



Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV. 89040

October 28, 2020

7:00pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Amelia Smith at 702-397-6475 and is/will be available on the County's website at www.clarkcountynv.gov.

Board/Council Members: Marjorie Holland, Chairperson
Kristen Pearson, Vice Chairperson
Gene Houston
Lois Hall
Megan Porter

Secretary: Amelia Smith, 702-397-6475, Amelia.Smith@ClarkCountyNV.gov

- 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 September 9, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager

IV. Approval of the Agenda for October 28, 2020 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

1. Clark County Parks and Recreation Office of Public Art is to provide details about the double negative project and invite the public to the Public Art Presentation on Wednesday, January 6, 2021 at 6:00 pm – 7:00 pm at the Overton Community Center 320 N Moapa Valley Blvd, Overton, NV 89040. (for discussion only)
2. Arevia Power, a developer of utility-scale solar photovoltaic projects in the United States, to provide project details including scope, construction and operation timeline, job opportunities and economic benefits regarding the proposed project for an 850 megawatt (MW) alternating current (AC) solar project with 850 MW battery storage on approximately 9200 acres of federal land under the management of the Bureau of Land Management. The Battle Born Solar Project is located approximately 3 miles east of Moapa Valley on the southern end of the Mormon Mesa. (for discussion only)
3. Town Board representative to provide an update regarding Transform Clark County. (for discussion only)

VI. Planning and Zoning

11/17/20 PC

1. **VS-20-0444-HARDY, JAMES D. & CYNTHIA W.:**
VACATE AND ABANDON a portion of a right-of-way being Leavitt Street (alignment) located between Waite Avenue and Jensen Avenue (alignment) within Moapa Valley (description on file). MK/jor/jd (For possible action)

VII. General Business

1. Clark County requests the Moapa Valley Town Advisory Board to nominate a representative for the 2020/2021 Community Development Advisory Committee (CDAC). (for possible action)

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: November 25, 2020.

X. Adjournment.

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager

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
Overton Post Office – 275 Moapa Valley Blvd. Overton, NV. 89040
Logandale Post Office – 3145 N. Moapa Valley Blvd. Logandale, NV. 89021
Green Valley Grocery – 3685 N. Moapa Valley Blvd. Logandale, NV. 89021

<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager



Moapa Valley Town Advisory Board

September 9, 2020

MINUTES

Board Members: Marjorie Holland – Chair – **PRESENT** Lois Hall – **PRESENT**
Kristen Pearson – Vice Chair – **PRESENT** Megan Porter – **EXCUSED**
Gene Houston – **PRESENT**

Secretary: Amelia Smith 702-397-6475 Amelia.Smith@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 August 12, 2020 Minutes

Moved by: **Gene Houston**
Action: **Approved**
Vote: **3-0 Unanimous**

IV. Approval of Agenda for September 9, 2020

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

V. Informational Items

1. A representative of the Clark County Water Reclamation District to discuss the Lewis Avenue Lift Station project. (for discussion only)

Kim Adler and Greg Turner were in attendance to represent Clark County Water Reclamation District.

Kim Adler - Water Rec is going to demolish the current temporary lift station and will install a new lift station to the parcel located to the south, which is owned by Water Rec. The new lift station and valve vault will be placed near the front of the parcel with underground vault only 6" above ground level. An electrical building with an enclosed generator will be placed in the middle of the parcel and will be fenced in. They are going to install 2 force mains and a potable waterline which will run from the new site to the wastewater treatment plant located at the end of Lewis (see maps).

The project is anticipated to begin in January 2022 and should take a year to complete. Folks living near the lift station will be invited to attend an onsite meeting so they can receive project information and can provide input regarding certain design criteria. This is to ensure that the project visually blends in with the neighborhood. *Ralph Starita*- can it be powered by solar? *Gene Houston*- doesn't believe that solar can power the station. *Kim Adler*- will ask staff and Amelia will provide this answer to Ralph as soon as possible. *Gene Houston*- what is the plan for the road once the station is relocated? *Kim Adler*- has spoken with Clark County Public Works and they do have plans to come in and finish paving the road but there is no information on this at this time. *Marjorie Holland*- is there any access to the electrical components? *Kim Adler*- fencing will be around the unit and there will be no access. The vault is low profile (approx. 6" from the ground) and the hatches will be locked. *Greg*- will discuss additional fencing around the vault with the project manager.

VI. Planning & Zoning
None

VII. General Business

1. Review/finalize FY 2022 budget request (s) and take public comment on the budget request (s). (for possible action)

Moved by: Gene Houston

Action: to approve the budget list as written

Vote: 4-0/Unanimous

VIII. Public Comment

Nick Yamashita- reminding folks about the 9/11 memorial walk @6pm. The flag parade will meet at the Logandale Fire Station at 5:00pm and will be to the Moapa Valley Community Center by 5:20pm. *Lois Hall*- wants to remind everyone to go onto the Facebook page 'Save our Mesa'. *Amelia Smith*- provided information regarding voting in the area since there seemed to be confusion amongst community residents. Early Voting will be held on October 21 from 9am-6pm at the Moapa Valley Community Center. Voting will also take place at the community on election day from 7am-7pm. Parks and Recreation will be on the next agenda to discuss the Double Negative gateway project.

IX. Next Meeting Date

The next regular meeting will be October 14, 2020

X. Adjournment

The meeting was adjourned at 7:13 p.m.

DRAFT

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR – LAWRENCE WEEKLY, VICE-CHAIR
LARRY BROWN – JAMES GIBSON – JUSTIN JONES – MICHAEL NAFT – TUCK SEGERBLOM
YOLANDA KING, COUNTY MANAGER

Public Art

Clark County Parks & Recreation
County Arts Plan



CLARK COUNTY PARKS AND RECREATION OFFICE OF PUBLIC ART

Overton Community Artwork Part 2 Double Negative Gateway Sculpture

PUBLIC ART PROJECT PROPOSAL

Wednesday, January 6, 2021

Time 6:00 pm – 7:00 pm

Location: Overton Community Center, 320 N
Moapa Valley Blvd, Overton, NV 89040

In the town board meeting room

Join Clark County Parks & Recreation to watch three finalists present their designs for a new public art sculpture in front of the Overton Community Center.



Proposed site location.

FOLLOW US @CCPUBLICARTS
FOR MORE EVENTS AND ARTIST CALLS



Clark County Board of Commissioners
MARUVI BERBERICH, Chair • LAURENCE WENDEL, Vice Chair
LARRY BRADWIN • JAMES B. GIBSON • JUSTIN C. JONES
MICHAEL NANTY • TONN SIEGELSON
YOLANDA Y. YONG, County Manager



ClarkCountyNV.Gov/parks
ccparks@ClarkCountyNV.gov



Proposed Design Details

- ▶ In front of the Overton Community Center.

The Experience

- ▶ The piece should draw people in and makes them want to go back to Double Negative. A piece that helps bridge the concept that is double negative.

Design Considerations

- ▶ Overton is a conservative community. Artwork with unnatural colors and neon will not suit the community. Artwork that complement natural colors would be preferred. The sculpture should be accessible to regular folks and enjoyed by the tourist/arts community. There needs to be a sensitivity to the community when designing the sculpture. A flashy design will not be acceptable.
- ▶ It is requested that this sculpture is a gateway to the Double Negative. The sculpture should be interpretive or further helps explain the Double Negative. A suggestion was a sign that accompanies the artwork that explains the Double Negative and the Gateway Piece. Make sure that the gateway piece is easier to interpret verses the Double Negative piece that is so conceptual. The piece should invite tourism and be an information hub for Double Negative as the land art that can only be accessible to 4-wheel drive vehicles.



County Arts Plan

- ▶ This project will be funded by the Clark County Arts Plan. Chapter 2.90 of Clark County County Arts Fund – % for the Arts Program.
- ▶ The County Arts Plan started in 2013.
- ▶ The County Arts Plan is under the purview of Parks & Recreation.



Site Selection

- ▶ In collaboration with Parks and Recreation staff, the Art Committee evaluates and selects potential public art sites.
- ▶ Under this program, art may be commissioned for new or existing County-owned parks, trails and natural areas, freeways, roads and bridges, sidewalks, plazas, gathering spots and buildings such as recreation centers and office buildings as well as street side utility boxes with the permission of the box owners.



RFQ Process

- ▶ Call for Qualifications.
 - Letter of Intent
 - Resume
 - Images
- ▶ Select three to five artist to move to semi-finals.
 - Presentation
- ▶ Award finalist to create the artwork.



Thank You!





Battle Born Solar Project

Solar Partners VII, LLC

October 2020



**Developer:
Arevia Power**



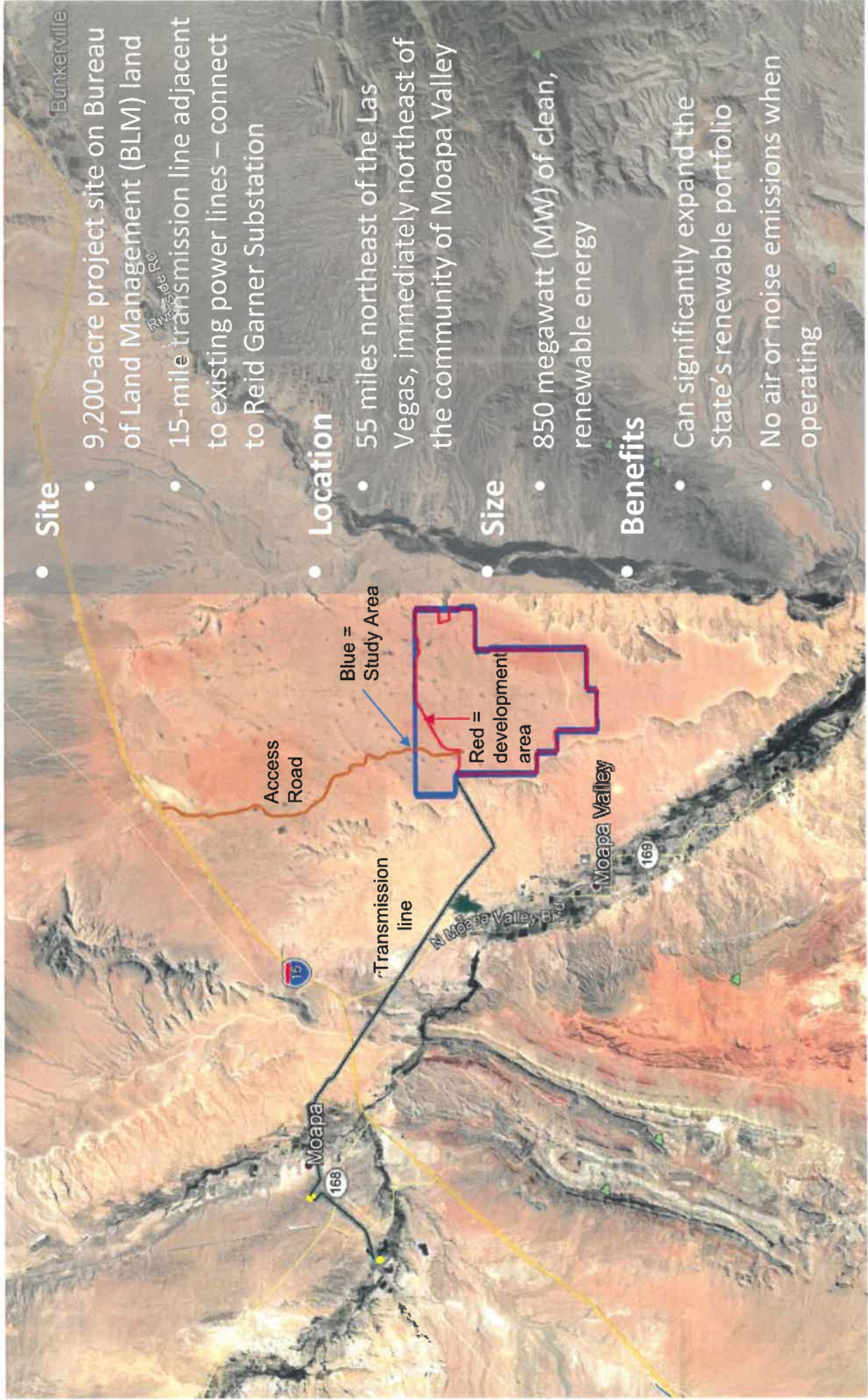
Arevia Power

- 20+ years of utility scale solar development experience
 - 2.5GW of projects developed
- Capital partner - Quinbrook Infrastructure Partners
- Gemini Solar - 690MW PV + 380MW project
 - Largest solar project in the State of Nevada
 - Located east of I-15 and south of Valley of Fire Rd.
 - PPA secured with NV Energy in May 2019 with regulatory approval (PUCN) obtained December 2019
 - BLM led NEPA permitting via Record of Decision (ROD) signed by Dept. of Interior May 2020 on 7,000 acres
 - Commercial operations scheduled for 2023
 - Utilizing local labor to build and operate
- On Battle Born will continue to work with other local and experienced companies during design and construction

Proposed Project



Project Overview



• Site

- 9,200-acre project site on Bureau of Land Management (BLM) land
- 15-mile transmission line adjacent to existing power lines – connect to Reid Garner Substation

• Location

- 55 miles northeast of the Las Vegas, immediately northeast of the community of Moapa Valley

• Size

- 850 megawatt (MW) of clean, renewable energy

• Benefits

- Can significantly expand the State's renewable portfolio
- No air or noise emissions when operating

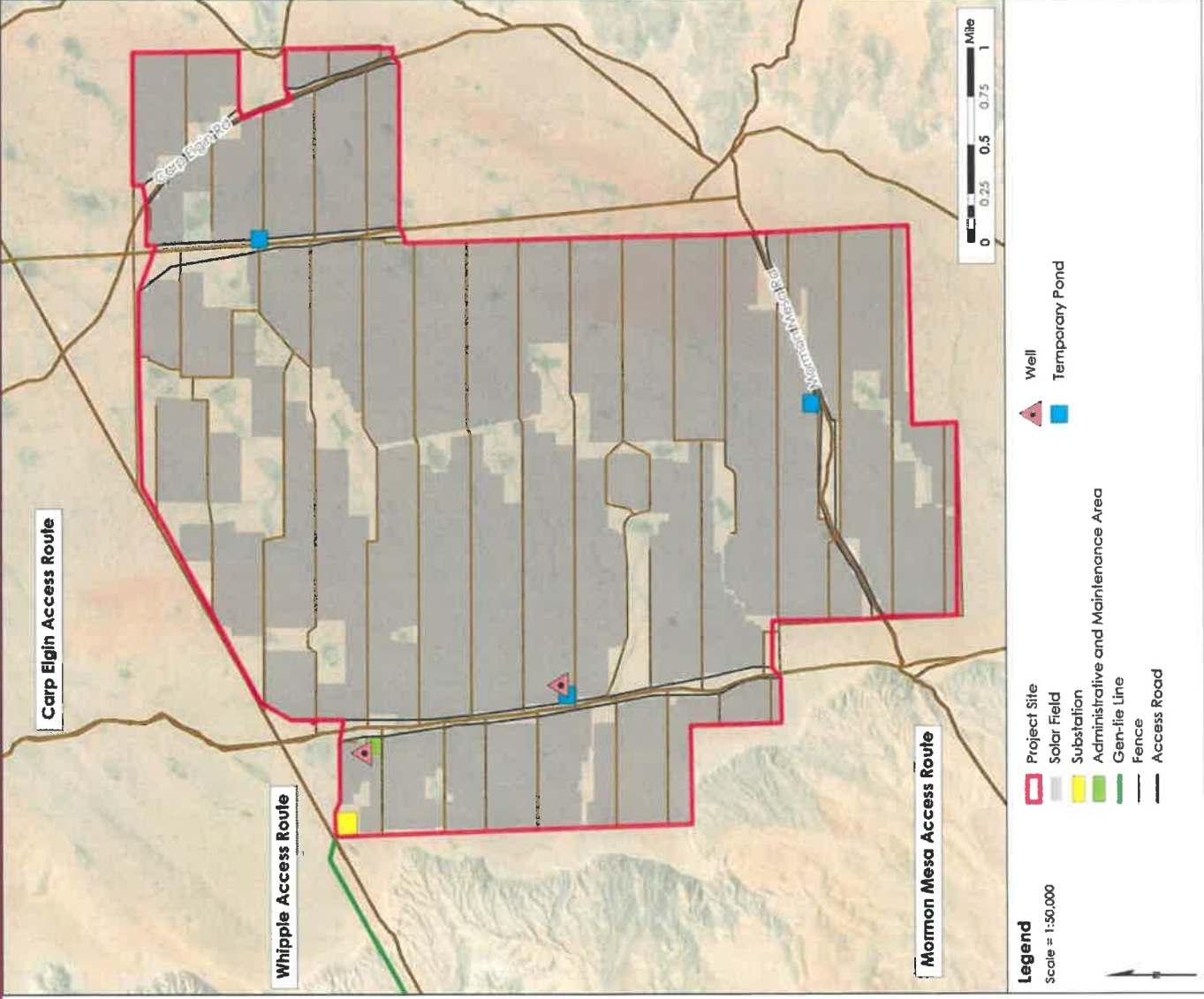
Project Layout

Access

- Access to the site would be via Carp Elgin Road off I-15
- No access through Moapa Valley or Overton during construction

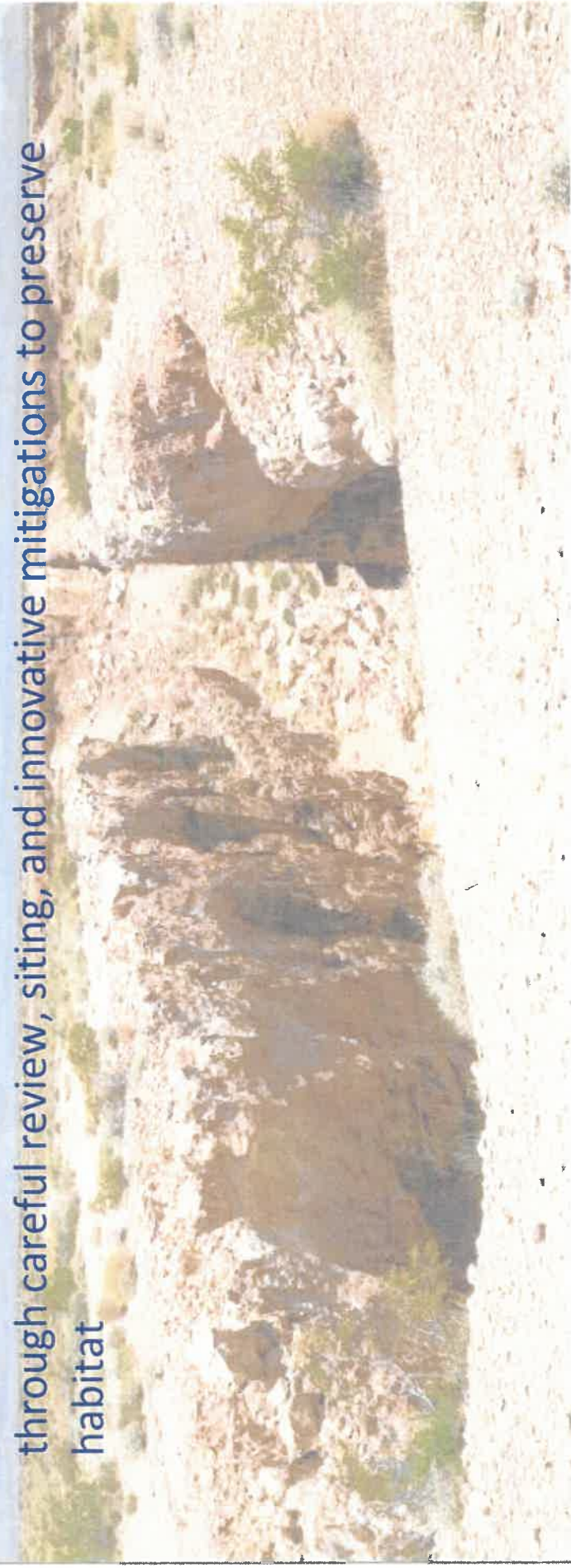
Project Site

- Currently, approximately 7,400 acres of panels
- Development of solar layout to minimize effects to environmental resources



Siting to Minimize Impacts

- **Avoided Traffic Impacts** - Minimize disturbance to communities through access off I-15, maintain access over and on the mesa
- **Low Visibility** – minimal or no visibility from the towns below the mesa and from surrounding areas (e.g., Valley of Fire State Park)
- **Maintained Recreational Uses** – Recreational uses will be maintained, including access to Virgin River, Double Negative, OHV on the mesa
- **Reduced Impacts to Natural Resources** – Avoidance and minimization through careful review, siting, and innovative mitigations to preserve habitat



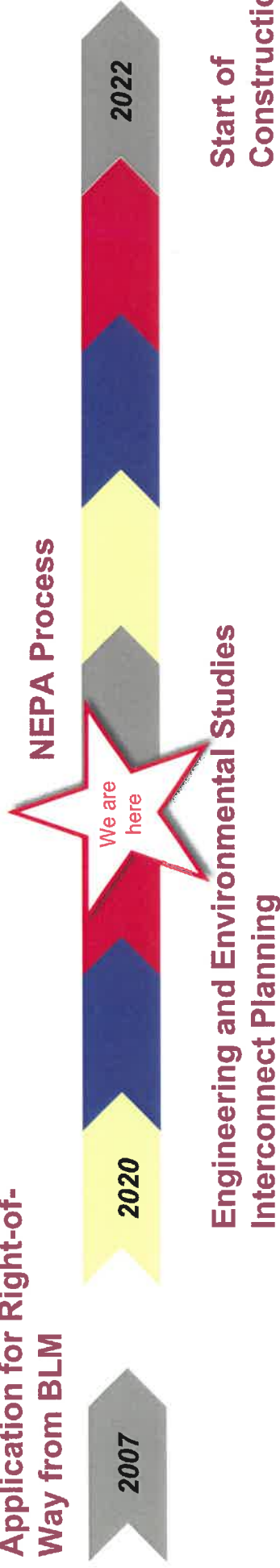
Development Process



Planning Process Phases

- Phase of process

Application for Right-of-Way from BLM



- Early outreach

- Introduce the project
- Hear community concerns

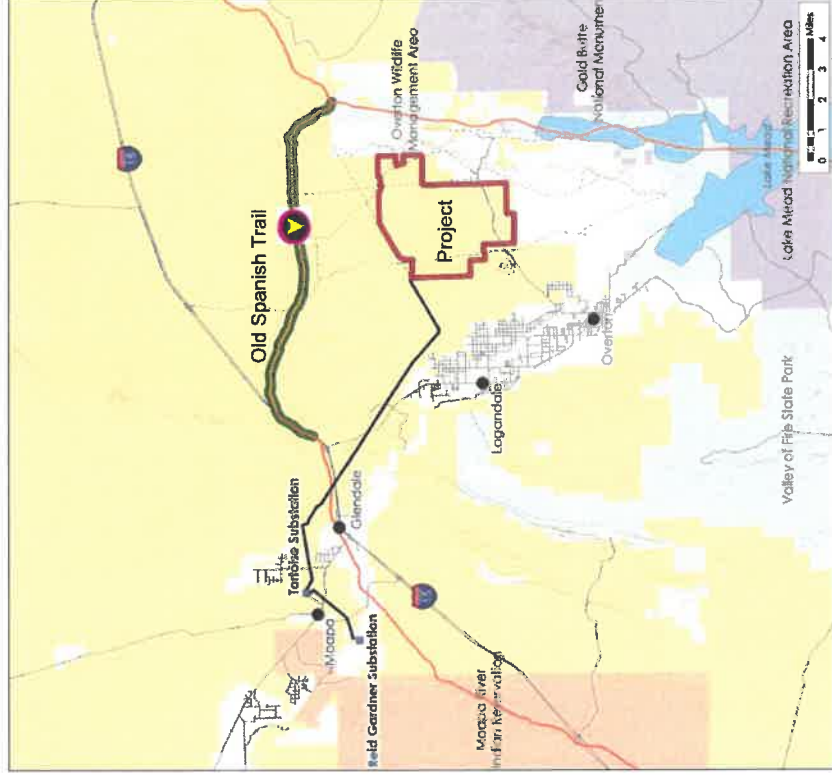
Environmental Review

- Environmental studies and engineering underway
- NEPA Process with BLM
 - Evaluate project impacts and determine mitigation
 - Several opportunities for public input and comments
- Agency outreach
 - US Fish and Wildlife Service
 - National Parks Service
 - Nevada Division of Forestry
 - Clark County
- Tribal outreach

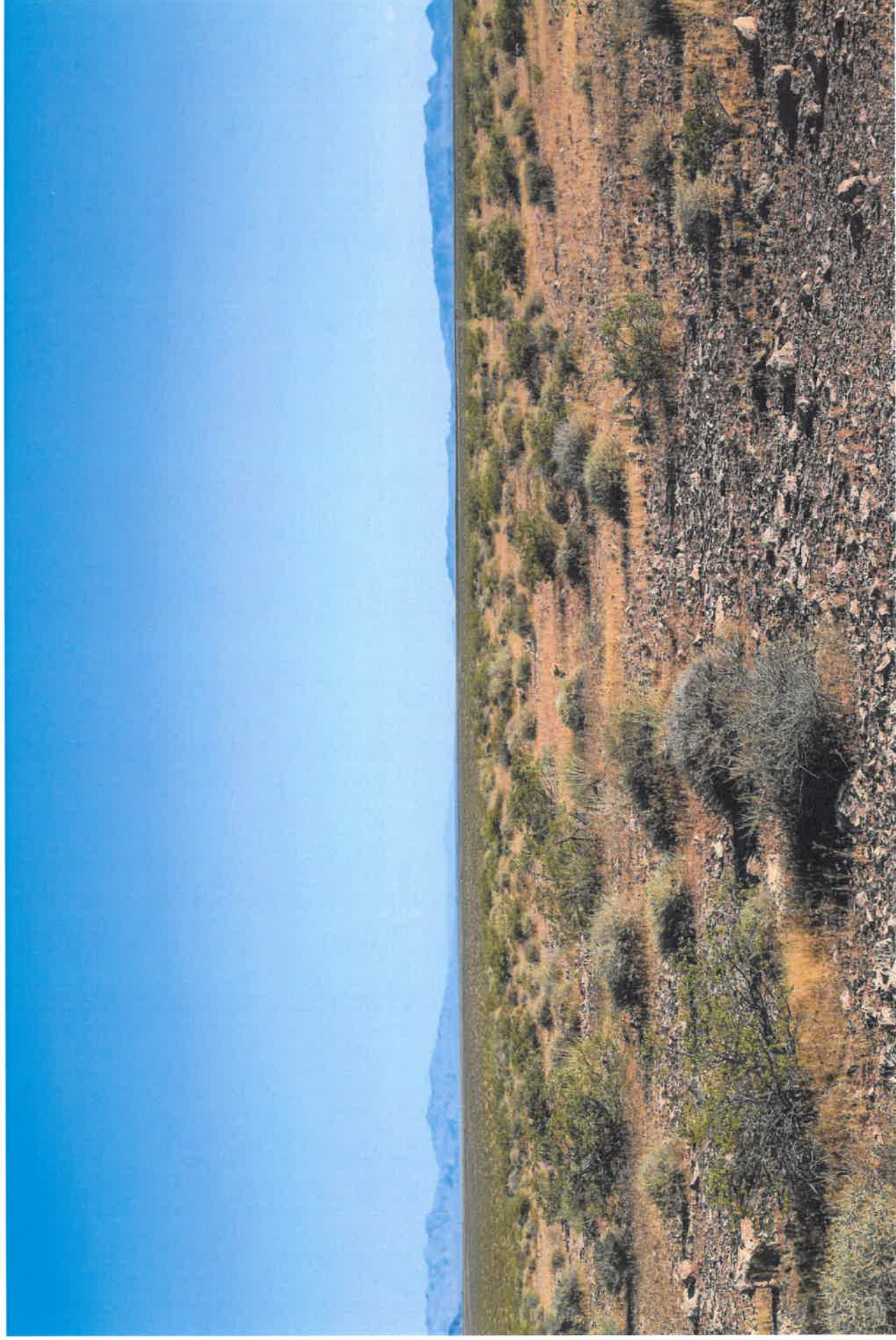
Engineering and Environmental Studies	
Biological (wildlife, plants, wetlands)	Palaeontology
Cultural (archaeological, historic, Old Spanish Trail)	Visual Assessment
Geotechnical	Noise
Hydrology and Drainage	Air Emissions
Socioeconomic	Traffic
Hazards	Land Use

Environmental Concerns

- Desert tortoise
 - Low to very low density found in surveys
- Old Spanish Trail
 - Located approximately 2.5 miles north of the project – performed assessment demonstrating minimal visibility of solar field
 - Map to right – arrow shows view location of simulation on next slide
- Mitigation - Leaving vegetation in place
 - Maintains habitat
 - Maintains hydrology
 - Minimizes dust and erosion



Old Spanish Trail – Visual Simulation of Project



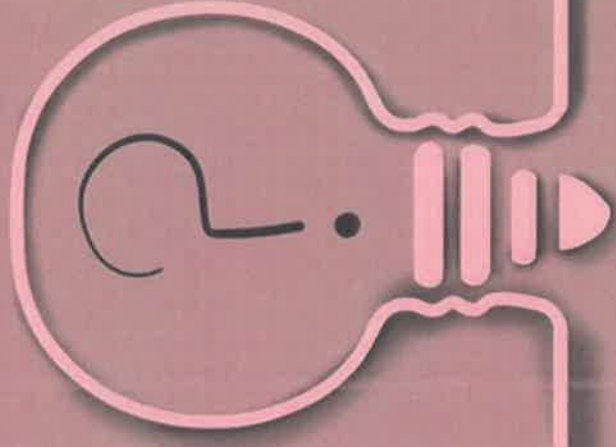
Project Benefits



Benefits

- **Economic**
 - Generates 1,125 direct high wage jobs through the construction period
 - Provides direct and indirect benefits for vendors and other businesses in Southern Nevada, generating \$285 million in labor income and a \$530 million GDP effect in the state
 - Generates significant property, sales and use taxes and other benefits for local governments.
- **Renewable Energy Benefits**
 - Provides consumer-friendly, sustainable renewable energy
 - Offset approximately 1.5 million metric tons of CO₂ annually

**Questions
Comments**



AREVIA
POWER



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-20-0444</u>	DATE FILED: <u>9/30/20</u>
		PLANNER ASSIGNED: <u>JRC</u> TAB/CAC: <u>MOAPA VALLEY</u> PC MEETING DATE: <u>11/17/20</u> BCC MEETING DATE: _____ FEE: <u>\$875</u>	TAB/CAC DATE: <u>10/28/20</u>

PROPERTY OWNER	NAME: <u>James Hardy</u>
	ADDRESS: <u>4085 N. Moapa Valley Blvd.</u>
	CITY: <u>Logandale</u> STATE: <u>NV</u> ZIP: <u>89021</u>
	TELEPHONE: <u>702-250-4110</u> CELL: _____
	E-MAIL: <u>Hardj@comnetf.net</u>

APPLICANT	NAME: <u>Meagan Sheldon</u>
	ADDRESS: <u>PO Box 1252</u>
	CITY: <u>Logandale</u> STATE: <u>NV</u> ZIP: <u>89021</u>
	TELEPHONE: _____ CELL: <u>702-370-1255</u>
	E-MAIL: <u>meagbailey@hotmail.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Meagan Sheldon</u>
	ADDRESS: <u>PO Box 1252</u>
	CITY: <u>ogandale</u> STATE: <u>NV</u> ZIP: <u>89021</u>
	TELEPHONE: _____ CELL: <u>702-370-1255</u>
	E-MAIL: <u>meagbailey@hotmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 041-22-301-035

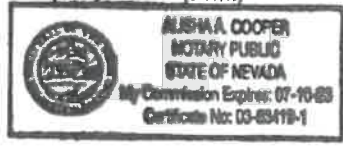
PROPERTY ADDRESS and/or CROSS STREETS: Waite Avenue/Moapa Valley Blvd

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.

James Hardy
Property Owner (Signature)

James Hardy
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK
SUBSCRIBED AND SWORN BEFORE ME ON 17 August 2020 (DATE)
By James Hardy
NOTARY PUBLIC: Alisha A. Cooper



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

VS-20-0444

Justification Letter to Vacate Public Right-Of-Way

To whom it may concern:

This application is to vacate the public right-of-way immediately west of Parcel A.P.N 041-22-301-035. The Parcel was recently re-zoned from R-U to R-E, and there is a public right-of-way called Leavitt Street immediately West of the Parcel. The Clark County Land Use Team is requesting that the right-of-way be vacated in order to subdivide the Parcel into four single family lots. The public right-of-way leads to a dead-end, and is not used for access to any property. The owner of the Parcel is James D. Hardy.

Site Plans: Four families plan to each build one custom home on the lot if/when it is divided into four equal parcels.

Respectfully Submitted,

Kyle Waite, Esq.

Representative for the Owner

11/17/20 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

WAITE AVE/MILLS ST
(MOAPA VALLEY)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0444-HARDY, JAMES D. & CYNTHIA W.:

VACATE AND ABANDON a portion of a right-of-way being Leavitt Street (alignment) located between Waite Avenue and Jensen Avenue (alignment) within Moapa Valley (description on file). MK/jor/jd (For possible action)

RELATED INFORMATION:

APN:
041-22-301-035

LAND USE PLAN:
NORTHEAST COUNTY (MOAPA VALLEY) - RURAL NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The site plan depicts a portion of right-of-way (Leavitt Street) with an overall area of 5,748 square feet on the east side of APN 041-22-301-004, north of Waite Avenue. The portion of right-of-way leads north to a dead end, and is not needed for access. Immediately to the west is APN 041-22-301-035, and along the west property line is a private access road granted per parcel map 46-94. There is an active minor subdivision map (MSM-20-600050) in process with the Clark County Mapping Team, and vacating a portion of Leavitt Street is a requirement to complete the mapping process.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0201	Reclassified 3.4 acres from R-U to R-E zoning for future single family residential development	Approved by BCC	June 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood (up to 2 du/ac)	R-E	Undeveloped
South	Rural Neighborhood (up to 2 du/ac)	R-U	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial General & Rural Neighborhood (up to 2 du/ac)	R-U & R-E	Single family residential & agricultural
West	Rural Neighborhood (up to 2 du/ac)	R-E	Single family residential

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 that is not necessary for site, drainage, or roadway development.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MEAGAN SHELDON
CONTACT: MEAGAN SHELDON, PO BOX 1252, LOGANDALE, NV 89021

DRAFT



*Board, Commission or Committee
Application*

General Information

Name of Board, Commission or Committee: _____

Applicant Name: _____

Home Address: _____ City _____ Zip _____

Mailing Address: _____ City _____ Zip _____

Home Phone: _____ Cell Phone: _____

Work Phone: _____ Fax: _____

Email Address: _____

Employer: _____ Occupation: _____

Availability

Please provide the times you are available to serve on this Board/Commission/Council.

Relevant Affiliations

Please list below any other committees you are currently serving on. Please list, if applicable, the jurisdiction and the term of appointment. If you were appointed by an individual and not by a local jurisdiction please include that information.

Skills and Experience

Please provide a brief description of your qualifications; include any special skills, interests, experience or training which you possess that would benefit the work of this Board, Commission or Council:

Please attach a **required** resume/letter of interest.

I certify that the information provided is true and accurate to the best of my knowledge.

Signature

Date

You may deliver this application to the Clark County Social Service Department, 1600 Pinto Lane, Las Vegas NV 89106 or mail to the following address:

Community Resources Management Unit
Attn: CDAC Coordinator 1600 Pinto Lane, Las Vegas – NV 89106
(This document becomes a public record once it has been received by Clark County.)