



Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV. 89040

November 10, 2021

7:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Amelia Smith at 702-704-4572.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/MoapaValleyTAB>

Board/Council Members: Lois Hall, Chairperson
Megan Porter, Vice Chairperson
Kristen Pearson
Shana Munn
Brian Burris

Secretary: Amelia Smith, 702-704-4572, Amelia.Smith@ClarkCountyNV.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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 October 13, 2021. (For possible action)
- IV. Approval of the Agenda for November 10, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

- 1. Logandale Trails Planning Area
The Bureau of Land Management (BLM) Las Vegas Field Office will be presenting their land use planning efforts for the Logandale Trails planning area. The Logandale Trails area is currently managed as part of the Southern Nevada Extensive Recreation Management Area. The BLM is proposing to amend the 1998 Las Vegas RMP to designate Logandale Trails as a Special Recreation Management Area (SRMA). It would also develop a Recreation Area Management Plan (RAMP) and a Travel Management Plan (TMP). (for discussion only)

- VI. Planning and Zoning

12/07/21 PC

- 1. **VS-21-0613-TOLSTER, SEAN & BROADHEAD JACEY:**
VACATE AND ABANDON a portion of right-of-way being Claridge Avenue located between Heyer Street and Mateuse Street within Moapa Valley (description on file). MK/bb/jd (For possible action)

- VII. General Business

NONE

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- IX. Next Meeting Date: December 1, 2021.

- 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

October 13, 2021

MINUTES

Board Members:	Lois Hall– Chairperson – PRESENT Megan Porter– Vice Chairperson – PRESENT Kristen Pearson – PRESENT	Shana Munn – PRESENT Brian Burris – PRESENT
Secretary:	Amelia Smith, 702-704-4572, Amelia.Smith@ClarkCounty.NV.gov	
Liaison:	William Covington, 702-455-2540, William.Covington@ClarkCounty.NV.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 11, 2021 Minutes

Moved by: Brian Burris
Action: Approved
Vote: 5-0 Unanimous

IV. Approval of Agenda for October 13, 2021

Moved by: Brian Burris
Action: Approved
Vote: 5-0/Unanimous

V. Informational Items

NONE

VI. Planning & Zoning

11/03/21 BCC

1. **DR-21-0511-NELSON, SCOTT & BROWER-NELSON, NYCOLE:**

DESIGN REVIEW for finished grade for a proposed single family residential structure on 1.9 acres in an R-A (Residential Agricultural) Zone. Generally located on the east side of Adelia Street, approximately 136 feet north of Robison Avenue within Moapa Valley. MK/sd/jo (For possible action)

Moved by: Lois Hall

Action: Approved

Vote: 5-0/Unanimous

2. **ZC-21-0510-LEAVITT FAMILY TRUST:**

ZONE CHANGE to reclassify 0.6 acres from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to a C-2 (General Commercial) Zone.

USE PERMITS for the following: **1)** vehicle (automobile) repair; **2)** recreational vehicle repair; and **3)** watercraft repair.

WAIVERS OF DEVELOPMENT STANDARDS **1)** reduce the separation from a vehicle (automobile) repair, recreational vehicle repair, and watercraft repair facility to a residential use; **2)** reduce building setback; **3)** permit service bay doors to face a street; **4)** eliminate landscaping (including detached sidewalk); **5)** permit a freestanding sign to not be located within a curbed landscaped or rockscaped area; **6)** reduce setback for a freestanding sign; **7)** allow a roof sign; **8)** eliminate the sidewalk around the perimeter of the building; **9)** eliminate the pedestrian walkway from the adjacent public sidewalk to the principal building entrance; **10)** mechanical screening; and **11)** eliminate parking lot striping.

DESIGN REVIEWS for the following: **1)** vehicle (automobile), recreational vehicle, and watercraft repair facility; and **2)** signage in the Moapa Valley Overlay District. Generally located on the south side of Moapa Valley Boulevard, 580 feet west of Whitmore Street within Moapa Valley (description on file). MK/md/jd (For possible action)

Moved by: Brian Burris

Action: Approved

Vote: 4-0/Unanimous: Megan Porter, Kristen Pearson, Shana Munn, Brian Burris

Abstaining: Lois Hall due to it being her item

VII. General Business

1. Review and finalize fiscal year budget request(s) and take public input regarding the budget request(s). (For possible action)

Moved by: Brian Burris

Action: Approved as discussed

Vote: 5-0/Unanimous

2. Clark County requests the Moapa Valley Town Advisory Board to nominate a representative for the 2021/2022 Community Development Advisory Committee (CDAC). (for possible action)

Moved by: Lois Hall

Action: Approved Megan Porter

Vote: 5-0/Unanimous

VIII. Public Comment

Kenny Kendrick, Lee Kirk and Coleen with the Bureau of Land Management (BLM) - the BLM is preparing to have public releases regarding changes happening at the Logandale Trails. The BLM is planning to attend the November 10th meeting to discuss with the board and public.

IX. Next Meeting Date

The next regular meeting will be November 10, 2021

X. Adjournment

The meeting was adjourned at 7:33 p.m.

☰ 041-35-199-007

✕ 🔍

📌 Property Information

🖨️ Print

Parcel: 04135199007
Owner Name(s): Public Right-of-Way
Jurisdiction: CC Moapa Valley - 89021
Recorded Doc Number: [0802-0761292](#)
Aerial Flight Date: 5/5/2020

📏 Zoning and Planned Land Use

📄 Legal Description

📍 Flood Zone

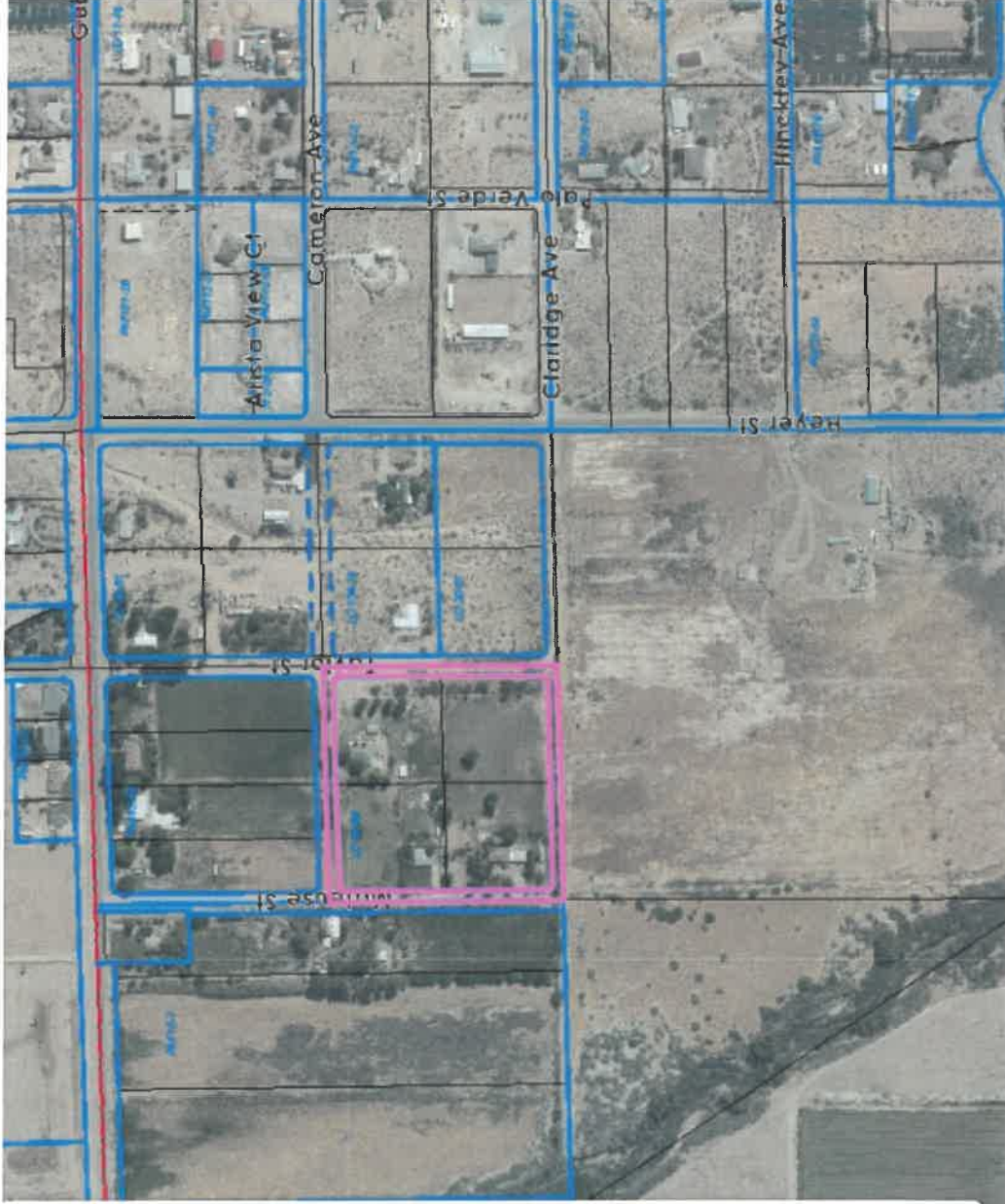
👤 Elected Officials

🔗 Links

Current Tool: Select
Coords in State Plane ft. ▾
X: 992941 Y: 26919914
Flight Date: Most Current Flight
Current View: Assessor Map
1: 5,000

👉 | Your feedback helps improve OpenWeb

📌 | For improved performance and additional functionality, visit this site using Chrome or Edge



☰ 041-35-199-007

✕ 🔍

📌 Property Information

Parcel: 04135199008
Owner Name(s): Public Right-of-Way
Jurisdiction: CC Moapa Valley - 89021
Recorded Doc Number: 1102:1061490
Aerial Flight Date: 5/5/2020

🖨️ Print

📏 Zoning and Planned Land Use

📄 Legal Description

🌊 Flood Zone

👤 Elected Officials

🔗 Links

🛠️ Current Tool: Select

Coords in State Plane ft. ▾

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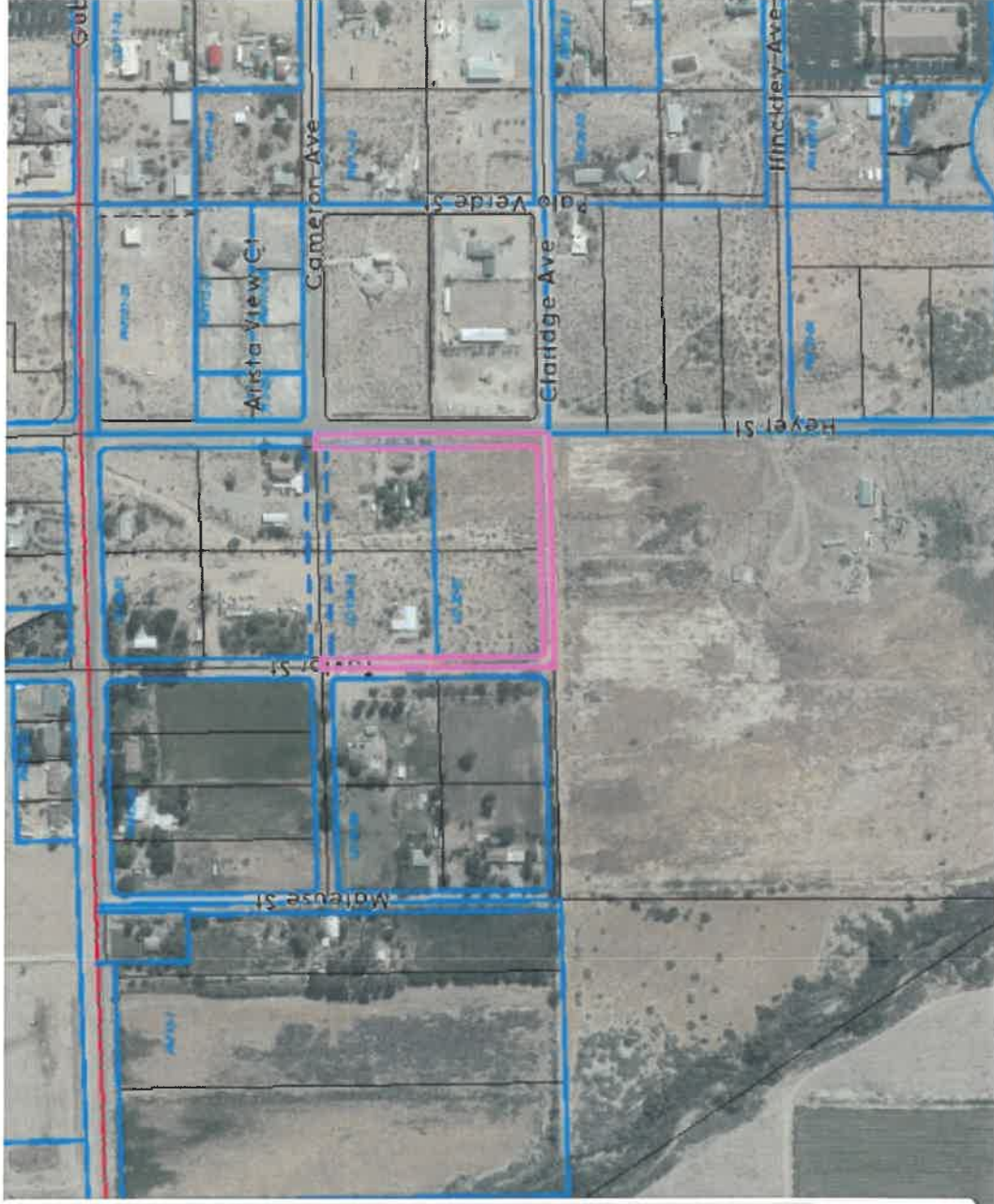
Flight Date: Most Current Flight

Current View: Assessor Map

1: 5,000

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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-21-0613</u>	DATE FILED: <u>10-13-2021</u>
		PLANNER ASSIGNED: <u>588</u>	TAB/CAC DATE: <u>11-10-2021</u>
		TAB/CAC: <u>Moapa Valley</u>	
		PC MEETING DATE: <u>12-7-2021</u>	
		BCC MEETING DATE: _____	
		FEE: <u>875</u>	

PROPERTY OWNER	NAME: <u>Sean Tolster</u>
	ADDRESS: <u>PO Box 835</u>
	CITY: <u>Logandale</u> STATE: <u>NV</u> ZIP: <u>89021</u>
	TELEPHONE: <u>(702) 423-6876</u> CELL: _____
	E-MAIL: <u>sean_tolster@yahoo.com</u>


APPLICANT	NAME: <u>Sean Tolster</u>
	ADDRESS: <u>PO Box 835</u>
	CITY: <u>Logandale</u> STATE: <u>NV</u> ZIP: <u>89021</u>
	TELEPHONE: <u>(702) 423-6876</u> CELL: _____
	E-MAIL: <u>sean_tolster@yahoo.com</u>
	REF CONTACT ID #: _____

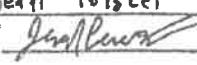
CORRESPONDENT	NAME: <u>Brown Consulting Engineers</u>
	ADDRESS: <u>163 W 1600 South #5</u>
	CITY: <u>St. George</u> STATE: <u>UT</u> ZIP: <u>84770</u>
	TELEPHONE: <u>(435) 628 4700</u> CELL: _____
	E-MAIL: <u>brown@browncivil.com</u>
	REF CONTACT ID #: _____


ASSESSOR'S PARCEL NUMBER(S): 041-35-199-007, 041-35-199-008

PROPERTY ADDRESS and/or CROSS STREETS: Mateuse St. and Claridge Ave., Heyer St. and Claridge St

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.


 Sean Tolster
 Property Owner (Signature)*

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 06/30/2021 (DATE)
 By Sean Tolster
 NOTARY PUBLIC: 

Property Owner (Print)

 JEROD PEREZ
 Notary Public, State of Nevada
 Appointment No. 17-3175-1
 My Appt. Expires Aug 31, 2021

*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.

APR 21-100599 VS

APR-21-100599

09/30/2021

Justification Letter

Hello I Sean Tolster and David Williams are requesting to vacate Claridge Ave from Heyer to Taylor St. Claridge runs along the South property line of our parcels. Currently this road is not county maintained and is intermittently unpassable after rain and sand drifts. We are requesting a vacation of this section of road with any easement's or access required to be available to any official use necessary

Thank you for your consideration

Sean Tolster

VS-21-0613

PLANNET
COPY

12/07/21 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

CLARIDGE AVE/HEYER ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0613-TOLSTER, SEAN & BROADHEAD JACEY:

VACATE AND ABANDON a portion of right-of-way being Claridge Avenue located between Heyer Street and Mateuse Street within Moapa Valley (description on file). MK/bb/jd (For possible action)

RELATED INFORMATION:

APN:

041-35-101-017; 041-35-101-018; 041-35-101-021 & 041-35-101-022

LAND USE PLAN:

NORTHEAST COUNTY - RESIDENTIAL AGRICULTURE (UP TO 1 DU/AC)

BACKGROUND:

Project Description

The applicants are proposing to vacate a portion of Claridge Avenue between Heyer Street and Mateuse Street. The existing right-of-way is not developed as a roadway and is unpassable during rain and sand drifts. Required easements will remain in place. The total area of the vacated right-of-way is approximately 18,903 square feet or approximately 0.4 acres.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Agricultural (up to 1 du/ac)	R-U	Single family residential & undeveloped
South	Residential Low (up to 3.5 du/ac)	R-U	Undeveloped
East	Rural Neighborhood (up to 2 du/ac)	R-E	Single family residential
West	Rural Neighborhood (up to 2 du/ac)	R-U	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of a portion of Claridge Avenue 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 the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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: SEAN TOLSTER

CONTACT: SEAN TOLSTER, 2770 TAYLOR ST, LOGANDALE, NV 89021



U.S. Department of the Interior
Bureau of Land Management

News Release

BLM Nevada News

SOUTHERN NEVADA DISTRICT

FOR IMMEDIATE RELEASE: October 25, 2021

Media Contact: John Asselin (702) 515-5046 jasselin@blm.gov



Bureau of Land Management to hold November 17 virtual public scoping forum on Logandale Trails

LAS VEGAS – Recognizing the increase in local population and recreation-based activities has amplified the need for improved recreation management at Logandale Trails, the Bureau of Land Management Las Vegas Field Office will hold a virtual public scoping forum. The virtual public scoping forum will help inform the process as BLM is proposing to amend the 1998 Las Vegas Resource Management Plan to designate Logandale Trails as a Special Recreation Management Area as well as develop a Recreation Area Management Plan and Travel Management Plan.

The BLM published the Notice of Intent for Logandale Trails on October 22. This Federal Register Notice indicated the scoping period would be for 30 days; from October 22, 2021 to November 22, 2021 and that the virtual meeting would be noticed 15 days in advance and scoping period would remain open 15 days after the virtual meeting. After publication, BLM set a date for the virtual public forum on November 17. In order to give the sufficient time after the virtual scoping forum, the BLM has extended the comment period and it is now October 22 to December 6, 2021.

“We look forward to the valuable feedback on the Logandale Trails proposed plans during the scoping period and virtual public scoping forum,” **said BLM Las Vegas Field Office Manager Shonna Dooman.** “Changing the designation of Logandale Trails to focus primarily on recreation while still balancing resource protection will enable BLM to create plans to support popular recreational activities. We look forward to receiving public input during this scoping period as it will help us determine relevant issues that will influence the scope of the environmental analysis, including alternatives for the Resource Management Plan Amendment Environmental Assessment.”

The plans will provide site-specific management that will enhance trail-based motorized and nonmotorized recreation activities within the Logandale Trails System and reduce conflicts between recreation users and other resource uses such as proposed energy or transmission projects, as well as biological and cultural resources. More information about these plans can be found at <https://www.virtualpublicmeeting.com/logandale-trails-ea>

The virtual public scoping forum will be held on November 17, 2021 from 6 to 8 p.m. and will include a brief presentation on the Logandale Trails proposed plans followed by a question-and-answer portion and finally a comment period. More information on the meeting, including pre-registration – which is recommended - can be found at https://empsi.zoom.us/webinar/register/WN_XMQRrFpUQbiZyUdyYLZ2Pw.

Currently, Logandale Trails is primarily used for recreation and is designated as an Extensive Recreation Management Area. The Logandale Trails planning area is approximately 15,019 acres of BLM managed public lands in Southern Nevada. Adjacent lands administered by the U.S. Bureau of Reclamation and Nevada State Parks, as well as private lands, will not be included in the planning efforts.

Comments on the recreation plans will be accepted until December 6, 2021 and will be incorporated into the Draft Environmental Assessment and Recreation Area Management Plan which is slated for public input in 2022.

Comments can be submitted in the following ways:

- Email [BLM NV LVFO Logandale RAMP@blm.gov](mailto:BLM_NV_LVFO_Logandale_RAMP@blm.gov)
- Online at: <https://eplanning.blm.gov/eplanning-ui/project/2016311/510>
- Mail to BLM Las Vegas Field Office, Attn: Kenny Kendrick, Supervisory Resource Management Specialist, 4701 N. Torrey Pines Drive, Las Vegas, Nevada 89130.

Before including your address, phone number, email, address, or other personal identifying information in your comment, you should be aware that your entire comment – including your personal identifying information – may be made publicly available at any time. While you can ask us in your comment to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so.

-BLM-

This year, we invite everyone to reimagine your public lands as we celebrate 75 years of the BLM's stewardship and service to the American people. The BLM manages approximately 245 million acres of public land located primarily in 12 Western states, including Alaska. The BLM also administers 700 million acres of sub-surface mineral estate throughout the nation. The agency's mission is to sustain the health, diversity, and productivity of America's public lands for the use and enjoyment of present and future generations.