



Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV. 89040

November 25, 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 October 28, 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 November 25, 2020 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

None

VI. Planning and Zoning

12/02/20 BCC

1. **VS-20-0466-ROESENER, DALE W. SEPARATE PROPERTY TRUST & ROESENER, DALE W. TRS: VACATE AND ABANDON** a portion of a right-of-way being Anderson Street located between Lou Jean Avenue and Diane Avenue; and a portion of a right-of-way being Lou Jean Avenue located between Anderson Street and Lou Street within Moapa Valley (description on file). MK/rk/jd (For possible action)

2. **WS-20-0465-ROESENER DALE W SEPARATE PROPERTY TRUST & ROESENER DALE W TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive architectural standards (perimeter wall requirement); **2)** waive sidewalk standards (detached sidewalk requirement); **3)** allow access to a local street; and **4)** waive full off-site improvements.
DESIGN REVIEW for a proposed mini-warehouse and covered RV and boat storage facility on 8.0 acres in an M-1 (Light Manufacturing) Zone in the Moapa Valley Overlay District. Generally located on the south side of Lou Jean Avenue and the west side of Anderson Street within Moapa Valley. MK/rk/jd (For possible action)

3. **ZC-20-0452-OZAKI FAMILY TRUST 1980 & OZAKI GEORGIANNE TRS: ZONE CHANGE** to reclassify 8.7 acres from R-U (Rural Open Land) Zone to R-E (Rural Estates Residential) Zone.
DESIGN REVIEW for a single family residential development in the Moapa Valley Design Overlay District. Generally located on the north side of Moapa Valley Boulevard, 260 feet east of Zubia Street (alignment) within Moapa Valley (description on file). MK/al/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 9, 2020.

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

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

October 28, 2020

MINUTES

Board Members:	Marjorie Holland – Chair – PRESENT Kristen Pearson – Vice Chair – PRESENT Gene Houston – PRESENT	Lois Hall – PRESENT Megan Porter – 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 September 9, 2020 Minutes
Moved by: Gene Houston
Action: Approved
Vote: 4-0 Unanimous

- IV. Approval of Agenda for October 28, 2020
Moved by: Marjorie Holland
Action: Approved the agenda with a motion to hear the zoning item first, art project second, Arevia Power third, Transform Clark County fourth, and CDAC last.
Vote: 5-0/Unanimous

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)

Mickey's presentation will be included a part of the minutes

Mickey Sprott is currently working with the 3 finalists who are scheduled to provide a presentation before the community on January 6, 2021 from 6-7pm. The presentations will take place at the Overton Community Center but will not be a part of a town board meeting. Each of the 3 artists will have a design which will be presented to community members and a voting panel. The panel will vote on the finalist after community members are dismissed.

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)

Ricardo Graf, Chief Development Officer and managing partner of Arevia Power, was present to provide details regarding the proposed solar project. The presentation was provided as part of the agenda and supporting materials and will be included as part of the minutes. Ricardo informed residents that a website will be set up where folks can provide their public comment as the process progresses.

Community comments includes the following: Residents are concerned that there wasn't enough of a discovery process before settling on a site; residents would have preferred to be given the opportunity to discuss negative impacts in the following categories: environmental, religious, tourism, recreational, historical, geological, and wildlife disruptions due to a large section of the valley becoming restricted access. The community would have liked the opportunity to provide alternative sites. This site will directly have a negative impact on businesses in the area such as Skydive Fyrosity and Legacy Rock. Arevia Power maintains that their plans are all preliminary and they are willing to compromise to have the least amount of community impact possible.

The valley will be sandwiched between the two largest solar projects in the nation being Gemini and Battle Born located 20 miles apart from one another. The community is wondering where the water will be sourced from during the construction period and to maintain the site. Residents visited Areavia Power's website where it states that the water would come from ground water. Arevia Power stated that their water will be trucked in via North Las Vegas or Las Vegas. The community has already lost businesses due to Lake Mead closures and they believe this solar project would further negatively impact dollars brought in via OHV users and outdoor enthusiasts. Once the project is complete Arevia Power plans to sell the site which raises further concerns regarding Arevia Power's commitment to the community.

Additional public comments have been provided via written letters which will be included as part of the meeting minutes

- **What is the cost of kilowatt hours?** Currently, California's is experiencing substantial rate increases
 - **The top of the mesa is categorized as an ACEC** - similar projects have been denied in this location.
 - **The mesa is a protected air route for fowl.**
 - **Will this project restrict grazing rights?** According the Arevia Power, they will not restrict any grazing.
 - **The location of the panels is in Skydive Fyrostiy's landing zone.**
 - **Legacy Rock uses this as an access point to their aggregate site-** They truck in and out of that site multiple times a day and their trucks kick up dust and rocks.
 - **The Highschool M is accessed via the mesa and holds traditions going back several generations.**
 - **Fugitive dust is a huge topic of concern** - Arevia Power's dust mitigation process will be to use water trucks.
 - **Who will be the manufacturer of the panels and which kind of batteries will be used?** The community was told that it's too early in the process and a manufacturer has not been chosen yet. Once a notice of intent has been submitted then they'll have 2 public meetings via the BLM which will give residents the opportunity to provide public comment. Members of the BLM will be at the meetings during this process. The kind of batteries used will be lithium ion. Current purchasing options being considered are China or Tesla.
 - **How will the batteries be disposed of?** The batteries have a 10-15-year lifespan. Locals who directly work with lithium batteries have expressed that they are extremely difficult to dispose of because no one accepts them. Arevia Power had no comment.
 - **Who is the source of funding for this project?** Federal dollars will be the main source of funding
 - **How many permanent Jobs will there be, and will they be employing locals?** According to Arevia Power, there will be approximately 25-35 permanent jobs. A project this size may also include a local office. Many of the positions will go to union workers which will exclude many in the valley due to a low number of union workers living in the area.
 - **Why is this project being fast tracked?** Although the project has priority, Arevia Power maintains that they will still have to abide by the same timelines as any other project.
 - **Will the energy be sold to California?** Currently, Arevia Power is planning to sell the energy to NV Energy. The concerns are that NV Energy is not located in this area, so the community will receive no benefit. Arevia Power expressed that once the power is sold, they have no say on what happens thereafter, but they are willing to work with the Overton Power District if they would like to be included.
3. Town Board representative to provide an update regarding Transform Clark County. (for discussion only)

Kristen Pearson let the community know that Clark County is in the process of rewriting Title 30 and the Master Plan - Clark County is hoping to get folks involved in the process which includes a second opportunity for people to participate in a second survey. Please reach out to Amelia for website information.

VI. Planning & 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)

Moved by: Gene Houston

Action: Approved

Vote: 5-0/Unanimous

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)

Moved by: Lois Hall

Action: Approved nomination of Megan Porter

Vote: 5-0/Unanimous

VIII. Public Comment

Jennifer Rawlings asked who she should speak with regarding the need for a stop sign or yield sign as they're leaving Lin's. Amelia took down Jennifer's information and will look into her request.

IX. Next Meeting Date

The next regular meeting will be November 25, 2020

X. Adjournment

The meeting was adjourned at 8:07 p.m.

**10.28.20 Public Comment
Moapa Valley Town
Advisory Board Meeting**

I am Lisa Childs, from Logandale, Nv co founder of the Moapa Valley Save Our Mesa Facebook group. I started this group strictly to inform our community. We have an intelligent community here that has done their own due diligence! Don't underestimate them.

The more I researched, the more I became convinced this was going to be tragic for the economy of our community as well as our open spaces and our environment.

Our community depends on tourism to survive, we don't have big casinos or golf courses, we have open spaces and beautiful scenery. We are largely an OHV area and are inviting and encouraging events to our area. We have numerous events that include the Mesa, one being the popular Hump and Bump event that always sells out, and they give a lot back to our community. We also have a renowned Skydiving Company that uses it as well, for both for civilian experiences and military training. They would be forced out of business.

When the Overton Beach closed at Lake Mead, many businesses took big hits. Some had to close. The remaining ones direly depend on tourism to stay afloat. They must be able to bring in enough money during our peak outdoor season to get them through our very slow summer season.

Losing any access to the Mesa could potentially drop our tourism by 35 to 50%. That would mean additional closures in our community.

My second argument involves meteorological issues. I have diligently done my homework on this issue. There are minimal studies as to what solar farms do to the area around them. The one item I can find factual is that it will raise the ambient temperature in the area, Usually from a minimum of 3 to 5° and could be as high as 20°. We already have 120° summers here in the valley.

My first point of this...

We are also a significant farming community and those businesses could suffer severe damage by increased temperatures. We also have a reservoir that supplies their water to keep their farms going. With that kind of ambient temperature increase and low humidity, the farmers will have to water more and combine that with the evaporation rates, it will drain the reservoir in no time. It could cause our farms to shut down! This temperature increase will also affect the livestock that is raised in the area.

My second point....

Once the Gemini project is complete it will be the largest in the nation. When battle born is complete it will then become the largest in the nation. From tip to tip these two large solar farms are 20 miles apart and we are right between them.

There are NO studies showing what this could do to our average annual rainfall. There is no other situation in the world like this to compare it to. The only studies I can find are strictly "model predictions" for combining solar and wind farms in the Sahara desert.

I began researching the top 15 largest solar farms in the world. None of them impede on any communities. I have searched every inch of the web and also with most solar companies out there, including yours. Studies do not exist! A study of this magnitude would take years. The size of this farm needs to be put in a remote area where it does not interfere with any community like this one will. We don't want to be the guinea pigs to find out our average annual rainfall is substantially reduced or even depleted and our temperatures are unlivable because then, it is too late.

Another huge issue is fugitive dust during construction. You don't have enough water trucks to control that on the size of that project. That dust can be deadly, issues like Valley fever or haunta virus, respiratory failures, and even Covid.

There is no benefit to us, only destruction, on so many levels!

We are not against renewable energy, we just want you to pick another place! And there ARE other places, we will be happy to point them out to you after the meeting! As a community we are going to stand together to protect our valley and to Save our Mesa!

Lisa Childs

Logandale

Hi,

I am Kat Lounsbury from Logandale Nv and co founder of the Moapa Valley Save Our Mesa Facebook group.

We here today to express our concerns over the proposed Battle Born Solar Project.

This project lays 46 miles north of Las Vegas on top of Mormon Mesa near Moapa Valley, NV and wishes to encompass an application area of 24,000 acres of land, or 37.5 square miles. That's 18,181 football fields to put it into perspective.

Reading the clearinghouse records, the application makes it sound as though this project is located in the middle of nowhere in a desolate area of desert. This is not the case. We have a thriving community that would be directly below it.

Concerns about this project range from environmental and economical to historical and the sheer importance of this landmark to the community.

I think I speak for majority of the Valley when I say we don't want this solar project to happen.

Mormon Mesa holds meaning to many of us. It's a place where we can sit and appreciate the sunrise or sunset in a naturally beautiful place. The "M" holds a tradition for the local high schools students and has for many, many years. It's a gateway to local attractions such as Double Negative, the Virgin River, and Gold Butte. These things are just the tip of the ice burgh.

Mormon Mesa is a tourist attraction. Its recreational value is immeasurable, and not to just the locals. Motorcycle races, hiking attractions, equine events, religious gatherings, and more happen there. The trails across the Mesa are documented on the State Government OHV websites.

This is also a well-known place to the scientific and archeological community. There are noteworthy archeological sites on top of Mormon Mesa where indigenous people settled where remnants of their existence still remain.

The Mesa is also one of the oldest landforms in the desert southwest and has helped piece together how this area was formed. It is rare and unique. It's aided in the understanding of geological, climatic, and tectonic studies.

Endangered animals and plants have made Mormon Mesa their home. The Las Vegas Bear Poppy is actually found quite frequently in the area. The Mesa is an important bridge for the already protected Desert Tortoise and has been noted as such with the Fish and Wildlife Service. The other side of the 115, on Mormon Mesa, has already been deemed an Area of Critical Environmental Concern.

There are many documented sightings of the the tortoise on the Mesa. Even the Southwestern Willow Flycatcher has been spotted in the vicinity of where the proposed solar project would be located. I can go on more about this, but I will move on.

I'm sure you are aware of the Old Historic Spanish Trail that crosses Mormon Mesa. This piece of the trail is one of the last remaining portions that is still intact. However we hold another historical trail there as well known as the Huntsman Trail which is also documented in our local history.

The southern tip of Mormon Mesa is an amazing lookout over Lake Mead as well as the ruins of St. Thomas, where many of the local's ancestors settled.

So many people have moved here to be closer to nature and away from the big city. We enjoy our way of life in our little town and we don't want a gigantic solar field in our backyard. We value nature and recreation. Mormon Mesa is a staple in that.

There are hundreds of reasons why we don't want this project to happen and too many unanswered questions and no studies to back up any supposed answers.

Our home is not a science experiment. How will this affect our weather? Especially once we are smack dab in the middle of two gigantic solar fields.

Where is the proof that this process of "mowing" actually works? How many SUSTAINABLE jobs will this actually bring? Where would the power ACTUALLY be going? Why should we give up land that is sacred to us in a way that will not benefit us, but will actually hurt us?

I believe I speak for this community when I urge you to rethink the location of this solar project. There are many alternative locations.

In conclusion, we don't want your solar field. We want our Mesa, and you cannot buy us.

SAVE OUR MESA!

Kat Lounsbury

Logandale

Its not just that the solar project does not belong where they want to put it.

We have a bigger issue here.

After living in Las Vegas for 30 years, I moved out and fell in love with Overton.

The most corrupt person in Las Vegas is still Harry Reid. Sissylax was put in office by Harry Reid. That's why everyone called him Dirty Harry Reid. They both hate president Trump yet they had the audacity to ask him to fast track this project.

They wanted it fast tracked not for the so called good of our community, but so no-one would know about it.

They have a financial stake in this and we have a duty to expose what that is.

Those 2 don't do anything for the good of anyone but themselves.

This project would totally destroy our community!

Cordy M Laucklin
420 Vents Vista Circle
Overton

Oct. 27, 2020

My husband and I are snowbirds. We have spent the past few years in Overton. We and our friends spend a lot of time enjoying the beautiful Mormon Mesa. How anyone can even think about turning this beautiful place into a solar farm is just horrible. It is home to so many species of animals, reptiles and birds. The unaccountable types of plants, how can anyone even think about killing all these things??? You would have to be stupid and heartless to think that a solar farm wouldn't ruin everything on the Mesa. Then there's the historical part of the Mesa that will be lost. Please keep our beautiful Mesa from being ruined.

Thank you,

Mary Montover

PO Box 2395

Overton, NV 89040

Please read into Record —

To: MV-TAB

From: Judy Metz

Re: Plans for Solar Farm on Mesa.
Economic Impact

In 2008 & 2009, when the National Park Service & Department of the Interior chose to shut down the North End of Lake Mead, we fought to try and keep it open. We had petitions, w/1000's of signatures, 100's of people @ the TAB meetings, all to no avail.

Congressman Joe Porter fought to reorganize the marina and help in many ways — Senator Harry Reid, repeatedly, told us there would be no negative impact on the local economy. We brought the NPS many solutions, but they were not interested in solutions. They planned on closing Overton Beach....

Again, we feel these plans are being made, with no consideration for the local economy.

We fought for Spain to become an ATV friendly area. Now, you want to close off more of the

These, putting constraints on the people that come to our area with their ATV's. It has only been a couple of years, we have seen growth in these activities. It gives us hope of replacing the Boaters we lost in the Spring & Summer seasons, when the Lake closed down. The impact on our business, was a loss of app. 30-35% — If that happens again, there are some businesses that will have to close down.

There is no positive effect for our community. It will take miles of space, no local benefit whatsoever. Close off areas we have fought to preserve for years. The Federal Govt. has also fought to preserve it. Why ~~now~~ ^{now}, is it okay for these strangers to come in and destroy it. We have always worked with BLM, to maintain these lands, and preserve them. Please, don't stop now!

Sincerely,
Judith L. Metz
Owner
SUGAR'S HOMEPLATE

Oct. 27, 2020

We are Snagsbirds who spend 6 months every year in Overton, NV. We love the recreation in the area, especially the mesa. We look forward all year to our rides there. We love to see the desert blooms in the spring and watch the turtles come out of hibernation.

The mesa is natural and a historical treasure. There is so much to see and enjoy on the mesa. It should not be ruined by an eye sore solar plant.

Sincerely,
Cheryl Lloyd



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>VS-20-0466</u>	APP. NUMBER: <u>10-14-20</u>
<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 #): _____		PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$875.00</u> CHECK #: <u>ON-LINE</u> COMMISSIONER: <u>MK</u> OVERLAY(S)? <u>Moapa Valley Overlay</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	TAB/CAC <u>Moapa Valley</u> TAB/CAC DATE: <u>11/25/20</u> TIME: <u>7:00pm</u> PC MEETING DATE: <u>12-1-20 9:00am</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>M-1</u> PLANNED LAND USE: <u>NEC Ind</u>

PROPERTY OWNER	NAME: <u>Dale W. Roesener, Separate Property Trust</u> ADDRESS: <u>9811 Orient Express</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: _____ CELL: <u>702-303-7461</u> E-MAIL: <u>daleroesener@gmail.com</u>
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APPLICANT	NAME: <u>Oak Storage LLC</u> ADDRESS: <u>4129 Losee Road</u> CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89030</u> TELEPHONE: _____ CELL: <u>702-303-7461</u> E-MAIL: <u>daleroesener@gmail.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>GMRA / George Rogers</u> ADDRESS: <u>6325 South Jones Boulevard Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-894-5027</u> CELL: <u>702-376-9782</u> E-MAIL: <u>pac@gmralv.com</u> REF CONTACT ID #: <u>168923</u>
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ASSESSOR'S PARCEL NUMBER(S): 070-01-101-026

PROPERTY ADDRESS and/or CROSS STREETS: 2080 North Lou Jean Street, Overton, NV 89040

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

Dale Roesener _____ Dale W. Roesener, Separate Property Trust
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON September 16, 2020 (DATE)
 By Dale Roesener
 NOTARY PUBLIC: _____
S. L. LASPINA
 Notary Public, State of Nevada
 No. 99-38565-1
 My Appl. Exp. Oct. 23, 2023

*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.



George M. Rogers, Architect
Architecture ■ Interiors

6325 S. Jones Boulevard, Suite 100
Las Vegas, Nevada 89118
(702)894-5027
fax (702)894-5028
www.gmrarchitect.com

October 12, 2020

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, NV 89101

re: APN 070-01-101-026, 2080 North Lou Street, Overton, NV 89040
Letter of Justification Oak Storage, LLC

To Whom It May Concern,

The following request and justification is provided for your consideration and review:

Request

This application is submitted for:

Design Review

for a new self-storage facility with covered storage for boats and RV's

Waiver of Development Standards

- 1) for all offsite construction on Lou Jean Avenue, Pat Avenue and North Anderson Street as well as curb, gutter, sidewalk and full pavement section on Lou Street.
- 2) Waive the requirement specifically for detached sidewalks associated with the Moapa Valley Overlay Section 30.48.935 1.A. All offsite construction is requested in Waiver #1, including a waiver of this specific offsite requirement for Moapa.
- 3) of the perimeter wall requirements in Title 30.48.935-1 for the Moapa Valley Overlay District. The Ordinance requires that walls and fences have materials and colors that are compatible with the principal buildings and are 50% open with a combination of materials and accented with 10' of decorative wall for each 40' of fence. The proposed decorative wall will be broken/offset every 40' in accordance with the Ordinance; however, it is requested for the wrought iron portion to be eliminated for security reasons.

Vacation

- 1) 10' of the North Anderson Street right-of-way, thereby reducing the overall right-of-way from 80' to 60' between Lou Jean Avenue and Diane Avenue.

2) 5' of the Lou Jean Avenue right-of-way.

Project Description

The project includes 84,559 square feet of enclosed secure storage and 67,238 square feet of covered open-air storage for boats and RV's. In addition, there is a 1,284 square foot office and manager's quarters. All buildings are one-story. The bulk of the enclosed storage buildings are less than 12' high; the east-most enclosed storage building has three heights: 13'-6" high, 17'-6" high and 23'-0" high. The covered open-air boat and RV storage canopies are 16'-0" high. The office/manager's quarters building is 14'-0" high. The site plan shows trees on all sides of the project.

The property is Zoned M-1.

The quantity and sizes of units are as follows:

Enclosed	10' x 15'	25 units
	10' x 20'	60 units
	10' x 25'	25 units
	10 x 40'	25 units
	12' x 15'	25 units
	12' x 20'	50 units
	12' x 25'	25 units
	12' x 40'	25 units
	16' x 50'	6 units
	Covered/Open Air	12' x 35'
12' x 40'		30 units

The buildings are construction of decorative CMU and steel.

The hours of operation for the facility is from 6:00 AM to 10:00 PM.

Justification

This application is justified for the following reasons:

- The proposed use is located on M-1 zoned property.
- The property was previously approved for a similar development.
- The only entrance/exit driveway will be located on Lou Street which is already partially developed and the primary access to the proposed self-storage facility.

- Trees are proposed on all sides of the developed project to buffer the decorative security fences.
- The solid split-face integrally colored decorative CMU security fences have been offset each 40' to comply with the Moapa Valley Overlay District requirements and still maintain a safe and secure self-storage facility. The same CMU is proposed for the building construction.
- The property is at the termination of practical development east of the Muddy River and pedestrians are not present, so offsite street improvements will not be utilized.

We look forward to your review and comments.

Very truly yours,

A handwritten signature in blue ink, appearing to read "George M. Rogers".

George M. Rogers, AIA

RIGHT-OF-WAY
(TITLE 30)

LOU JEAN AVE/ANDERSON ST
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0466-ROESENER, DALE W. SEPARATE PROPERTY TRUST & ROESENER, DALE W. TRS:

VACATE AND ABANDON a portion of a right-of-way being Anderson Street located between Lou Jean Avenue and Diane Avenue; and a portion of a right-of-way being Lou Jean Avenue located between Anderson Street and Lou Street within Moapa Valley (description on file). MK/rk/jd (For possible action)

RELATED INFORMATION:

APN:

070-01-101-026

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - INDUSTRIAL.

BACKGROUND:

Project Description

The project includes public rights-of-way consisting of Anderson Street, Lou Jean Avenue, Lou Street and Pat Avenue. All of these streets will not be improved as part of the design of this project. Currently, Lou Street is the only right-of-way that provides minimum paving. The applicant is also proposing to reduce the width of public right-of-way for Anderson Street to 30 feet where 40 feet is required. For commercial projects adjacent to public right-of-way code requires full pavement, curb, gutter, sidewalk, and streetlights which the application is requesting to waive. This vacation and abandonment request also includes 5 feet of excess right-of-way of Lou Jean Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0229-01	Convenience store with boat and RV storage - expired	Approved by BCC	May 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Rural (up to 0.5 du/ac)	R-U	Mix of developed & undeveloped residential properties

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South, East, & West	Industrial & Public Facility	M-1	Mix of developed & undeveloped industrial properties

Related Applications

Application Number	Request
WS-20-0465	A waiver of development standards for a mini-warehouse and covered boat and RV storage complex 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 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

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Grant the necessary easements for pedestrian access, utilities, streetlights, and traffic control;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OAK STORAGE, LLC

CONTACT: GMRA, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

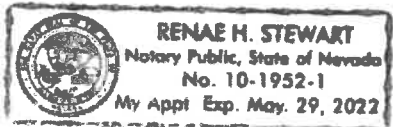
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-20-0465</u> DATE FILED: <u>10-14-20</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Moapa Valley</u> TAB/CAC DATE: <u>11-25-20</u> PC MEETING DATE: <u>12/1/20</u> M-1 MV. Overlay BCC MEETING DATE: _____ Industrial FEE: <u>\$1,150.00</u> MK
	PROPERTY OWNER NAME: <u>Dale W. Roesener, Separate Property Trust</u> ADDRESS: <u>9811 Orient Express</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: _____ CELL: <u>702-303-7461</u> E-MAIL: <u>daleroesener@gmail.com</u>
	APPLICANT NAME: <u>Oak Storage LLC</u> ADDRESS: <u>4129 Losee Road</u> CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89030</u> TELEPHONE: _____ CELL: <u>702-303-7461</u> E-MAIL: <u>daleroesener@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>GMRA</u> ADDRESS: <u>6325 South Jones Boulevard, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-894-5027</u> CELL: <u>702-376-9782</u> E-MAIL: <u>pac@gmralv.com</u> REF CONTACT ID #: <u>168923</u>

ASSESSOR'S PARCEL NUMBER(S): 070-01-101-026
 PROPERTY ADDRESS and/or CROSS STREETS: 2080 North Lou Street, Overton, NV 89040
 PROJECT DESCRIPTION: Construct a new Self and Covered RV Facility

(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

Dale Roesener Trustee Dale W Roesener Separate Property trust
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON July 17, 2020 (DATE)
 By Dale Roesener
 NOTARY PUBLIC: Renae H Stewart



*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.



George M. Rogers, Architect
Architecture ■ Interiors

6325 S. Jones Boulevard, Suite 100
Las Vegas, Nevada 89118
(702)894-5027
fax (702)894-5028
www.gmrarchitect.com

October 12, 2020

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, NV 89101

re: APN 070-01-101-026, 2080 North Lou Street, Overton, NV 89040
Letter of Justification Oak Storage, LLC

To Whom It May Concern,

The following request and justification is provided for your consideration and review:

Request

This application is submitted for:

Design Review

for a new self-storage facility with covered storage for boats and RV's

Waiver of Development Standards

- 1) for all offsite construction on Lou Jean Avenue, Pat Avenue and North Anderson Street as well as curb, gutter, sidewalk and full pavement section on Lou Street.
- 2) Waive the requirement specifically for detached sidewalks associated with the Moapa Valley Overlay Section 30.48.935 I.A. All offsite construction is requested in Waiver #1, including a waiver of this specific offsite requirement for Moapa.
- 3) of the perimeter wall requirements in Title 30.48.935-1 for the Moapa Valley Overlay District. The Ordinance requires that walls and fences have materials and colors that are compatible with the principal buildings and are 50% open with a combination of materials and accented with 10' of decorative wall for each 40' of fence. The proposed decorative wall will be broken/offset every 40' in accordance with the Ordinance; however, it is requested for the wrought iron portion to be eliminated for security reasons.

Vacation

- 1) 10' of the North Anderson Street right-of-way, thereby reducing the overall right-of-way from 80' to 60' between Lou Jean Avenue and Diane Avenue.

2) 5' of the Lou Jean Avenue right-of-way.

Project Description

The project includes 84,559 square feet of enclosed secure storage and 67,238 square feet of covered open-air storage for boats and RV's. In addition, there is a 1,284 square foot office and manager's quarters. All buildings are one-story. The bulk of the enclosed storage buildings are less than 12' high; the east-most enclosed storage building has three heights: 13'-6" high, 17'-6" high and 23'-0" high. The covered open-air boat and RV storage canopies are 16'-0" high. The office/manager's quarters building is 14'-0" high. The site plan shows trees on all sides of the project.

The property is Zoned M-1.

The quantity and sizes of units are as follows:

Enclosed	10' x 15'	25 units
	10' x 20'	60 units
	10' x 25'	25 units
	10 x 40'	25 units
	12' x 15'	25 units
	12' x 20'	50 units
	12' x 25'	25 units
	12' x 40'	25 units
	16' x 50'	6 units
	Covered/Open Air	12' x 35'
12' x 40'		30 units

The buildings are construction of decorative CMU and steel.

The hours of operation for the facility is from 6:00 AM to 10:00 PM.

Justification

This application is justified for the following reasons:

- The proposed use is located on M-1 zoned property.
- The property was previously approved for a similar development.
- The only entrance/exit driveway will be located on Lou Street which is already partially developed and the primary access to the proposed self-storage facility.

- Trees are proposed on all sides of the developed project to buffer the decorative security fences.
- The solid split-face integrally colored decorative CMU security fences have been offset each 40' to comply with the Moapa Valley Overlay District requirements and still maintain a safe and secure self-storage facility. The same CMU is proposed for the building construction.
- The property is at the termination of practical development east of the Muddy River and pedestrians are not present, so offsite street improvements will not be utilized.

We look forward to your review and comments.

Very truly yours,

A handwritten signature in blue ink, appearing to read "George M. Rogers".

George M. Rogers, AIA

12/02/20 BCC AGENDA SHEET

MINI-WAREHOUSE FACILITY
(TITLE 30)

LOU JEAN AVE/ANDERSON ST
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0465-ROESENER DALE W SEPARATE PROPERTY TRUST & ROESENER DALE W TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive architectural standards (perimeter wall requirement); 2) waive sidewalk standards (detached sidewalk requirement); 3) allow access to a local street; and 4) waive full off-site improvements.

DESIGN REVIEW for a proposed mini-warehouse and covered RV and boat storage facility on 8.0 acres in an M-1 (Light Manufacturing) Zone in the Moapa Valley Overlay District.

Generally located on the south side of Lou Jean Avenue and the west side of Anderson Street within Moapa Valley. MK/rk/jd (For possible action)

RELATED INFORMATION:

APN:

070-01-101-026

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive the minimum 10 foot segment of decorative fence that is required every 40 feet of wall along a collector or arterial street in the Moapa Valley Overlay District, per Section 30.48.900.
2. Waive the detached sidewalk per Figure 30.64-17 requirement along all collector and arterial streets for all development in the Moapa Valley Overlay District, per Section 30.48.900.
3. Allow nonresidential development access to a local street (Lou Street) where not allowed, per Table 20.56-2.
4. Waive full off-site improvements including paving, streetlights, sidewalk, curb, and gutter, on Lou Jean Avenue, Anderson Street, Pat Avenue, and Lou Street where required per Section 30.52.050.

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) – INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 8.0
- Project Type: Proposed mini-warehouse and covered RV and boat storage facility
- Number of Stories: 1
- Building Height (feet): Up to 23
- Square Feet: 84,559 (enclosed storage)/67,238 (covered RV and boat storage)
- Parking Required/Provided: 5/5

Site Plans

The submitted plans depict a mini-warehouse and covered RV and boat storage facility located on an 8 acre site. More specifically, the complex consists of 9 storage buildings and a leasing office with a manager's quarters. The 9 buildings consist of 6 enclosed 1 story storage buildings and 3 open-air/covered RV and boat storage structures. The site has frontage along Lou Jean Avenue, Anderson Street, Lou Street, and Pat Avenue. All of these streets will not be improved as part of the design of this project. Currently, Lou Street is the only right-of-way that provides minimum paving. The applicant is requesting a waiver of development standards to waive full off-site improvements including paving, street lights, sidewalk, curb, and gutter. The buildings are set back a minimum of 27 feet from Lou Street and 10 to 20 feet from the remaining public street frontages. The leasing office and manager's quarters are located on the west side of the site along Lou Street. The access gate to the facility is located within the interior of the site beyond the customer parking area and leasing office. Access is taken from 1 driveway on Lou Street to the west. A total of 5 parking spaces are provided where a minimum of 5 spaces are required. The drive aisles serving the facility have a minimum width of 28 feet.

Landscaping and Screening

The plans depict a 15 foot wide landscape area along Lou Jean Avenue and 6 foot wide landscape area is shown along the remaining street frontages. The plant material consists of large evergreen trees, planted 30 feet on-center with groundcover and shrubs. A 10 foot high decorative CMU block wall will be installed along the perimeter of the site. The wall will be broken up/off-set every 40 feet in accordance with the Moapa Valley Overlay; however, it will not have the minimum 10 foot segment of "decorative fence" that is required every 40 feet of wall along a collector or arterial street.

Elevations

The plans depict the enclosed storage buildings will have a height of approximately 12 feet while the open-air covered RV and boat storage structures are shown at 16 feet high. There is 1 enclosed RV and boat building located along the east perimeter of the site that varies in height from 13.5 feet to 23 feet. The leasing office with a manager's quarters is shown at 14 feet in height. The building materials consist of CMU stucco finished walls with a flat metal roof. The covered RV and boat storage structures consist of metal columns with a flat metal roof. The overhead roll-up doors for the facility are located interior to the project site and do not face any existing development.

Floor Plans

The proposed mini-warehouse and covered RV and boat storage facility has a total area of 151,797 square feet distributed among 9 buildings. The leasing office and manager's quarters have an area of 1,284 square feet which consists of a sales office, living room, bedroom, kitchen,

and bathrooms. There are 260 storage units that range between 150 square feet and 480 square feet in area; the enclosed RV and boat barn has 24 units; and the covered RV and boat structures will have 146 spaces available.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the property was previously approved for a similar business and that the location and surrounding M-1 zoned properties to the south, east, and west makes the subject property ideal for this use. The applicant indicates the self-storage use is quiet and a low traffic generator that will have minimal impact on the surrounding public facilities, services, and roads. The facility will be open daily from 6:00 a.m. to 10:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0229-01	Convenience store with boat and RV storage - expired	Approved by BCC	May 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Rural (up to .5 du/ac)	R-U	Mix of developed and undeveloped residential properties
South, East, & West	Industrial & Public Facilities	M-1	Mix of developed and undeveloped industrial properties

Related Applications

Application Number	Request
VS-20-0466	Vacation of right-of-way on Anderson Street and Lou Jean Avenue 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

Current Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waivers of Development Standard #1, #2, & #3

The Moapa Valley Overlay District was established to encourage and promote a high level of quality developments that will, among other purposes, assist in providing and fostering a positive physical image and identity for non-residential developments, ensure a cohesive and unified streetscape, and thereby enhance the visual environment along right-of-way.

Staff can support waiver of development standards #1 since the development will provide a decorative wall that will be broken-up/off-set every 40 feet in accordance with architectural standards of the Overlay District; however, for security reasons, the minimum 10 foot segment of open wrought iron fence that is required every 40 feet of wall (along an arterial street) will not be provided. Staff finds this a reasonable request due to security purposes.

However, staff cannot support waivers of development standards #2 and #3 since Public Works is not supporting the waiver of full off-site improvements which includes paving, streetlights, sidewalk, curb, and gutter. As proposed, Lou Jean Avenue will not be improved as part of the design of this project. Staff finds that site access and circulation for commercial developments should be taken from an arterial street, not a local, 60 foot wide street. The development has over 600 feet of frontage along Lou Jean Avenue which is an arterial street. Additionally, the request conflicts with Urban Specific Policy 66 which states commercial development should provide access points on arterial and collector streets and not on local neighborhood streets; therefore, staff cannot support the waivers of development standards requests.

Design Review

The design of the facility complies with all Title 30 standards, including most of the Moapa Valley Overlay standards, as well as some of the County goals and policies within the Comprehensive Master Plan. However, since staff is not supporting waivers of development standards #2, #3, and #4, staff cannot support the design review request.

Public Works - Development Review

Waiver of Development Standards #4

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Overton - Perkins Field (U08). Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that fifty ground cover is required with street landscaping along the perimeter of the site; and that any substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Grant the necessary easements for pedestrian access, utilities, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace

determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

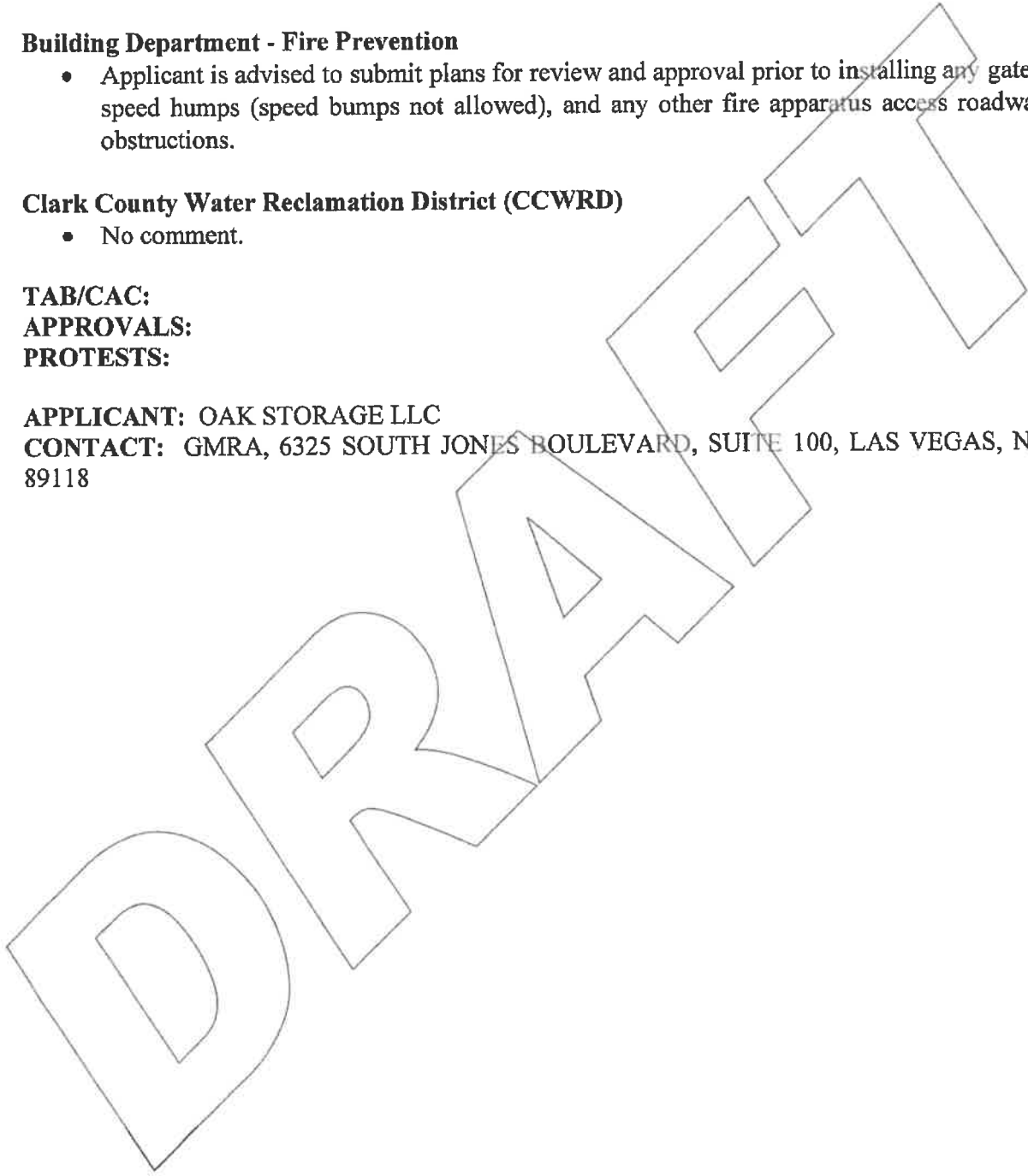
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OAK STORAGE LLC

CONTACT: GMRA, 6325 SOUTH JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118





LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

1 of 3

- TEXT AMENDMENT (TA)
- ZONE CHANGE 1050
- CONFORMING (ZC)
- NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR) 675
- PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
- (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
- (ORIGINAL APPLICATION #)

STAFF

DATE FILED: 10-12-2020 APP. NUMBER: 20-0452

PLANNER ASSIGNED: AI TAB/CAC: Moapa Valley

ACCEPTED BY: AI TAB/CAC MTG DATE: 11-25 TIME: 7:00

FEE: \$1785 PC MEETING DATE: —

CHECK #: — BCC MEETING DATE: 12-2-20

COMMISSIONER: MK ZONE / AE / RNP: RU 10A2

OVERLAY(S)? Moapa Valley PLANNED LAND USE: RV

PUBLIC HEARING? YIN NOTIFICATION RADIUS: 1000' SIGN YIN

TRAILS? YIN PFNA? YIN LETTER DUE DATE: —

APPROVAL/DENIAL BY: — COMMENCE/COMPLETE: —

PROPERTY OWNER

NAME: Ozaki Family Trust 1980 - Georgianne Ozaki - Trustee

ADDRESS: P.O. Box 1434

CITY: Logandale STATE: NV ZIP: 89021-1434

TELEPHONE: 702-494-7790 CELL: —

E-MAIL: rmo1961@aol.com

APPLICANT

NAME: Robbin Ozaki

ADDRESS: P.O. Box 1434

CITY: Logandale STATE: NV ZIP: 89021-1434

TELEPHONE: 702-494-7790 CELL: —

E-MAIL: rmo1961@aol.com REF CONTACT ID #: —

CORRESPONDENT

NAME: Dwyer Engineering - Thomas L. Hellums

ADDRESS: 7310 Smoke Ranch Rd., Ste. E

CITY: Las Vegas STATE: NV ZIP: 89128

TELEPHONE: 702-254-2200 CELL: 702-496-5529

E-MAIL: thellums@dwyerengineering.com REF CONTACT ID #: 194580

ASSESSOR'S PARCEL NUMBER(S): 070-02-501-009, 008, 007

PROPERTY ADDRESS and/or CROSS STREETS: 1836 N. Moapa Valley Blvd.

PROJECT DESCRIPTION: Zone change from RU (0.5 units/acre) to ~~R2~~ (2 units/acre)

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)* Georgianne Ozaki Property Owner (Print) Georgianne Ozaki

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10-18-2020 (DATE)

By Georgianne Ozaki

NOTARY PUBLIC: Debra Estrada



*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-20 100098

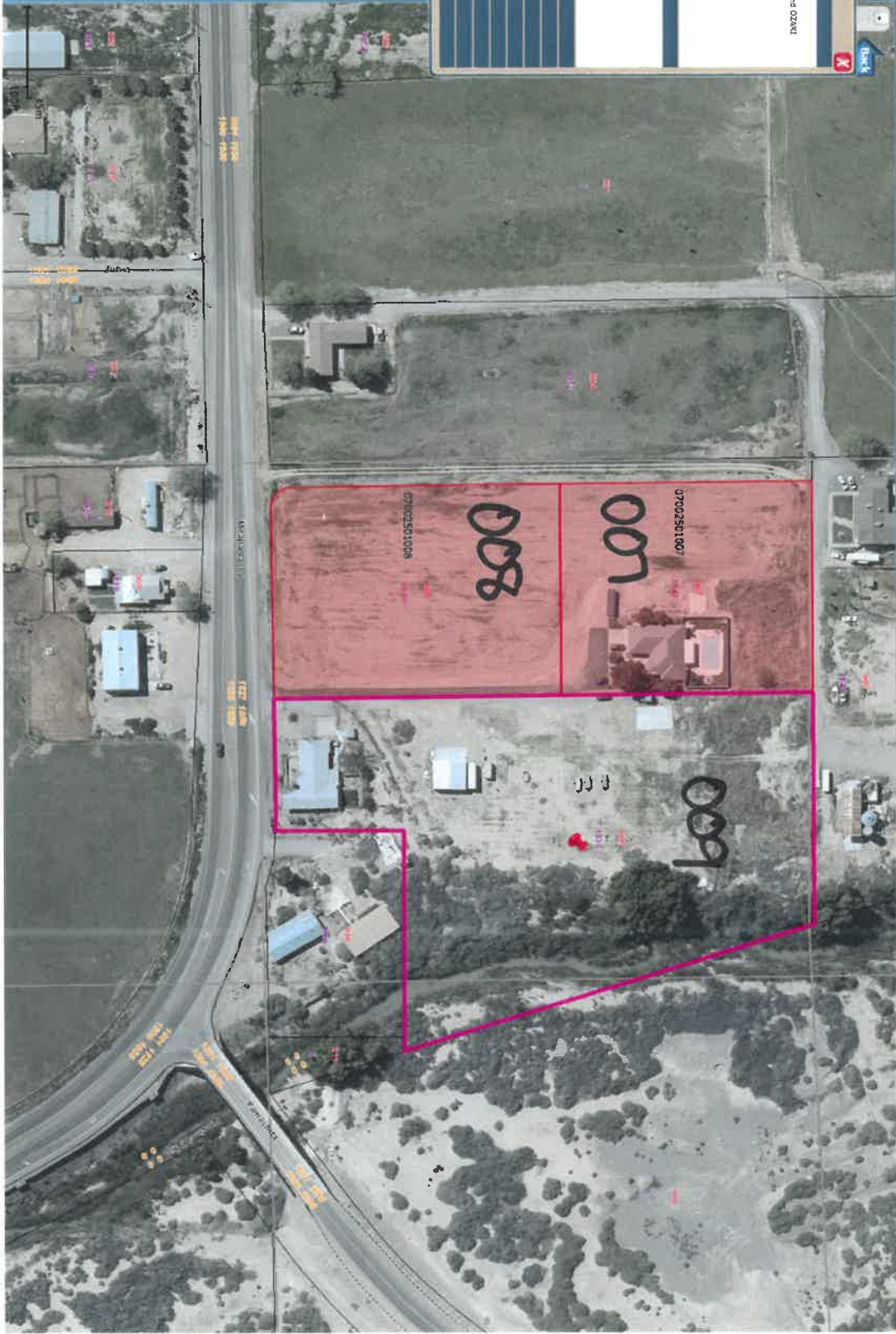
Property Information

Parcel: 070-02-201-009
Owner: Bannock 0242 FAXLEY TRUST 1980 and 028X1
ES00018183 - 1836 N 4039A VALLEY BLVD
Bannockville, UT 84301
Sales Price: Not Available
Estimated Lot Size: 4.73
Construction Year: 1982
Recorded Doc Number: 20010728 00001071
Aerial Flight Date: Apr-30-2019

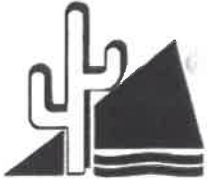
Zoning and Planned Land Use

Planned Subarea:
Land Use Plan Area: Northeast County
Community District: 5

- Legal Description
- Owner's History
- Residential Information
- Community Information
- Appraisal
- Fixed Zone
- Previous Owners
- Last Sale



Information
 Current Tools Available
 Coordinates in State Plane N
 26 9458817 V, 26912591
 Flight Date: Most Current Flight
 Current View: Address
 1: 1,000



DWYER ENGINEERING, INC

CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

ZC-20-0452

September 17, 2020

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

RE: Conforming Zone Change Application – Justification Letter_APN: 070-02-501-007,
070-02-501-008, and 070-02-501-009

Dear Clark County Current Planning:

The applicant requests to reclassify the site to an R-E zone for a future single-family residential development.

Existing parcels APN:070-02-501-007, 008 and 009 are currently zoned RU Rural Open Land, these parcels are located along the north side of North Moapa Valley Blvd., between Zubia Street and Yamashita Street. The applicant desires to create multiple lots on these separate parcels for future family rural estate homes sites. Currently Lot 1, 007 would only allow one residence due to the current zoning, Lot 2, 008 would only allow one residence due to the current zoning, and Lot 3, 009 would only allow two residences due to the current zoning. Therefore, the applicant is requesting these three parcels be rezoned to R-E (Residential Estates) for future ½ acre lots. This request is compatible and harmonious with the surrounding area in this community and will not create any incompatible or unsustainable conditions.

We formally request these three parcels be rezoned to R-E (Residential Estates)

Sincerely,
DWYER ENGINEERING, INC.

Thomas L. Hellums, P.L.S., W.R.S.
Principal

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12/02/20 BCC AGENDA SHEET

RESIDENTIAL DEVELOPMENT
(TITLE 30)

MOAPA VALLEY BLVD/ZUBIA ST
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-20-0452-OZAKI FAMILY TRUST 1980 & OZAKI GEORGIANNE TRS:

ZONE CHANGE to reclassify 8.7 acres from R-U (Rural Open Land) Zone to R-E (Rural Estates Residential) Zone.

DESIGN REVIEW for a single family residential development in the Moapa Valley Design Overlay District.

Generally located on the north side of Moapa Valley Boulevard, 260 feet east of Zubia Street (alignment) within Moapa Valley (description on file). MK/al/jd (For possible action)

RELATED INFORMATION:

APN:

070-02-501-007 through 070-02-501-009

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) RURAL NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1836, 1840 & 1842 N. Moapa Valley Boulevard
- Site Acreage: 8.7
- Number of Lots: 3
- Density (du/ac): 2.9
- Project Type: Single family residential development
- Number of Stories: 1
- Square Feet: 2,489 & 2,666

Site Plan

The site consists of 3 parcels that are owned by members of the same family. Two of the parcels are currently developed with single family residences and various accessory buildings. The homes were constructed in 1962 (APN 070-02-501-009) and 1993 (APN 070-02-501-007) and comply with current setbacks for the R-E zoning district. Both of the homes currently take access from Moapa Valley Boulevard by a private easement. The request is to reclassify the site

to an R-E zone and further subdivide the property in the future for additional single family residential development.

Landscaping

No changes are proposed or required for landscaping with this request.

Elevations

Both of the residences are one story and have pitched roofs. The residence at 1836 N. Moapa Valley Boulevard has asphalt shingles for roofing material and is constructed of concrete block painted in earth tone colors. The residence at 1842 N. Moapa Valley Boulevard has concrete tile roofing material and the exterior of the residence has a stucco finish painted in earth tone colors.

Floor Plans

The existing residence at 1836 N. Moapa Valley Boulevard has an area of 2,666 square feet which includes 3 bedrooms. The residence at 1842 N. Moapa Valley Boulevard has an area of 2,489 square feet which includes 4 bedrooms

Applicant's Justification

The applicant indicates that the proposed zone change is in conformance with the Northeast County Land Use Plan. The residential development of this site in an R-E zoning district is compatible with existing and planned land uses in this area.

Surrounding Land Use

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

Current Planning

Zone Change and Design Review

The request is in conformance with the Northeast County Land Use Plan. The future development of this site as a single family residential development in an R-E zone is consistent with the Rural Neighborhood land use designation in the Land Use Plan and would be compatible with existing and planned land uses in this area. The existing residences are in

compliance with the current development standards for the R-E zoning District; therefore, staff can support his 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements if required by Nevada Department of Transportation;
- Nevada Department of Transportation approval.
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

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 #0401-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DWYER ENGINEERING

**CONTACT: DWYER ENGINEERING, 7310 SMOKE RANCH RD, STE E, LAS VEGAS,
NV 89128**