



**Moapa Valley Town Advisory Board**  
**Moapa Valley Community Center**  
**320 N. Moapa Valley Blvd.**  
**Overton, NV 89040**  
**December 13, 2023**  
**7:00pm**

**AGENDA**

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486 Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Judy Metz, (702) 397-6475
  - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155 & Moapa Valley Community Center 320 N. Moapa Valley Blvd. Overton, NV. 89040
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/MoapaValleyTAB>.

Board/Council Members: Janice Ridondo – Chairperson  
 Brian Burris - Vice-Chair  
 Jill Williams  
 Lori Houston  
 Lois Hall

Secretary: Judith Metz, 702-397-6475. [Judith.Metz@ClarkCountyNV.gov](mailto:Judith.Metz@ClarkCountyNV.gov)  
 Business Address: Moapa Valley Community Center  
 320 N. Moapa Valley Blvd. Overton, NV. 89040

County Liaison(s): William Covington, 702-455-2540, [William.Covington@ClarkCountyNV.gov](mailto:William.Covington@ClarkCountyNV.gov)  
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

**I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call**

**II. Public Comment-** This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

**III. Approval of Minutes for November 29, 2023. (For possible action)**

**BOARD OF COUNTY COMMISSIONERS**  
 JAMES B. GIBSON, Chair - TICK SEGERBLOM, Vice Chair  
 JUSTIN C. JONES - MARILYN KIRKPATRICK - WILLIAM MCCURDY II - ROSS MILLER -- MICHAEL NAFT  
 KEVIN SCHILLER County Manager

IV. Approval of the Agenda for December 13,2023, and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

NONE

VI. Planning and Zoning

**12/19/23 PC**

1. **WS-23-0684-AMERICA FIRST FEDERAL CU:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** an entrance not facing the Moapa Valley Boulevard right-of-way; **2)** attached sidewalk and alternative street landscaping; **3)** exterior colors; **4)** an internally illuminated monument sign; **5)** an animated sign; and **6)** wall signs.  
**DESIGN REVIEWS** for the following: **1)** a new financial services building with drive-thru; **2)** signage; **3)** lighting; and **4)** alternative parking lot landscaping on 1.1 acres in a C-1 (Local Business) Zone within the Moapa Valley Overlay District. Generally located on the east side of Moapa Valley Boulevard and the south side of Virginia Avenue within Moapa Valley. MK/dd/syp (For possible action)

VII. General Business

Reminder to Board Members – Annual CE & FDS Filings are due by January 15, 2024.

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: January 10, 2024.

X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Moapa Valley Community Center - 320 N. Moapa Valley Blvd. Overton, NV. 89040  
<https://notice.nv.gov>

**BOARD OF COUNTY COMMISSIONERS**  
JAMES B. GIBSON, Chair – TICK SEGERBLOM, Vice Chair  
JUSTIN C. JONES - MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT  
KEVIN SCHILLER County Manager



# Moapa Valley Town Advisory Board

November 29, 2023

## DRAFT MINUTES

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Board Members: Janice Ridondo, Chairperson - Excused  
Brian Burris, Vice Chair - Excused  
Lois Hall - **Present**  
Jill Williams – **Present**  
Lori Houston – **Present**

Secretary: Judith Metz, 702-397-6475. Judith.Metz@clarkcountynv.gov

Liaison: William Covington, 702-455-2540, William.Covington@ClarkCountyNV.gov

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I. Call to Order, Invocation, Pledge of Allegiance, Roll Call  
The meeting was called to order at 7:00 p.m. There was a moment of silence for Ralph Starita, and condolences to his wife Dorene.

II. Public Comment

NONE

III Approval of Minutes of November 1, 2023

**Moved by: Lori Houston**

**Action:** Approved

**Vote: 3-0/Unanimous**

IV. Approval of Agenda for November 29, 2023

**Moved by: Jill Williams**

**Action:** Approved

**BOARD OF COUNTY COMMISSIONERS**  
JAMES B. GIBSON, Chair – TICK SEGERBLOM, Vice Chair  
JUSTIN C. JONES - MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT  
KEVIN SCHILLER, County Manager

**Vote: 3-0/Unanimous**

V. Information Items

NONE

VI. Planning & Zoning

12/19/23 PC

1. **VS-23-0693-VISSER LYNN T & TONIM:**  
**VACATE AND ABANDON** easement of interest to Clark County located between Paul Avenue and Moapa Valley Boulevard, and between Mateusc Street and Moapa Valley Boulevard within Moapa Valley (description on file). MK/nai/jd (For possible action)

**Moved by: Lois Hall**

**Action: Approved**

**Vote 3-0/Unanimous**

2. **WS-23-0737-MAHON ROBERT & SKINNER WENDY A:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce separation for an accessory building in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone within the Moapa Valley Overlay District. Generally located on the north side of Anasazi Avenue, 531 feet west of Moapa Valley Boulevard within Moapa Valley. MK/tpd/syp (For possible action)

**Moved by: Jill Williams Perkins**

**Action: Approved**

**Vote 3-0/Unanimous**

VII. General Business

Reminded Board members to file CE & FDS by January 15, 2024

VIII. Public Comment

Board comments they are happy with the progress on Moapa Valley Blvd., and are excited to see the finished product.

Questions regarding getting DMV here once or twice a month. Difficulty getting vin numbers, and other inspections.

IX. Next Meeting Date is December 13, 2024

X. Adjournment @ 7:20

**ATTACHMENT A  
MOAPA VALLEY TOWN ADVISORY BOARD  
ZONING AGENDA  
WEDNESDAY, 7:00 P.M., DECEMBER 13, 2023**

**12/19/23 PC**

1. **WS-23-0684-AMERICA FIRST FEDERAL CU:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** an entrance not facing the Moapa Valley Boulevard right-of-way; **2)** attached sidewalk and alternative street landscaping; **3)** exterior colors; **4)** an internally illuminated monument sign; **5)** an animated sign; and **6)** wall signs.  
**DESIGN REVIEWS** for the following: **1)** a new financial services building with drive-thru; **2)** signage; **3)** lighting; and **4)** alternative parking lot landscaping on 1.1 acres in a C-1 (Local Business) Zone within the Moapa Valley Overlay District. Generally located on the east side of Moapa Valley Boulevard and the south side of Virginia Avenue within Moapa Valley. MK/dd/syp (For possible action)

CREDIT UNION REBUILD  
(TITLE 30)

MOAPA VALLEY BLVD/VIRGINIA AVE  
(MOAPA VALLEY)

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-23-0684-AMERICA FIRST FEDERAL CU:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) an entrance not facing the Moapa Valley Boulevard right-of-way; 2) attached sidewalk and alternative street landscaping; 3) exterior colors; 4) an internally illuminated monument sign; 5) an animated sign; and 6) wall signs.

**DESIGN REVIEWS** for the following: 1) a new financial services building with drive-thru; 2) signage; 3) lighting; and 4) alternative parking lot landscaping on 1.1 acres in a C-1 (Local Business) Zone within the Moapa Valley Overlay District.

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

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**RELATED INFORMATION:**

**APN:**  
070-13-701-018; 070-13-701-019

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate a required entrance along Moapa Valley Boulevard where required per Section 30.48.930.
2. Allow alternative landscaping and an attached sidewalk where landscaping and detached sidewalk per Figure 30.64-17 is required per Section 30.48.935.
3. Allow bright exterior colors where not permitted per Section 30.48.930.
4. Allow an internally illuminated monument sign where not allowed per Section 30.48.935.
5. Allow an animated sign where not allowed per Section 30.48.935.
6. a. Allow a wall sign (west elevation) greater than 10% of the surface of the wall where not allowed per Section 30.48.935.  
b. Allow a wall sign (east elevation) facing a residential development where not allowed per Title 30.72-1.

**DESIGN REVIEWS:**

1. A new financial services building with 2 drive-thru lanes serving drive-up ATMs.
2. Signage.
3. Lighting.
4. Alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.

## **LAND USE PLAN:**

### **NORTHEAST COUNTY (MOAPA VALLEY) - CORRIDOR MIXED-USE**

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: 230 S. Moapa Valley Boulevard
- Site Acreage: 1.1
- Project Type: Financial services building
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 2,948
- Parking Required/Provided: 12/31

#### Site Plans & History

The 2 subject parcels listed in this application are currently in the process of being combined into 1 larger parcel via a Minor Subdivision Map (MSM) 23-600024.

The site plan depicts a 2,948 square foot building situated near the northwest corner of the future parcel. The proposed building will be set back 10.5 feet from the back of the sidewalk along the north property line and 15 feet from the west property line adjacent to Moapa Valley Boulevard. Detached sidewalks are provided along the north property line, and attached sidewalks already exist along Moapa Valley Boulevard.

The plans also depict 2 drive-thru lanes serving stand-alone ATMs on the eastern portion of the property. The 2 drive-thru lanes are shown as 10 feet wide and exit near the northeast corner of the property. The ATMs are set back a minimum of 70 feet from the east property line and are buffered from the residential development by landscaping and a block wall. There are no talk boxes proposed with this facility.

Parking is provided throughout the site, with 31 spaces being provided where only 12 spaces are required. The site is accessible via driveways from Moapa Valley Boulevard and Virginia Avenue, which is an access easement within the Overton Park.

#### Landscaping

The landscaping plans show a detached sidewalk and landscaping per Figure 30.64-17 along the northern property line, an existing attached sidewalk and 15 feet of landscaping behind it along the west property line, landscape buffer adjacent to residential property to the east, and landscaping fingers properly spaced within the parking area.

A mix of 24 inch box Rocky Mountain Juniper, Mulga Acacia, and other tree and shrub species are proposed along the north and west sides of the property within the landscaping areas. Additionally, parking lot landscaping also includes 24 inch box trees and various groundcover.

A row of 24 inch box Rocky Mountain Juniper buffers the credit union ATMs and drive-thru lanes from the residential development. The Junipers are spaced 20 feet apart with other shrubs and groundcover mixed in.

The proposed block wall separating the site from the adjacent residential development runs north to south. The wall is set back 15 feet from the east property line to make way for a canal easement. Finally, there is another identical proposed block wall that runs west to east along the majority of the southern property line. This block wall begins near the west property line and intersects with the block wall near the eastern property line. The proposed walls on the east and south portions of the site are both comprised of decorative split face CMU and are 6 feet tall.

#### Elevations

Plans depict a blue, white, and gray building at a maximum of 21 feet tall with glazed windows. The main entrance is located on the south side of the building.

#### Floor Plans

The floor plans show an interior space to house multiple walk-up desks, a customer waiting area, employee offices, and a safety deposit box room. Restrooms and an employee breakroom are also included.

#### Signage

The signage plans depict 4 wall signs, a monument sign, and 1 on-site directional sign. The first wall sign on the west elevation of the building, facing Moapa Valley Boulevard, will be 20 feet wide and 5 feet tall, for a total of 100 square feet. The wall signs on the north, south, and east elevations are all approximately 17 feet wide and 4 feet tall, with each being 74 square feet.

The proposed monument sign associated with this application will measure 8 feet long by 2.5 feet wide, with a maximum height of 9 feet, and will be set back 5 feet from the west property line. The monument sign is proposed to include a 4 foot tall, 6 foot wide video message display, this message display counts for an animated sign, and the monument sign face will be 62 square feet overall.

The on-site directional sign will be located at the entrance to the drive-thrus in order to direct traffic. This sign will be 34 inches tall, with a 4.5 square foot face.

#### Lighting

The proposed site lighting consists of 6 poles located throughout the site, as well as wall mounted lighting. Three of the light poles will only have 1 light fixture attached, while the other 3 poles will have 2 light fixtures mounted on opposite sides. The light poles will be a maximum of 19 feet tall, while the building mounted lighting will be a maximum of 9.5 feet high. Per the lighting information provided, all of the proposed fixtures will be shielded and will feature adjustable lumen levels to comply with Code requirement of having low intensity lights. Light poles and fixtures will be painted to be architecturally compatible with the building.



Applicant's Justification

Per the applicant, the use on-site is not changing. America First Credit Union is going through an update to their brand and multiple locations throughout the company are being remodeled.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	C-2 & R-1	Insurance office & single family residential
South	Corridor Mixed-Use	C-2	Office supply & printing shop
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E & R-1	Single family residential
West	Corridor Mixed-Use	C-2	Hotel & restaurant

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive 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 Standards #1, #2, & #3

Staff finds that the absence of an entryway along Moapa Valley Boulevard is a self-imposed hardship. While the site is within CD-5, is considered rural, and there are no other detached sidewalks in the area, the Moapa Valley Overlay requires compliance with current Code. Also, bright colors are prohibited within the Moapa Valley Overlay, instead, subdued earth tones are recommended. Therefore, staff cannot support these requests.

Waivers of Development Standards #4, #5, & #6

The various waivers for signage requested with this application generally go against the signage standards set forth in the Moapa Valley Overlay. While the signage facing towards the existing residential development to the east of the site is a good distance away and is screened by landscaping, the signage location itself is a self-imposed hardship. Therefore, staff cannot support these requests.

Design Reviews

The proposed renovation of the America First Credit Union facility, as well as the parking lot and landscaping, will be a notable improvement to the current property. Additionally, the lighting that is being installed on site has been designed to be unintrusive. However, the signage being proposed with this application, along with the bright exterior colors of the building, do not

fall within the Moapa Valley Overlay requirements. For these reasons, and the fact that staff does not recommend approval for the waivers of development standards, staff cannot support these design reviews.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water are prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 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;

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0037-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ANDERSON WAHLEN AND ASSOCIATES

**CONTACT:** ANDERSON WAHLEN AND ASSOCIATES, 2010 N. REDWOOD ROAD,  
SALT LAKE CITY, UT 84116



# AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS-23-0684

Property Owner or Subdivision Name: AMERICA FIRST FEDERAL C U

Public Hearing: Yes  No

Staff Report already created: Yes  No

Delete this application from the: **TAB/CAC** 11/15/2023 **PC** 11/21/2023 **BCC** \_\_\_\_\_

Add this application to the: **TAB/CAC** 12/13/2023 **PC** 12/19/2023 **BCC** \_\_\_\_\_

**Change(s) to be made:**

- Held no date specific
  - Withdrawn
  - No change to meeting(s) \_\_\_\_\_
  - Amend Write-up
  - Renotify
  - Make a public hearing (Radius: \_\_\_\_\_)
  - Rescheduling
  - Other: \_\_\_\_\_
  - Additional fees – \$AMOUNT OF ADDITIONAL FEES: \_\_\_\_\_
  - Refund
    - 80%
    - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: \_\_\_\_\_

Reason for Change: Applicant needs to provide more detailed signage plans, fence/wall elevations, and update their Justification Letter.

Change initiated by: DD Date: 10/31/2023

Change authorized by: NM Date: 10/31/2023

Change processed by: ds Date: 10/31/2023

Follow up assigned to: \_\_\_\_\_ Instructions: \_\_\_\_\_

Parcel Number(s): 070-13-701-018 & -019

Town Board(s): Moapa Valley



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>DR/WS-23-0684</u>      DATE FILED: <u>09/27/2023</u></p> <p>PLANNER ASSIGNED: <u>DD</u></p> <p>TAB/CAC: <u>Moapa Valley</u>      TAB/CAC DATE: <u>11/15/2023</u></p> <p>PC MEETING DATE: <u>11/21/2023</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$975</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>America First Federal Credit Union</u></p> <p>ADDRESS: <u>4646 South 1500 West, Suite 100</u></p> <p>CITY: <u>Riverdale</u>      STATE: <u>UT</u>      ZIP: <u>84405</u></p> <p>TELEPHONE: <u>801-827-8070</u>      CELL: <u>801-573-5756</u></p> <p>E-MAIL: <u>tsnideman@americafirst.com</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>Anderson Wahlen and Associates - Rick Magness</u></p> <p>ADDRESS: <u>2010 North Redwood Road</u></p> <p>CITY: <u>Salt Lake City</u>      STATE: <u>UT</u>      ZIP: <u>84116</u></p> <p>TELEPHONE: _____      CELL: <u>702.370.6962</u></p> <p>E-MAIL: <u>rickm@awaeng.com</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Rick Magness (Anderson Wahlen and Associates)</u></p> <p>ADDRESS: <u>2010 N. Redwood Road</u></p> <p>CITY: <u>Salt Lake City</u>      STATE: <u>UT</u>      ZIP: <u>84116</u></p> <p>TELEPHONE: _____      CELL: <u>(702) 370-6962</u></p> <p>E-MAIL: <u>rickm@awaeng.com</u>      REF CONTACT ID #: _____</p>

**ASSESSOR'S PARCEL NUMBER(S):** APN 070-13-701-018 and APN 070-13-701-019

**PROPERTY ADDRESS and/or CROSS STREETS:** 230 S Moapa Valley BLVD

**PROJECT DESCRIPTION:** Replacement of the existing building with a new building and waivers for building color and no entrance on 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. (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.

[Signature]      [Signature]  
 Property Owner (Signature)      Property Owner (Print)

STATE OF Utah  
 COUNTY OF WYBEY

SUBSCRIBED AND SWORN BEFORE ME ON March 10<sup>th</sup> 2023 (DATE)

By Lauren Bybee

NOTARY PUBLIC: Lauren Bybee



\*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.



ANDERSON WAHLEN & ASSOCIATES

DR-23-0684

September 26, 2023

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

PLANNER  
COPY

Re: Justification Letter for Waivers and Administrative Design Review for an America First Credit Union (AFCU) at 230 S. Moapa Valley Blvd (southeast corner of Moapa Valley Boulevard and Virginia Avenue.

To Whom It May Concern:

America First Credit Union (AFCU) is requesting a Design Review and Waivers consideration for a proposed, new construction credit union office with drive-through teller machines. The proposed credit union will continue to provide financial resources to the surrounding community.

**“Financial Services (with drive-through)” – Permitted Land Use per Table 30.44-1:**

The proposed development does not change the allowed land use as “Financial Services” Code 6100 within a C-1 (Local Business) zone.

The purpose of this letter is to provide justification for the proposed project.

- 230 S Moapa Valley Blvd. (SE corner of Moapa Valley Boulevard and Virginia Avenue)
- APN 070-13-701-018 and APN 070-13-701-019
- Site Area: 1.06 acres

Currently there are two existing buildings on this site that operate as a branch office.

Many factors require removing the existing buildings:

- The building finished floor is below Moapa Valley Blvd. This design is prone to flooding and difficult for accessibility due to grade differences.
- The rebranding of AFCU requires an update of building materials, colors, and floor plan. The rebranding includes a change in the footprint and the height of the building which requires a new design review.
- Updated security practices are incorporated in the new building design that cannot be provided in the existing building.

**Site Plan Design**

The proposed ± 3,000 s.f. building will be located at the NW corner of the site. This location, as well as building fenestration, provides connectivity to Moapa Valley Blvd. and Virginia Ave. Two drive-through teller machines are located interior to the site with

a 70 ft. setback from the east property line. This design keeps vehicles off the main roadways and away from pedestrian access to the sidewalks and branch office access. The proposed landscape area will be approximately 39%.

## MOAPA VALLEY OVERLAY DISTRICT

The Moapa Valley Overlay purpose includes *promoting development that will enhance the environment and rural character of the Overton area.*

Design Review and Waiver approvals will allow AFCU to enhance the rural character of the area while providing updated site design and office building upgrades.

### Design Review

Proposed building and drive-through locations, as well as enhanced parking and driveways maximize vehicular and pedestrian access while minimizing impacts to the surrounding uses.

Building materials and design maximize surrounding development, as well as visibility. Signage will include wall signage as well as a 10 ft. max height monument sign setback 5 ft. from Moapa Valley Blvd property line. Some directional signage will be located internal to the site.

Landscaping will be enhanced and include plants identified within the code.

### **Waiver Requests / Architectural Development Standards (30.48.930)**

1. *Non-residential buildings along Moapa Valley Boulevard within the Overton Town Center area (as shown on the land use plan) shall have an entrance facing the Moapa Valley Boulevard right-of-way.*
  - The main customer access will be oriented to the south, not to the west facing Moapa Valley Boulevard. Reasons for this location include:
  - Pedestrian/customer safety from a busy street.
  - Customer accessibility to the building is oriented towards the parking lot, allowing easier and safer accessibility for patrons.
  - The proposed southerly oriented entrance provides an even flow for patrons as well as safety design elements for a financial institution.
  - The compensating benefit is additional window fenestration is provided along Moapa Valley Boulevard, reducing the sense of building massing along the Blvd.
  
2. *Exterior colors shall consist of subdued earth tones. Bright colors shall not be permitted.*
  - Corporate branding for AFCU includes blue banding and an integration of brick, concrete, ACM paneling, windows and metal accents. The combination of these materials provides an updated design with a unique building element to the Moapa Valley Boulevard corridor.
  - Muted platinum brick color, as well as the large windows, reflect the surrounding area and “blend-in” to the adjacent environment and Overton Town Center.

It is anticipated that the information contained within is sufficient to support a Design Review and Wavier requests.

If there are any questions or need for clarifications, please do not hesitate to call 702.370.6962 or email [rickm@awaeng.com](mailto:rickm@awaeng.com)

Regards.

*R Magness*

Rick Magness, AICP  
Entitlement Manager

