between the vehicle wash and the east property line. Staff is unable to support the proposed uses as the request is too intense for the site and the residential properties to the east. Staff recommends denial.

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.

Waiver of Development Standards #1

The increased retaining wall heights are located along the south and east property lines, with the east retaining wall adjacent to an existing single family residence. The primary reasoning for the over height walls is the land slopes from the west to the east, resulting in the need for an over height retaining wall along the property lines. However, the impact of the retaining walls may have an impact on the adjacent residence, and tiered off-set walls could be provided to reduce the impact of the overall increased wall height facing the residential property. Staff is unable to support the proposed request.

Waiver of Development Standards #2

Staff finds that the request for alternative landscaping along Whipple Avenue is a self-imposed hardship with the site having excess parking stalls and alternative design options to locate the vacuum bays away from the street landscaping. Staff cannot support the request.

Waiver of Development Standards #3

The required landscape buffer along the south and east property lines is required to enhance the visual appearance of the community, reduce the impacts of uses and activities on neighboring properties, and reduce the heat island effect that large expanses of pavement have on the environment. The proposed alternative landscape buffer adjacent to the residential uses to the south and east is adjacent to the proposed leach field. Staff finds that there are several landscape areas that are greater than 10 feet in width where some of the required trees may be provided. Staff recommends approval.

Waiver of Development Standards #4

All proposed buildings have a similar contemporary architectural style, with common features, design elements, and materials carried throughout the site. While bright colors are not permitted in the Moapa Valley Overlay, earth tones have predominately been incorporated into the design of the buildings. The proposed colors, red and yellow, are accent colors for the branding of the intended site users. For these reasons, staff can support the request.

Waiver of Development Standards #5

Staff finds that the location of the restaurant talk box could be relocated on the site and oriented to face away from the existing adjacent residential use. For the reasons stated, staff does not support this request.

Waiver of Development Standards #6a

The purpose of signage regulations is to provide aesthetically pleasing and compatible signage. The proposed freestanding sign is over 10 feet taller than the proposed convenience store building. Staff finds the proposed freestanding sign height increase to be excessive in a rural area with minimal street landscaping and buildings located along the street frontage, which would clutter the signage line of sight for motorists or pedestrian traffic. Staff recommends denial.

Waiver of Development Standards #6b

The internal illumination of the proposed monument sign is consistent with price signage for gasoline stations; however, staff is not supporting the location of the sign, and recommends denial.

Waiver of Development Standards # 6c

While the signage along Whipple Avenue is separated from the existing residential development to the east of the site and may be partially screened by landscaping, the internal lighting of the signage itself is a self-imposed hardship. There does not appear to be any other internally illuminated signage along Whipple Avenue, and with the proposed site lighting, the location of the use should be apparent to the site users with the site lighting and freestanding sign at the northwest corner of the site. Staff recommends denial.

Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Design Review #1

All proposed buildings have a similar contemporary architectural style, with common features, design elements, and materials carried throughout the site. Staff can support the buildings as designed for the proposed height, color, and material variations; however, staff does not support the location of the vehicle wash building or portions of the site layout. Staff recommends denial.

Design Review #2

Staff finds that the proposed development is over-parked, and therefore, there is adequate space to provide the required parking lot landscaping, which will assist in reducing the heat island effect from large, paved areas. Staff does not support reduced parking lot landscaping where the greatest impact may be provided on the west side of the proposed convenience store building entrance. Staff recommends denial.

Design Review #3

The exterior materials of the proposed signs do not include exterior building materials and accents used on the proposed structures. The freestanding sign may be rotated 45 degrees so as to be seen from both rights-of-way (Moapa Valley Boulevard and Whipple Avenue). Staff does not support some of the other signage requests; therefore, staff recommends denial.

Design Review #4

The proposed site lighting meets the standards of the Moapa Valley Overlay and site design standards. The plans indicate that all lighting fixtures will be shielded and/or directed away from the surrounding residential uses. The photometric calculations indicate that the on-site lighting will not have a negative impact on the adjacent developments. Staff recommends approval.

Public Works - Development Review

Waiver of Development Standards #7

Staff has no objection to the reduced throat depth for the Whipple Avenue commercial driveway. There is adequate distance for vehicles entering the site before they encounter any conflicting parking spaces. Additionally, the 2 driveways should see equal use, further mitigating potential impacts from the reduced throat depths.

Design Review #5

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval of use permits #1 & #2, waivers of development standards #3, #4, & #7, and design reviews #4 & #5; denial of use permit #3 & #4, waivers of development standards #1, #2, #5 & #6, and design reviews #1, #2 and #3.

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:

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- 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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; a legitimate water source will be required for this site to provide adequate water for fire protection purposes; fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0026-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TIM ROBINSON

CONTACT: SCA DESIGN, 2525 W. HORIZON RIDGE PKWY, SUITE 230, HENDERSON, NV 89052

DRAFT



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: UC-23-0913

Property Owner or Subdivision Name: SILVER MEADOW PROPERTIES LLC

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** 07/10/2024 **PC** _____ **BCC** 08/07/2024

Add this application to the: **TAB/CAC** 08/14/2024 **PC** _____ **BCC** 08/21/2024

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: Need update to plans and requests

Change initiated by: LMN Date: 06/26/2024

Change authorized by: NM Date: 6/26/24

Change processed by: TJ Date: 6/26/24

Follow up assigned to: LMN/AGENDA PROCESSING Instructions: REVIEW REVISED PLANS AND UPDATE REPORT

Parcel Number(s): 041-27-501-058 & 059

Town Board(s): MOAPA VALLEY



2525 W. Horizon Ridge Parkway, Suite 230,
Henderson, NV 89052
Tel.: (702) 719-2020 Fax: (702) 269-9673
Sheldon Colen, Architect (License No. 7701)

May 22, 2024

Clark County
Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89155

RE: Vacation Request – APN 041-27-501-058 & 041-27-501-059

The purpose of this letter is to provide justification for approval of a Vacation of the following:

1. Public Right-of-Way Dedication per Record No.1572:1531892 & Record No. 20000622:0783 (Whipple Ave).
2. Public Right-of-Way Dedication per Record No. 20000622:0783 (Moapa Valley Blvd.).

The subject property is located on the southeast corner of N. Moapa Valley Blvd. and Whipple Ave. within the Northeast County land use planning area of Clark County.

The applicant is requesting this vacation in order to develop the subject properties as a c-store with quick serve restaurant and gas station and standalone carwash.

Vacation Request:

The applicant is requesting to vacate five feet of right-ow-way on Whipple Avenue and N. Moapa Valley Blvd. as shown on the vacation site plan and described in the legal description. The vacation of a portion of right-of-way is needed in order to install the required detached sidewalks.

Thank you for your time and consideration.

Regards,

Sheldon Colen
SCA Design

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0324-LANDHOLDING SERIES OF SOPHINVEST, LLC:

ZONE CHANGE to reclassify 1.43 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley (description on file). MK/hw (For possible action)

RELATED INFORMATION:

APN:

070-13-803-002

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.43
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states they are rezoning the subject property in order to develop a proposed 5 building, 10 unit duplex complex that will be offered for long term rent to the local Moapa Valley community. The applicant indicates that the proposed RS3.3 zoning is a conforming zoning district within the Mid-Intensity Suburban Neighborhood land use designation. In addition, they state that the surrounding area consists of a variety of zoning districts with the west consisting of downtown Overton with mostly commercial zoning and the surrounding neighborhood consisting of residential zoning districts that permit various size lots.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-1775-94	Renamed a portion of Plowshare Avenue to Tres Lobos Avenue	Approved by BCC	January 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
South	Corridor Mixed-Use	CG & RS20	Grocery store & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Corridor Mixed-Use	CG	Restaurant with drive-thru

Related Applications

Application Number	Request
WS-24-0325	A waiver of development standards for a 5 building single-family attached (duplex) development is a companion item on this agenda.
TM-24-500064	A tentative map for a 5 lot single-family attached residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that the surrounding area primarily contains commercial and low to medium intensity single-family residential zoning districts and uses. There are at least 2 other similarly zoned RS3.3 developments within 400 feet of the subject property, but a majority of the surrounding area does contain less intense RS20 and RS5.2 residential developments. Staff also finds that the proposed RS3.3 zoning could serve as an effective buffer between the more intense commercial zones and uses to the west and the lower intensity residential zoning and developments to the east. Additionally, staff also finds that the proposed zone change will comply with the Master Plan Policies 1.1.1, 1.1.2, 1.3.2, and 1.4.4, which encourage in-fill development, a mix of housing types with varying architectural styles, and the location of housing near major transit corridors. For these reasons, staff finds the request for the RS3.3 zone is appropriate for this location.

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:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0131-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

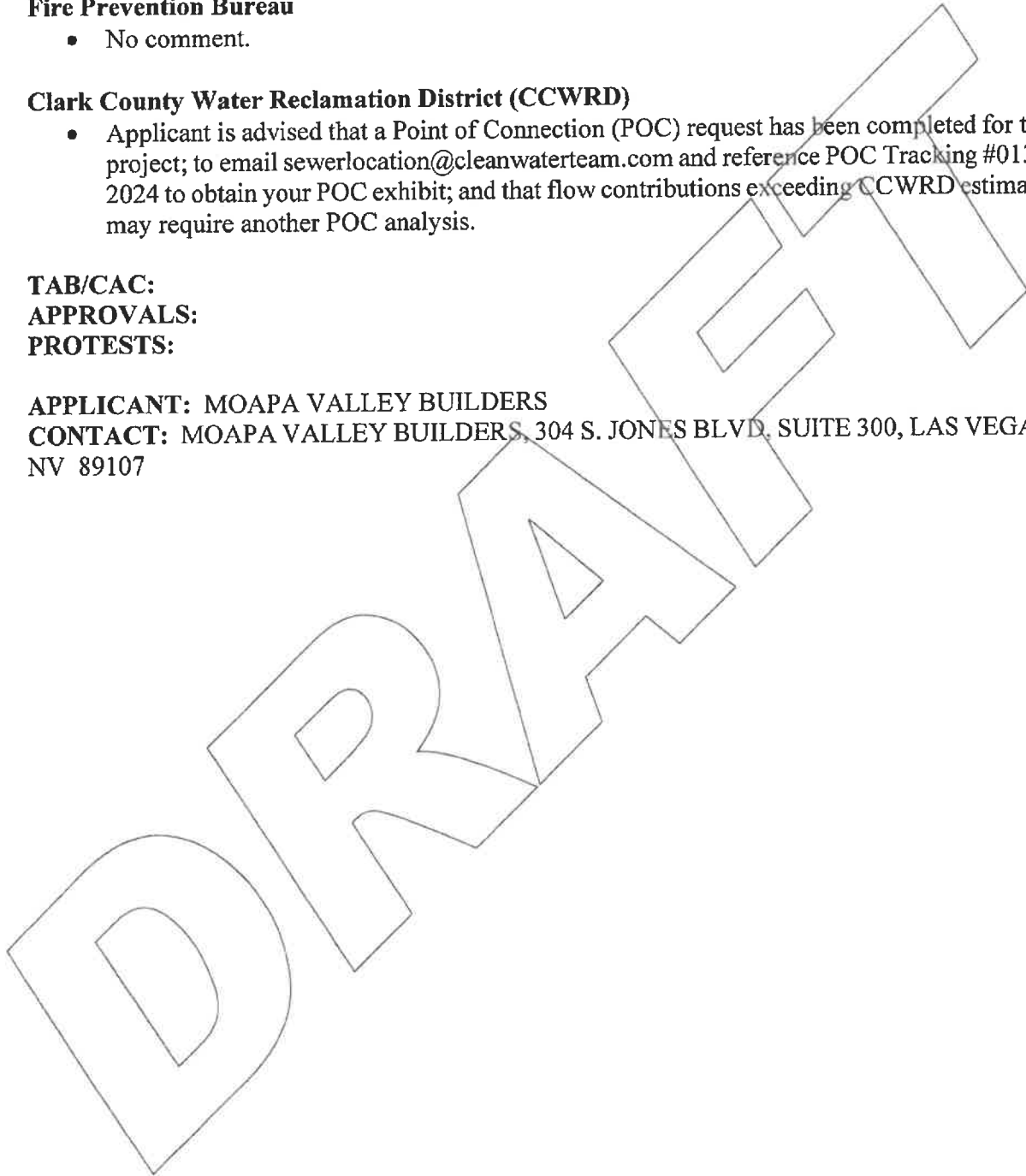
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MOAPA VALLEY BUILDERS

CONTACT: MOAPA VALLEY BUILDERS, 304 S. JONES BLVD, SUITE 300, LAS VEGAS, NV 89107



09/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0325-LANDHOLDING SERIES OF SOPHINVEST, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase driveway width; 3) eliminate streetlights; and 4) allow an attached sidewalk.

DESIGN REVIEW for a single-family attached (duplex) residential development on 1.43 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley. MK/hw/syp (For possible action)

RELATED INFORMATION:

APN:

070-13-803-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the width of a street landscaping strip, behind an attached sidewalk, along Randall Street to 6 feet where 10 feet is the minimum per Section 30.04.01D (a 40% reduction).
2. Increase the width of a single-family residential driveway to 38.5 feet where 28 feet is the standard per Uniform Standard Drawing 222 (a 37.5% increase).
3. Eliminate off-site streetlights where streetlights are required per Section 30.04.08C.
4. a. Allow a 5 foot wide attached sidewalk along Tres Lobos Avenue where a 5 foot wide detached sidewalk is the standard per Section 30.04.08C.
b. Allow a 5 foot wide attached sidewalk along Randall Street where a 5 foot wide sidewalk is the standard per Section 30.04.08C.

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.43
- Project Type: Single-family attached (2 family/duplex) subdivision
- Number of Lots/Units: 5 (lots)/10 (units)
- Density (du/ac): 6.99
- Minimum/Maximum Lot Size (square feet): 12,381/12,435 (gross & net)

- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 2,735 (building)/1,367.5 (unit)
- Parking Required/Provided: 22/30

Site Plan

The plan depicts a proposed 5 lot single-family attached residential subdivision, located on the east side of Randall Street and the north side of Tres Lobos Avenue, approximately 300 feet east of Moapa Valley Boulevard. The plan shows that the site will be subdivided into 5 lots with the 4 eastern lots being 12,435 square feet in area and the western most lot being 12,381 square feet. The plans show that each lot will contain a 2 family duplex building. Each duplex building will be centrally located but aligned towards the southern portion of the site. Each duplex building is shown to be 2,735 square feet with each unit being approximately 1,367.5 square feet. Each lot will be delineated with a 4 foot high chain-link fence along the perimeter of each lot with the same fencing being used to split the rear portion of each lot into a separate backyard for each unit. Each duplex building will have access to Tres Lobos Avenue through a 38.5 foot wide, 20 foot long shared driveway.

Landscaping

The plan shows that street landscaping will be provided along both Tres Lobos Avenue and Randall Street. Along Randall Street, a 6 foot wide landscaping strip is provided behind a 5 foot wide attached sidewalk. Additionally, a 20 foot wide landscaping area is provided along Tres Lobos Avenue on each side of the proposed driveways and will serve as the front yard landscaping for each duplex building. Within the landscaping strip along Randall Street, 5 large trees from SNRPC Regional Plant List spaced approximately 30 feet apart will be provided where 5 large trees are required. Along the Tres Lobos Avenue, 10 large trees from SNRPC Regional Plant List spaced approximately 30 feet apart will be provided where 9 large trees are required. The trees along Tres Lobos Avenue will effectively be placed so there are 2 trees on each lot with 1 tree on each side of the driveway.

Elevations

The plans provided show that 1 model is proposed with each duplex building being identical. The plans show that proposed duplex buildings will be approximately 15 feet tall with the exteriors consisting of painted stucco and a concrete tile roof. The exterior will be painted beige or similar desert color with black shingles being provided. The front of the duplexes will face the south toward Tres Lobos Avenue. Along the front, 2 garage doors are placed centrally on the façade, separated by approximately 4 feet, with the front door for each unit located on opposite ends of the front façade next to the garage door, separated by approximately 2 feet. Two windows are located next to the front door and along each side façade. In the rear, 6 windows are located centrally with these equally split between both units. A rear access door is provided on the ends of the rear façade for each unit.

Floor Plans

The plans provided show that the overall square footage of each duplex building will be 2,735 square feet with each duplex split evenly into an east and west unit. Each unit will consist of 1,367.5 square feet. Each unit will be a 2 bedroom and 2 bathroom dwelling. The bedrooms will

range in size from 135 square feet up to 160 square feet and will be located at the rear of the unit. The large bedroom of each unit will be provided with a walk-in closet and en suite bathroom while the smaller bedroom will have a standard closet and access to a bathroom in the adjacent hallway. Each unit will also have a 431 square foot open concept living room and kitchen space. The living areas will connect to a 3 car garage via a 29 square foot laundry room. Each unit will also have access to a dedicated backyard space and 135 square foot patio.

Applicant's Justification

The applicant states they are proposing a new 5 lot, 10 unit duplex complex that will be offered for long term rent to the local Moapa Valley community. The applicant indicates that the proposed development will add to the mix of residential uses within the Logandale/Overton area. The applicant indicates that the development is compatible with the surrounding residential and commercial development of the neighborhood. They also state the proposed off-site modifications will produce a similar off-site environment to the surrounding neighborhood, as well.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-1775-94	Renamed a portion of Plowshare Avenue to Tres Lobos Avenue	Approved by BCC	January 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
South	Corridor Mixed-Use	CG & RS20	Grocery store & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Corridor Mixed-Use	CG	Restaurant with drive-thru

Related Applications

Application Number	Request
ZC-24-0324	A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda.
TM-24-500064	A tentative map for a 5 lot single-family attached residential subdivision is a companion item on this agenda.

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.

Waiver of Development Standards #1

Staff finds that the purpose of street landscaping is to provide shading along pedestrian routes and to aid in the reduction of heat sinks and the heat island effect. Staff finds that the proposed street landscaping along Randall Street complies with the necessary planting requirements but fails to reach the Title 30 required width necessary for a landscaping strip behind an attached sidewalk. Staff finds that in this case the actual landscaping being provided would aid in the shading of the proposed sidewalk and the surrounding area. The location of the subject site is also in a relatively rural area with the surrounding neighborhood having little to no pedestrian and street landscaping infrastructure. In addition, where rural street standards would apply or where no curb, gutter, and sidewalk are provided Title 30 only requires a 6 foot landscaping strip. Overall, while staff does not normally support waivers for street landscaping, staff finds that in this case sufficient landscaping has been provided to meet the shading intent of the regulation and is sufficient in space to maintain such landscaping. In addition, the proposed landscaping strip is providing a landscaping strip that is equal to or greater in quality than would normally be found in the outlying areas and in the surrounding area, and is equal in width to the smallest landscaping strip required by Title 30. For these reasons, staff can support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the proposed development will act as an in-fill development in the area, while also serving as a transitional site between the single-family detached residential developments to the east and the higher intensity commercial uses that are along Moapa Valley Boulevard to the west. Staff also finds that the proposed development will help diversify the housing stock within the Moapa Valley area by providing an alternative to the standard single-family detached home, which may help with providing more affordable housing options in the area. In terms of the design of the proposed residential development, staff finds that the proposed architecture is like the other residential developments in the area with its desert toned stucco exterior and gabled roofs. In addition, the proposed dwellings are similar in nature to the single-family residential community to the east and the design of the structures would not be out of place for the area. Staff also finds that the lots and development are provided with ample space for the structures

on-site with wide backyards for active and passive recreation, sufficient consideration has been given to the parking needs of the proposed structures, and the site is sufficiently landscaped to provide shading to the front yards of the lots. In addition, the interior spaces are provided with similar amenities to other 2 bedroom homes. Additionally, the location of the site is only 300 feet from Moapa Valley Boulevard and allows for easy walkable access to shopping, grocery stores, restaurants, and other services, while providing car access to the wider area.

Overall, staff finds that the proposed development will comply with Master Plan Policies 1.1.1, 1.1.2, 1.3.2, and 1.4.4, which encourage in-fill development, a mix of housing types with varying architectural styles, and the location of housing near major transit corridors. In addition, staff also finds that the proposed development will also support Northeast County specific Policy NE-5.1, which also encourages development within areas with established infrastructure and services.

With that said, staff does have some concerns that the proposed zoning district allowances regarding size of the lots could have a negative impact on the area given that there are no lots smaller than 5,000 square feet within the immediate area. In addition, the proposed development is currently well over the zoning minimum for lot area. While additional splitting of parcels to sell off the individual units is possible and would not be an issue; lot sizes below a simple splitting of the lots in 2 in the future could have negative effects. In addition, staff is also concerned that the selling of the lots could negatively impact the required landscaping in the future with no HOA provided. While staff does have certain issues regarding the project, staff finds that the positive aspects of the project ultimately outweigh the identified issues; and therefore, can support this request.

Public Works - Development Review
Waiver of Development Standards #2

Staff has no objection to the increased driveway width for each duplex. The increased width allows a shared driveway, reducing the driveways accessing the public right-of-way and providing extra space between each driveway should provide more visibility.

Waiver of Development Standards #3

Staff has no objection to not install streetlights, as there are existing streetlights on the south side of Tres Lobos Avenue.

Waiver of Development Standards #4

Staff cannot support the request to not install detached sidewalks along Tres Lobos Avenue and Randall Street. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Staff Recommendation

Approval of waivers of development standards #1, #2, & #3 and the design review; denial of waiver of development standards #4.

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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that the California Pepper Tree is not permitted per the SNRPC Regional Plant and that a large tree, as defined by Title 30, permitted by the SNRPC Regional Plant List will need to be provided in its place; that within 4 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

- Comply with approved drainage study PW24-11701;
- Full off-site improvements.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0131-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: MOAPA VALLEY BUILDERS
CONTACT: MOAPA VALLEY BUILDERS, 304 S. JONES BLVD, SUITE 300, LAS VEGAS, NV 89107

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500064-LANDHOLDING SERIES OF SOPHINVEST, LLC:

TENTATIVE MAP consisting of 5 residential lots on 1.43 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley. MK/hw/syp (For possible action)

RELATED INFORMATION:

APN:
070-13-803-002

LAND USE PLAN:
NORTHEAST COUNTY (MOAPA VALLEY) - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.43
- Project Type: Single-family attached (2 family/duplex) subdivision
- Number of Lots: 5
- Density (du/ac): 6.99
- Minimum/Maximum Lot Size (square feet): 12,381/12,435 (gross & net)

Project Description

The proposed map depicts a 5 lot single-family attached residential subdivision, located on the east side of Randall Street and the north side of Tres Lobos Avenue, approximately 300 feet east of Moapa Valley Boulevard. The proposed map shows that the site will be subdivided into 5 lots with the 4 eastern lots being 12,435 square feet in area and the western most lot being 12,381 square feet. Each lot will be delineated with a 4 foot high chain-link fence around the perimeter of each lot with the same fencing being used to split the rear portion of each lot into a separate backyard for each unit. Each lot will have access to Tres Lobos Avenue through a 38.5 foot wide, 20 foot long shared driveway.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-1775-94	Renamed a portion of Plowshare Avenue to Tres Lobos Avenue	Approved by BCC	January 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
South	Corridor Mixed-Use	CG & RS20	Grocery store & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Corridor Mixed-Use	CG	Restaurant with drive-thru

Related Applications

Application Number	Request
ZC-24-0324	A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda.
WS-24-0325	A waiver of development standards for a 5 building single-family attached (duplex) development is a companion item on this agenda.

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

This request meets the tentative map requirements and standards for approval as outlined in Title 30 and matches the associated design review. For these reasons, staff can support this tentative map request.

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:

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Comply with approved drainage study PW24-11701;
- Full off-site improvements.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0131-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MOAPA VALLEY BUILDERS

CONTACT: MOAPA VALLEY BUILDERS, 304 S. JONES BLVD, SUITE 300, LAS VEGAS, NV 89107



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 07013803002

PROPERTY ADDRESS/ CROSS STREETS: Randall St and Tres Lobos Av

DETAILED SUMMARY PROJECT DESCRIPTION

Subdividing the parcel into 5 building lots and conforming zone change from RS-20 to RS-3.3

PROPERTY OWNER INFORMATION

NAME: Landholding Series of Sophinvest LLC

ADDRESS: 304 S Jones Blvd, Suite 300

CITY: Las Vegas STATE: NV ZIP CODE: 89107

TELEPHONE: _____ CELL 7023712730 EMAIL: jean@sophinvest.com

APPLICANT INFORMATION

NAME: Moapa Valley Builders LLC

ADDRESS: 304 S Jones Blvd, Suite 300

CITY: Las Vegas STATE: NV ZIP CODE: 89107 REF CONTACT ID # _____

TELEPHONE: _____ CELL 7023712730 EMAIL: jean@moapavalleybuilders.com

CORRESPONDENT INFORMATION

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____

TELEPHONE: _____ CELL _____ EMAIL: _____

*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)*

Johannes Gottschalk

Property Owner (Print)

2/28/2024

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 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 checked="" 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) ZC-24-0324

ACCEPTED BY HW

PC MEETING DATE -

DATE 07/02/24

BCC MEETING DATE 09/04/24

TAB/CAL LOCATION Moapa Valley

DATE 8/14/24



Moapa Valley Builders LLC
304 S Jones Blvd
Suite 300
Las Vegas, NV 89107

ZO-24-0324

Clark County Planning and Zoning

Las Vegas, April 26, 2024

Re: Conforming zone change for APN 07013803002

To whom it may concern,

We are proposing a conforming zone change of parcel 07013803002 (1.43 acres, North-East corner of Randall St and Tres Lobos Av in Overton) from RS-40 to RS-3.3. The zone change is conforming per the current land use of Mid Intensity Suburban Neighborhood. The proposed zone would work well with the current makeup of downtown Overton, consisting of a mix of commercial and residential properties of various sizes.

Best regards,

Jean Gottschalk
Manager



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 07013803002

PROPERTY ADDRESS/ CROSS STREETS: Randall St and Tres Lobos Av

DETAILED SUMMARY PROJECT DESCRIPTION

Subdividing the parcel into 5 building lots and conforming zone change from RS-20 to RS-3.3

PROPERTY OWNER INFORMATION

NAME: Landholding Series of Sophinvest LLC
 ADDRESS: 304 S Jones Blvd, Suite 300
 CITY: Las Vegas STATE: NV ZIP CODE: 89107
 TELEPHONE: _____ CELL 7023712730 EMAIL: jean@sophinvest.com

APPLICANT INFORMATION

NAME: Moapa Valley Builders LLC
 ADDRESS: 304 S Jones Blvd, Suite 300
 CITY: Las Vegas STATE: NV ZIP CODE: 89107 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 7023712730 EMAIL: jean@moapavalleybuilders.com

CORRESPONDENT INFORMATION

NAME: _____
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

*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 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.

J. Gottschalk

 Property Owner (Signature)*

Johannes Gottschalk

 Property Owner (Print)

2/28/2024

 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 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 checked="" type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) TM-24-500864

ACCEPTED BY HW

PC MEETING DATE _____

DATE 07/02/24

BCC MEETING DATE 9/4/24

TAB/CAC LOCATION Moapa Valley

DATE 8/14/24



Moapa Valley Builders LLC
304 S Jones Blvd
Suite 300
Las Vegas, NV 89107

WS-24-032S

Clark County Planning and Zoning

Las Vegas, May 23, 2024

Re: Waivers requested in relation to design review for APN 07013803002

To whom it may concern,

We are proposing to subdivide this parcel into 5 new parcels on which we are proposing to build 5 duplex attached residential buildings, that will be offered for long term rent to the local community.

We are requesting the following waivers:

- a waiver for detached sidewalks. Detached sidewalks are required under Title 30 section 30.04.08(c)(5)(ii)(a), however they are not customary in the surrounding area, specifically on the other side of the street
- a waiver for street lights, which are not customary in the community, and would inconvenience the nearby residential neighborhood
- a waiver to allow a driveway width of 38'6", which would be the size necessary to provide safe ingress and egress from both garages. The maximum driveway width under Title 30 is 28'.

Best regards,

Jean Gottschalk
Manager



**DEPARTMENT OF COMPREHENSIVE PLANNING
PRE-SUBMITTAL ROUTING
APPLICATION # PRE-24-100398**

THIS PACKET CONTAINS A PROPOSAL FOR A:

- HIP High Impact Project
- HAZMAT Hazardous Materials
- NC Neighborhood Casino
- RH Resort Hotel
- OTHER (Requested by Applicant or ZA)

Please Submit Comments by the Following Date:

4-9-24 PM

(Please see the name and contacted information selected below for the Principal Planner assigned to this application.)

- Hunter White, 702-455-3134 hunter.white@clarkcountynv.gov
- Jillee Opiniano-Rowland, 702-455-3132 jillee.opiniano@clarkcountynv.gov
- Mark Donohue, 702-455-5673 mdonohue@clarkcountynv.gov
- Richard Ruggles, 702-455-5620 richard.ruggles@clarkcountynv.gov
- Romeo Gumarang, 702-455-1671 romeo.gumarang@clarkcountynv.gov

Meeting Information: _____

DISTRIBUTION

- Las Vegas Valley Water District
- Desert Conservation
- Water Reclamation
- DES Air Quality
- Regional Transportation Commission
- Dept. of Aviation
- Development Services
- Building Department/Fire Prevention
- Public Works - Development Review
- Business License
- Regional Flood Control
- Nellis AFB
- Fire Suppression
- NDOT
- Metro
- Parks & Recreation
- Clark County School District
- Commissioner Kirkpatrick



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 07013803002

PROPERTY ADDRESS/ CROSS STREETS: Randall St and Tres Lobos Av

DETAILED SUMMARY PROJECT DESCRIPTION

Subdividing the parcel into 5 building lots and conforming zone change from RS-20 to RS-3.3

PROPERTY OWNER INFORMATION

NAME: Landholding Series of Sophinvest LLC
ADDRESS: 304 S Jones Blvd, Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89107
TELEPHONE: _____ CELL 7023712730 EMAIL: jean@sophinvest.com

APPLICANT INFORMATION

NAME: Moapa Valley Builders LLC
ADDRESS: 304 S Jones Blvd, Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89107 REF CONTACT ID # _____
TELEPHONE: _____ CELL 7023712730 EMAIL: jean@moapavalleybuilders.com

CORRESPONDENT INFORMATION

NAME: Same As Above
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

*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 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.

J. Gottschalk
Property Owner (Signature)*

Johannes Gottschalk
Property Owner (Print)

2/28/2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
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| <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 <u>pre-submittal</u> |

APPLICATION # (s) 24-160398

ACCEPTED BY LG
DATE 3/27/24
#560

PC MEETING DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____



Moapa Valley Builders LLC
304 S Jones Blvd
Suite 300
Las Vegas, NV 89107

PRE-24-100398

Clark County Planning and Zoning

Las Vegas, February 29, 2024

Re: Subdivision and conforming zone change of APN 07013803002

To whom it may concern,

We are proposing a conforming zone change of parcel 07013803002 (1.43 acres, North-East corner of Randall St and Tres Lobos Av in Overton) from RS-40 to RS-3.3, as well as submitting a tentative map to subdivide this parcel into 5 new parcels, for the purpose of building additional housing that is badly needed in our area.

Best regards,

A handwritten signature in black ink that reads "Jean Gottschalk".

Jean Gottschalk
Manager

Inst #: 20230901-0000043
Fees: \$42.00
RPTT: \$637.50 Ex #:
09/01/2023 07:04:21 AM
Receipt #: 5379930
Requestor:
Stewart Title Las Vegas W
Recorded By: OSA Pgs: 5
Debbie Conway
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

A.P.N. No.:	070-13-803-002
R.P.T.T.	\$ 637.50
File No.:	2116026 SB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Landholding Series of Sophinvest, LLC, a Nevada limited liability company	
304 S Jones Blvd Ste 300	
Las Vegas, NV 89107	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Paule A. Wheeler, Trustee of The Exemption Trust under The Elmer O. Wheeler and Paule A. Wheeler Family Trust, dated August 15, 1991 and James C. Payne, Trustee of The James C. Payne and Tonia F. Payne Family Trust dated February 10, 1992 (who acquired title as the James C. Payne Family Trust), and Jeffrey L. Jones, Successor Trustee of The Ivan Leon Jones and Dorothy Jane Jones Trust dated June 11, 1968, as to an undivided 1/3 interest for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Landholding Series of Sophinvest, LLC, a Nevada limited liability company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Exemption Trust under The Elmer O. Wheeler and
Paule A. Wheeler Family Trust dated August 15,
1991

By: Paule A. Wheeler, Trustee
Paule A. Wheeler, Trustee
and Tonia F. Payne
James C. Payne Family Trust dated February 10,
1992

By: _____
James C. Payne, Trustee
Ivan Leon Jones and Dorothy Jane Jones Trust
dated June 11, 1968

By: _____
Jeffrey L. Jones, Successor Trustee

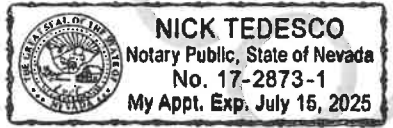
State of Nevada)
County of Clark) ss

This instrument was acknowledged before me on the 29 day of August, 2023

By: Paule A. Wheeler, Trustee

Signature: _____
Notary Public Nick Tedesco

My Commission Expires: 7/15/2025



Exemption Trust under The Elmer O. Wheeler and
Paule A. Wheeler Family Trust dated August 15,
1991

By: _____

Paule A. Wheeler, Trustee
and Tonia B. Payne
James C. Payne, Family Trust dated February 10,
1992

By: _____ TRUSTEE

James C. Payne, Trustee

Ivan Leon Jones and Dorothy Jane Jones Trust
dated June 11, 1968

By: _____

Jeffrey L. Jones, Successor Trustee

State of Nevada)
County of Clark) ss

This instrument was acknowledged before me on the 29 day of August, 2023

By: James C Payne, Trustee + Jeffrey L Jones,
Successor Trustee

Signature: _____
Notary Public S Bixler

My Commission Expires: 1-9-2024

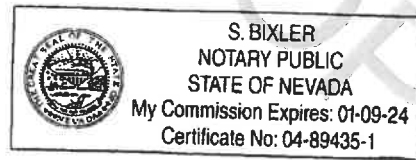


EXHIBIT "A"
LEGAL DESCRIPTION

The South 165.00 feet of the North 247.5 feet of the West 511.5 feet of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 13, Township 16 South, Range 67 East, M.D.M.

EXCEPTING THEREFROM the Westerly 51.00 feet and the Southerly 30.00 feet and that certain spandrel area in the Southwest corner thereof as conveyed to Clark County by Grant, Bargain, Sale Deed recorded September 6, 1974 in Book 458 as Document No. 417155, Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 070-13-803-002
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a. Vacant Land
- b. Single Fam. Res.
- c. Condo/Twnhse
- d. 2-4 Plex
- e. Apt. Bldg.
- f. Comm'l/Ind'l
- g. Agricultural
- h. Mobile Home
- Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property \$ 125,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) ()
- c. Transfer Tax Value: \$ 125,000.00
- d. Real Property Transfer Tax Due \$ 637.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature  Capacity _____ Agent _____

Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: The Exemption Trust under The Elmer O. Wheeler and Paule A. Wheeler Family Trust and The James C. Payne and Tonia F. Payne Family Trust and The Ivan Leon Jones and Dorothy Jane Jones Trust

Address: 2408 Golfside Drive
City: Las Vegas
State: NV Zip: 89134

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Landholding Series of Sophinvest, LLC, a Nevada limited liability company

Address: 304 S Jones Blvd Ste 300
City: Las Vegas
State: NV Zip: 89107

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Stewart Title Company Escrow # 2116026 SB
Address: 840 Pinnacle Ct, Bldg 7, Suite B
City: Mesquite State: NV Zip: 89027

EXHIBIT B.16

LANDHOLDING SERIES OF SOPHINVEST LLC

SEPARATE SERIES AGREEMENT

THIS SEPARATE SERIES AGREEMENT, dated as of Oct 4th, 2020 (this "Separate Series Agreement"), is entered into by and between the member of SOPHINVEST LLC, ("the Company") a limited liability company pursuant to Chapter 86 of the Nevada Revised Statutes associated with the newly created Series identified below (the "New Series") of the Company, as such Members are set forth on separate Exhibit for each Separate Agreement of the Company, as well as the managers of the Series identified herein. Capitalized terms used herein and not otherwise defined are used as defined in the Limited Liability Company Agreement of the Company, dated and effective as April 12, 2015 (as amended from time to time, the "LLC Agreement").

RECITALS

WHEREAS, the parties hereto have heretofore formed a limited liability company pursuant to Section 86.896 the Nevada Revised Statute (the "Statute") by filing articles of organization with the office of the Secretary of the State of Nevada and by entering into the LLC Agreement; and

WHEREAS, it is intended by the parties hereto to create an additional Series with respect to various parcels of vacant land. The Series shall have a mailing address of 304 S Jones Blvd, Suite 300, Las Vegas, NV 89107.

WHEREAS, it is intended by the parties hereto that except as otherwise provided for in the LLC Operating Agreement or agreed to by the member of this Series, the debts, liabilities and obligations incurred, contracted for or otherwise existing with respect to Landholding Series of Sophinvest LLC be enforceable only against the assets of Landholding Series of Sophinvest LLC; and not against the assets of the Company generally or any other Series; and

NOW THEREFORE, in consideration of the mutual promises and obligations contained herein, the parties, intending to be legally bound, hereby agree as follows:

1. New Series. In accordance with Section 2.2 of the LLC Agreement, the Founders hereby create the New Series, which shall be a “Series” for purposes of the LLC Agreement. The purpose of this Series shall be to hold, lease, own, acquire, develop, construct, improve, finance, mortgage, operate, manage, refinance and sell or otherwise dispose of real property directly or indirectly through a land trust and to engage in actions necessary, convenient or incidental to all of the foregoing.

2. Name of New Series. The name of the New Series created by this Separate Series Agreement shall be:

Landholding Series of Sophinvest LLC;

3. Agreement to be Bound. Each of the undersigned agree to be bound by the terms and provisions of the LLC Agreement.

4. Headings. The headings in this Separate Series Agreement are included for convenience and identification only and are in no way intended to describe, interpret, define or limit the scope, extent, or intent of this Separate Series Agreement or any provision hereof.

5. Severability. The invalidity or unenforceability of any particular provision of this Separate Series Agreement shall not affect the other provisions hereof, and this Separate Series Agreement shall be construed in all respects as if such invalid or unenforceable provision was omitted.

6. Integration. This Separate Series Agreement and the LLC Agreement constitute the entire agreement among the parties hereto pertaining to the subject matter hereof and supersede all prior agreements and understandings pertaining thereto.

7. Counterparts. This Separate Series Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same

document. All counterparts shall be construed together and shall constitute one instrument.

8. Governing Law. This Separate Series Agreement and the rights of the parties hereunder shall be interpreted in accordance with the laws of the State of Nevada, and all rights and remedies shall be governed by such laws without regard to principles of conflict of laws.

9. Managers. The name of the Manager of this Series is:

Sophinvest LLC

Subject to the limitation expressly set forth in this Separate Series Agreement and LLC Operating Agreement, the Series Manager will have the power to manage the business and affairs of the Series, to make all decisions with respect to the business and affairs of the Series and to perform any and all other acts that are customary or incidental to the management of the business and affairs of the Series. The Managers shall serve until its successors are elected.

10. Members. The members of this series shall be the following individual with the following number of voting units, a share of the one hundred (100) authorized to this series.

The series units represent interests only in the series and not in **SOPHINVEST LLC**. Majority controls all decisions.

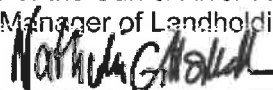
SOPHINVEST LLC: 100%: 100 (One Hundred) UNITS

IN WITNESS WHEREOF, the parties hereto have executed, setting their hands and seals this Separate Series Agreement as of the date first-above stated.

SERIES MANAGERS:



Johannes Gottschalk, Trustee of the Sun & River Revocable Living Trust,
Manager of Sophinvest LLC, Manager of Landholding Series of Sophinvest LLC



Nathalie Gottschalk, Trustee of the Sun & River Revocable Living Trust,
Manager of Sophinvest LLC, Manager of Landholding Series of Sophinvest LLC

SERIES MEMBER:

SOPHINVEST LLC,
a Nevada Limited Liability Company



By: Nathalie Marie-France Gottschalk
Trustee of the Sun & River
Revocable Living Trust,
Manager of Sophinvest LLC
304 S Jones Blvd, Suite 300
Las Vegas, NV 89107

SERIES MEMBER:

SOPHINVEST LLC,
a Nevada Limited Liability Company



By: Johannes Gottschalk
Trustee of the Sun & River
Revocable Living Trust,
Manager of Sophinvest LLC
304 S Jones Blvd, Suite 300
Las Vegas, NV 89107

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained
 from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records, including surveys and deeds,
 but only contains the information required for assessment. See the
 recorded documents for more detailed legal information.
 USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

- MAP LEGEND**
- Parcel Boundary
 - Sub Boundary
 - Road Boundary
 - Match / Leader Line
 - Historic Lot Line
 - Historic Sub Boundary
 - Historic P.M.I.D. Boundary
 - Section Line
 - Condominium Unit
 - Air Space P.C.L.
 - Right of Way P.C.L.
 - Sub-Surface P.C.L.
 - 0.07 Road Parcel Number
 - 001 Parcel Number
 - 1.00 Acreage
 - 202 Parcel Subseq Number
 - Pg 24-45 Plat Recording Number
 - 5 Block Number
 - Lot Number
 - GIS Gov. Lot Number

BOOK

T16S R67E
042 041
069 070
080
081 079

SEC

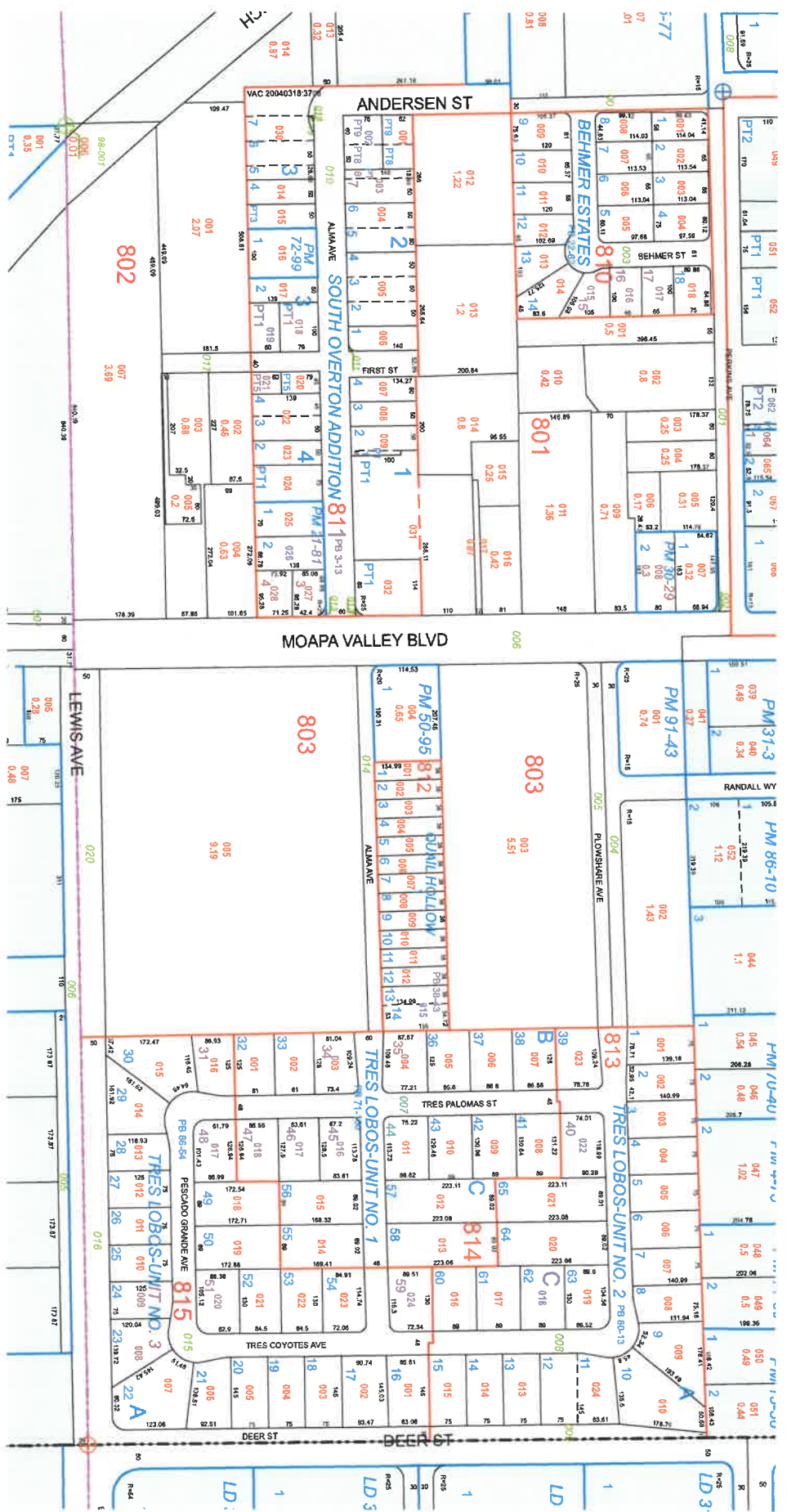
13

TAX SE 4

1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10



ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor



TAX DIST 834

TENTATIVE MAP CHECKLIST

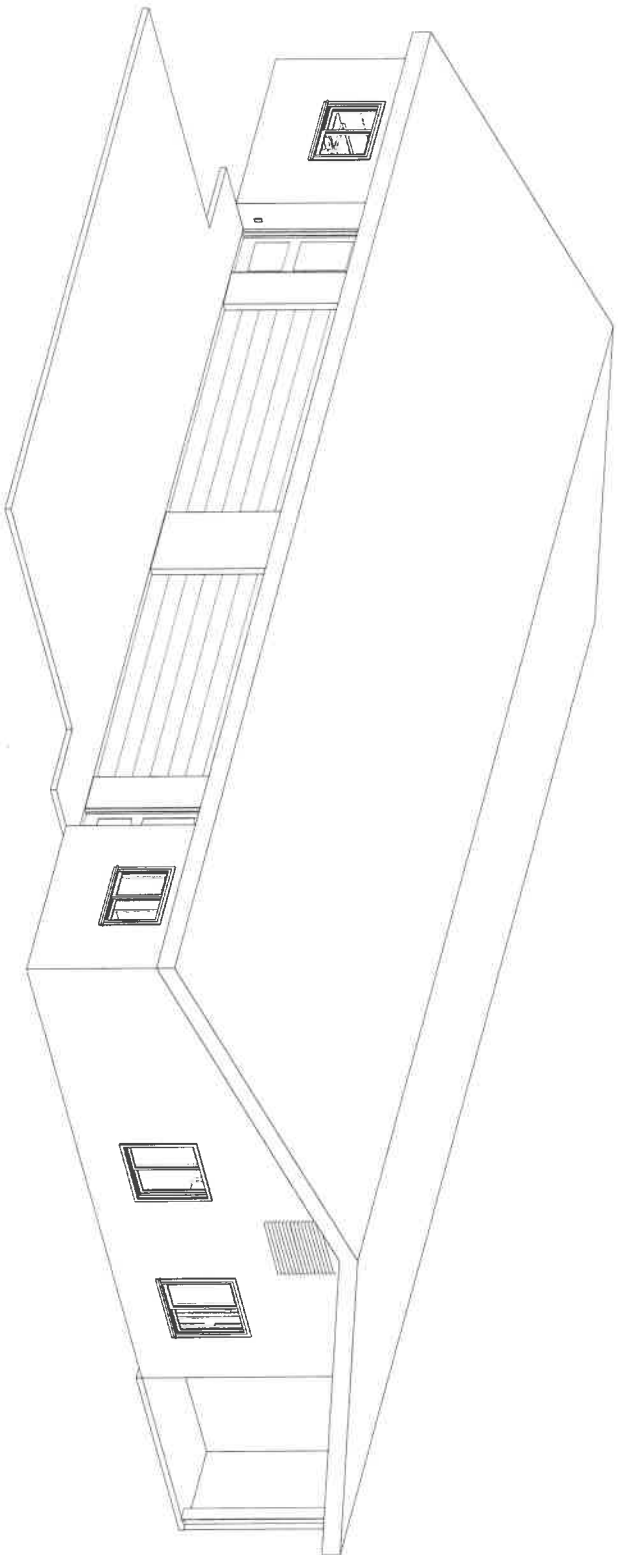
Date: 2/16/24 Application Number: _____ Planner: _____
 Subdivision Name: DOWNTOWN MV SUBDIVISION

NOTE: Additional items may be required at the time of submittal if deemed necessary by Planning staff. The map must contain a legend indicating the purpose of all lines, symbols, and markings.

30.28.130(a.) (3.) GENERAL SUBDIVISION PROCESSING REQUIREMENTS			
TEXT	Y	N	N/A
Date of preparation and scale, not to exceed 100 feet to 1 inch.	<input checked="" type="checkbox"/>		
Lettering placed to read in the bottom right. North arrow shall be up.	<input checked="" type="checkbox"/>		
Name(s), address(es), and telephone number of owner(s) of record, subdivider, and person(s) who prepared the map.	<input checked="" type="checkbox"/>		
Legal description including a graphic vicinity map, and approximate acreage.	<input checked="" type="checkbox"/>		
Proposed use of property.	<input checked="" type="checkbox"/>		
A vicinity or key map showing the relation of the subdivision to the surrounding area.	<input checked="" type="checkbox"/>		
Listing of the protective covenants and deed restrictions the subdivider intends to enforce.			<input checked="" type="checkbox"/>
MAP/STATEMENT	Y	N	N/A
Known, mapped or observable faults and fissures, and setback to any faults, or a statement related thereto.			<input checked="" type="checkbox"/>
All groundwater depths historically within 20 feet of the existing ground surface, or a statement related thereto.	<input checked="" type="checkbox"/>		
A statement indicating the proposed location of the nearest water and sewer utility distribution.	<input checked="" type="checkbox"/>		
MAP	Y	N	N/A
Exterior subdivision boundary map & dimensions, including existing or proposed vacated areas, & areas to be dedicated.	<input checked="" type="checkbox"/>		
Lot corners of adjoining subdivisions/tracts/ including recording data.	<input checked="" type="checkbox"/>		
Adjacent streets – location, name(s), present widths and improvements.	<input checked="" type="checkbox"/>		
Proposed streets – location, names, proposed grade and width, including street section drawings.			<input checked="" type="checkbox"/>
Contour interval lines of slope for the entire subdivision at the following intervals: i) From level to 40% - 2-foot intervals; ii) Between 40% and 80% - 5-foot intervals; iii) Exceeding 80% - 10-foot intervals.	<input checked="" type="checkbox"/>		
Hillside Development Regulations (30.56.100) required for slopes exceeding 12%, showing slope limits.			
Drainage, sewage, public utilities, and other easement widths and locations. Any easement to Clark County restricting the use of a proposed Lot must be part of a vacation application submitted in conjunction with the tentative map.			<input checked="" type="checkbox"/>
Radii of all curves.	<input checked="" type="checkbox"/>		
Lots – Layout, lot number, dimensions, including gross and net lot size for each lot.	<input checked="" type="checkbox"/>		
Existing building/structure location & outline, to scale, noting any removal(s), or other influences to layout/design.	<input checked="" type="checkbox"/>		
Sidewalk location. If detached, vacation must be approved before or submitted concurrently with this TM.	<input checked="" type="checkbox"/>		
Proposed sites to be reserved or dedicated for public parks, schools, playgrounds and/or other public uses.			<input checked="" type="checkbox"/>
Stormwater: Overflow & location, widths, & flow direction, proposed drainage and facilities, & 100-year flood plain limit.	<input checked="" type="checkbox"/>		
A map showing entire area if proposed plat is a portion of a larger holding intended for subsequent development.			<input checked="" type="checkbox"/>
Existing culverts, drainpipes, watercourses, natural drainage channels location, size and relocation, if proposed.			<input checked="" type="checkbox"/>
Water: Supply source and availability, existing water main size and location, and proposed fire hydrant location.	<input checked="" type="checkbox"/>		
Sewage: Proposed method of disposal and location and size of nearest main.	<input checked="" type="checkbox"/>		
Proposed improvements and location, including any shared access.	<input checked="" type="checkbox"/>		
30.40 LOT AREA AND DENSITY REQUIREMENTS			
Lots meet minimum lot size for the zoning district.	<input checked="" type="checkbox"/>		
Lot density matches zoning district allowances.	<input checked="" type="checkbox"/>		
Open space (PUD, RUD, Multi-family, Resort Condo)			<input checked="" type="checkbox"/>
30.52.030 (b.) MINIMUM WIDTH PRIVATE STREET REQUIREMENTS			
2+SF DU – 37'W for L curb, 38'W for R curb, 39'W for roll curb (36' drivable), County-approved turnaround for 150'/longer private streets/access easements	<input checked="" type="checkbox"/>		
2-6 SF DU – 25'W for L curb (24' drivable) for private streets/access easements less than 150'. WIDTH NON-WAIVABLE.			<input checked="" type="checkbox"/>
1 SF DU (no street frontage) – 20'W with no County-approved turnaround for private access easements. See Figure 30.52-1			<input checked="" type="checkbox"/>
30.52.050 IMPROVEMENT STANDARDS			
Review Modifications to Uniform Standard Drawings 212, 222, 222.1, and 225.	<input checked="" type="checkbox"/>		
30.52.052 RESIDENTIAL SUBDIVISION STREET CONFIGURATION REQUIREMENTS			
Street intersections off-set a minimum of 125 feet (measured from right-of-way line to right-of-way line), unless exempt	<input checked="" type="checkbox"/>		

30.56.080 AND 30.64 REQUIREMENTS	Y	N	N/A
Lots must have legal access. (30.56.080)	<input checked="" type="checkbox"/>		
Double frontage lots shall be avoided. (30.56.080)			<input checked="" type="checkbox"/>
Legality of Lot (lot of record; no remnant lots) (30.56.080)	<input checked="" type="checkbox"/>		
Energy efficient design (30.56.080)	<input checked="" type="checkbox"/>		
Landscaping location, width, area, easement/common area per previously approved land use application (30.64)			<input checked="" type="checkbox"/>
ADDITIONAL ITEMS	Y	N	N/A
All conditions of approval are met.	<input checked="" type="checkbox"/>		
Map matches previous site plan approval.			<input checked="" type="checkbox"/>
NRS 116 & 117: PLATS & PLANS – COMMON INTEREST COMMUNITIES/SUBDIVISION	Y	N	N/A
Certified legible plats and plans are required for all common-interest communities except cooperatives, in compliance with NRS 278 contains all information required below:			<input checked="" type="checkbox"/>
The name and a survey of the area of the plat			<input checked="" type="checkbox"/>
A sufficient description of the real estate			<input checked="" type="checkbox"/>
The extent of any encroachments by or upon any portion of the property within the plat			<input checked="" type="checkbox"/>
All easement location and dimensions which serve or burden any portion of the common-interest community;			<input checked="" type="checkbox"/>
Any vertical unit boundaries location and dimensions and that unit's identifying number (i.e. cross section drawing of multi-story buildings);			<input checked="" type="checkbox"/>
The location with reference to an established datum any horizontal unit boundaries not shown or projected on plans recorded pursuant to subsection 4 and that unit's identifying number; and			<input checked="" type="checkbox"/>
Limited common elements location and dimensions, including porches, balconies and patios, other than parking spaces and the other limited common elements described in subsections 2 and 4 of NRS 116.2102			<input checked="" type="checkbox"/>

Area Schedule (Cont.)	
Name	Area
Window 1	208 SF
Window 2	208 SF
Unit 1	998 SF
Unit 2	998 SF
Overall (Both)	2208 SF



Window Schedule		Frame and Trim	
Count	Size	Sill Height	Head
4	2'-0"	2'-0"	6'-0"
4	4'-0"	2'-8"	6'-0"
6	4'-0"	2'-8"	6'-0"

Door Schedule		Frame and Trim	
Count	Height	Width	
2	6'-0"	2'-0"	Interior door 30" x 80"
2	6'-0"	2'-0"	Interior door 30" x 80"
2	6'-0"	3'-0"	Exterior door for unit 30" x 80"
2	6'-0"	3'-0"	Exterior entry door 30" x 80"
2	6'-0"	3'-0"	Exterior entry door 30" x 80"
2	6'-0"	3'-0"	Interior sliding door 72" x 80"
2	7'-0"	16'-0"	Garage Door-Overhead-Standard 8' x 8'

MOAPA VALLEY BUILDERS

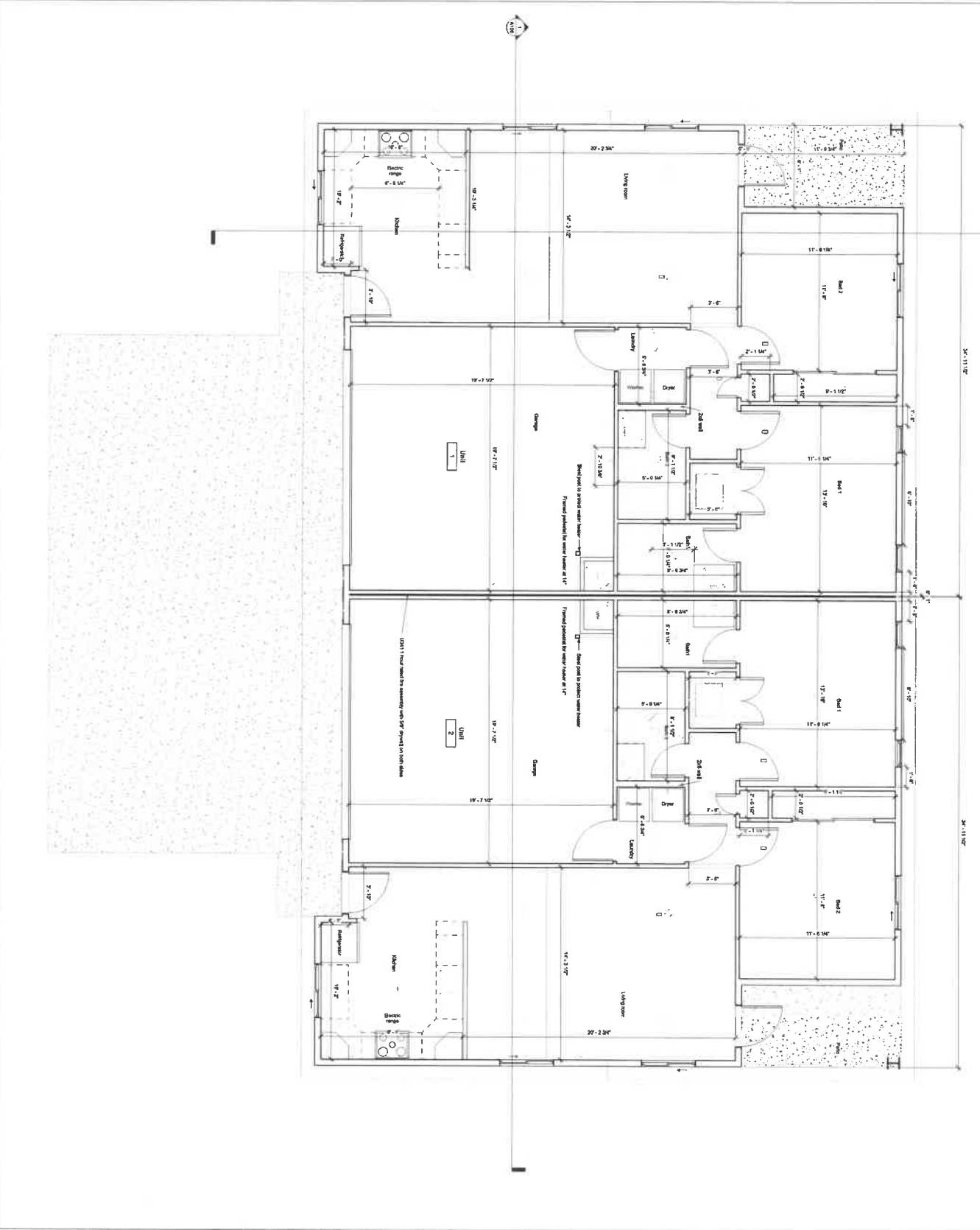
MOAPA VALLEY BUILDERS LLC

8-2 Lumber 60007520
8/1/2021 9:16:36 AM

No.	Description	Date
1	Revision 1	8/1/2021

Duplex Plan
Cover sheet

Date: January 20th, 2021
Drawn By: Moapa Valley Builders LLC
Scale: A101



MOAPA VALLEY BUILDERS

MOAPA VALLEY BUILDERS LLC

801.734.8822
801.734.8823

No.	Description	Date
1	Revision 1	01/20/21

**Duplex Plan
Floorplan**

Date: January 20th, 2021
 Drawn By: Moapa Valley Builders

A102

Scale: 3/8" = 1'-0"

Moapa Valley Budget Requests:
August 30,2023 MVTAB Meeting

Parks and Recreation

1. Extend the JR Livestock's existing awning heading into the area by approximately 6'.
2. Cover Existing Practice Arena with possible lighting
Description: The board discussed looking at two possibilities- a brand new covered arena or covering the existing arena and requested a cost comparison from Horseman's Park. During the 7.10.19 MVTAB meeting Janice provided the cost for Horseman's Park in the amount of \$4,777,000. The town board members discussed the possibility of a self-imposed tax which could be added to the ballot during an election cycle.
3. Commercial dumping station for Fairgrounds
Description: Clark County staff will work to identify a location; there are two possible sites: the east side of the Fairgrounds or at a site located off the main boulevard.
Additional Comments for Clarification: this item is to request a commercial dumping station to serve RV's/visitors. This should be connected to sewer lines.
4. 4-H building enlarged (livestock building at the Fairgrounds)
5. New chairs with new storage racks for community center.
6. Fund generators for the Moapa Valley Community Center, Senior Rec. Center, and the Clark County Fairgrounds to assist the public during power outages and other community emergencies.
7. Overton Park walking paths, with benches and workout stations.

Other

1. Shooting area with lights and maintained road (N. 200 acres of Heyer on the East side of Heyer)
Description: Board needs the County and BLM to designate the area of the shooting park so residents can legally shoot there. Shooting at night would be more convenient because of the desert heat.
NOTES: Brian Burris is interested into looking at possible funding from the NRA and Clark County

