



Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV. 89040

December 14, 2022

7:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from **William Covington at 702-455-2540.**
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/MoapaValleyTAB>.

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

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

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

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

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

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

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 9, 2022. (For possible action)

IV. Approval of the Agenda for December 14, 2022 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

None

VI. Planning and Zoning

1. **VS-22-0620-OZAKI, RANDALL E. & LORI DAWN: VACATE AND ABANDON** a portion of a right-of-way being St. Joseph Street located between Moapa Valley Boulevard and Lou Jean Avenue (alignment) within Moapa Valley (description on file). MK/md/syp (For possible action)
2. **VS-22-0623-PALMER, JEANNE & MARK LEROY: VACATE AND ABANDON** a portion of a right-of-way being St. Joseph Street (alignment) located between Cottonwood Avenue and Ramos Ranch Road; a portion of right-of-way being Bader Avenue (alignment) located between St. Joseph Street (alignment) and Tami Street (alignment); and a portion of a right-of-way being Tami Street (alignment) located between Cottonwood Avenue and Ramos Ranch Road within Northeast County (description on file). MK/rk/syp (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: January 11, 2022.

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 – JUSTIN C. JONES, Vice-Chair
MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
YOLANDA T. KING, County Manager

RIGHT-OF-WAY
(TITLE 30)

MOAPA VALLEY BLVD/ST. JOSEPH ST
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0620-OZAKI, RANDALL E. & LORI DAWN:

VACATE AND ABANDON a portion of a right-of-way being St. Joseph Street located between Moapa Valley Boulevard and Lou Jean Avenue (alignment) within Moapa Valley (description on file). MK/md/syp (For possible action)

RELATED INFORMATION:

APN:

070-02-501-007; 070-02-501-008

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 30 foot wide portion of right-of-way being St. Joseph Street. The portion of right-of-way being vacated is oriented in a north/south direction and measures 19,256 square feet in area. The applicant states the right-of-way is no longer needed as there is an existing bridge crossing the Muddy River located at the intersection of Moapa Valley Boulevard and Yamashita Street.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|---------------|
| ZC-20-0452 | Reclassified the subject property to an R-E zoning district for a future residential development | Approved by BCC | December 2020 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|---|-----------------|---------------------------|
| North & West | Ranch Estate Neighborhood (up to 2 du/ac) | R-U | Single family residential |
| South | Edge Neighborhood (up to 1 du/ac) | R-U | Single family residential |
| East | Ranch Estate Neighborhood (up to 2 du/ac) | R-E | Single family residential |

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff cannot support the vacation of St. Joseph Street. Vacating the public street will leave APN 070-02-501-005 with no legal access.

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:

Current Planning

If approved:

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Drainage study and compliance;
- Provide a minimum 24 foot wide access easement to APN 070-02-501-005;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RANDALL OZAKI

CONTACT: RANDALL OZAKI, 1842 N. MOAPA VALLEY BLVD., P.O. BOX 1164,
OVERTON, NV 89040

DRAFT

RIGHT-OF-WAY
(TITLE 30)

COTTONWOOD AVE/ST. JOSEPH ST
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0623-PALMER, JEANNE & MARK LEROY:

VACATE AND ABANDON a portion of a right-of-way being St. Joseph Street (alignment) located between Cottonwood Avenue and Ramos Ranch Road; a portion of right-of-way being Bader Avenue (alignment) located between St. Joseph Street (alignment) and Tami Street (alignment); and a portion of a right-of-way being Tami Street (alignment) located between Cottonwood Avenue and Ramos Ranch Road within Northeast County (description on file). MK/rk/syp (For possible action)

RELATED INFORMATION:

APN:

070-11-501-007 through 070-11-501-012; 070-11-501-020; 070-11-501-027 through 070-11-501-033; 070-11-501-038

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 3 roadway alignments being St. Joseph Street, Bader Avenue, and Tami Street. The right-of-way dedication to be vacated varies from 30 feet to 60 feet in width. The applicant indicates the subject parcels are owned by various property owners who already have access from Cottonwood Avenue to the north, Ramos Ranch Road to the south, and Moapa Valley Boulevard to the east.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|------------------------|---|
| North | Outlying Neighborhood (up to 0.5 du/ac) | R-U | Single family residential |
| South | Public Use | R-U | Undeveloped |
| East | Ranch Estate Neighborhood (up to 2 du/ac) | R-E | Single family residential |
| West | Outlying Neighborhood (up to 0.5 du/ac) | R-A | Undeveloped & single family residential |

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JEANNE PALMER

CONTACT: JMR CONSULTING, LLC, P.O. BOX 1632, OVERTON, NV 89040