



Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV. 89040

July 15, 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

County Liaison(s): Alex Ortiz

- 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 March 11, 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 July 15, 2020 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

None

VI. Planning and Zoning

08/05/20 BCC

1. **UC-20-0251-TEP HOLDINGS, LLC:**

USE PERMIT for a proposed massage establishment within an existing commercial building on 0.5 acres in a C-2 (General Commercial) Zone in the Moapa Valley Overlay District. Generally located on the east side of Moapa Valley Boulevard, 220 feet north of Tres Lobos Avenue within Moapa Valley. MK/md/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: August 12, 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

March 11, 2020

MINUTES

Board Members:	Marjorie Holland – Chair – PRESENT Kristen Pearson – Vice Chair – PRESENT Gene Houston – EXCUSED	Lois Hall – PRESENT Megan Porter – PRESENT
Secretary:	Amelia Smith 702-397-6475 Amelia.Smith@clarkcountynv.gov	
County Liaison:	Carly LeDuc, 702-455-3504, Carly.LeDuc@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 January 15, 2020 Minutes

Moved by: Megan Porter

Action: Approved

Vote: 4-0 Unanimous

IV. Approval of Agenda for March 11, 2020

Moved by: Kristen Pearson

Action: Approved

Vote: 4-0/Unanimous

V. Informational Items

1. Vegas Valley Four Wheelers (VV4W) to announce donations to local organizations (For discussion only)

Kevin Bailey - president of VV4W and Chairman of the Hump N Bump – over the past 10 years the Hump N Bump has been held at the Logandale Trials. Each year, VV4W's donates thousands of dollars to multiple 501 c 3's throughout the valley. Elise McAllister, Partners in Conservation (PIC), expressed her thanks and appreciation for VV4W's willingness to volunteer with PIC throughout the year and for their generosity towards the community.

2. Receive an update from the Clark County Departments of Aviation and Public Works on the proposed realignment of Airport Rd. (for discussion only)

The Department of Aviation is going to dedicate approximately 8 acres along the western perimeter of the airport. The intentions are to improve safety as the current road does not comply with Federal Aviation Administrative (FAA) guidelines. The new route will be outside of the airport footprint and will include Lou, Anthon, Andersen, Cottonwood and Cooper. The proposal will be within the Clark County Right of Ways and will be owned and maintained by Clark County Public Works. The project is approximately 1.2 miles in length and is anticipated to be completed by 2022. Chuck Harper asked staff to help clarify where the dedicated area is located. Staff directed Chuck to view a map and was able to provide clarity. James Reiley asked which improvements would be made to the taxi way? The taxi/runway cannot be improved until the road has been improved. There was a suggestion to move the road to the east but this is not a possibility due to historical artifacts towards the east. Jean Gottschalk- spoke with someone in aviation about a year ago and was told that paving may include streets outside of the proposed project; will additional paving take place? Public Works - No additional roads are included in the plans. Marjorie asked if stop signs will be installed. Yes, stop signs will be installed where there are 90 degree turns and where deemed necessary.

3. Las Vegas-Clark County Library District to discuss programming offered to the community (for discussion only)

Scott Mittedorf, Senior Branch Associate - the library offers many programs for the community including Census 2020 Workshops, movie days, Lego clubs, family story times, teen programs, tax help workshop and summer reading programs. Scott encouraged residents to contact the Moapa Valley Library for a full list of programs offered.

VI. Planning & Zoning

None

VII. General Business

1. Appoint one member as the town board's representative to be involved in the update of the County's Comprehensive Master Plan and development code (Title 30) (for possible action)

Alex Ortiz - anyone is welcome to attend. The first kick off meeting is on March 19th at The Clark County Government Center. The meeting will be held in the Joshua room on the 6th floor. Kristen Pearson volunteered to represent the board. There will be additional meetings in the future, but we do not have that information available at this time.

Moved by: Lois Hall

Action: Approved Kristen Pearson as the town board representative

Vote: 4-0/Unanimous

VIII. Public Comment

Chuck and Terri Oliver – Could not attend tonight's meeting but provided a written comment which the Chairwoman, Marjorie Holland, read into record.

“One suggestion that we would like to pass on, should the opportunity arise, is that the proposed section of road between Cottonwood Street and Willow Street not be built. This would allow our neighborhoods to be local access only and would eliminate through traffic in the residential areas. Please call with any questions.”

Thank you,
Chuck and Teri Oliver

Dorene Starita – asked if Carly LeDuc could be introduced to everyone. Alex Ortiz-introduced Carly, who is Marilyn's liaison.

IX. Next Meeting Date

The next regular meeting will be April 15, 2020

X. Adjournment

The meeting was adjourned at 7:41 p.m.



Property Information

- Parcel: 070-13-701-039
- Owner Name(s): T E P HOLDINGS L L C
- Site Address: 280 S MOPLA VALLEY BLVD
- Jurisdiction: CC Mopla Valley - 89040
- Sale Date: 06/2018
- Sale Price: \$150,000
- Construction Year: 1969
- Estimated Lot Size: 0.48
- Recorded Doc Number: 201806000004
- Aerial Flight Date: Mar.30.2019
- Zoning and Planned Land Use: CC Mopla Valley - 89040

Planned Land Use: CC Mopla Valley - 89040

Land Use Plan Area: Northeast County

Community District: 5

- Legal Description
- Ownership History
- Residential Information
- Commercial Information
- Appraisal
- Flood Zone
- Enacted Ordinances
- Link Info

Information

Current Tool: Select Property

Coordinate in State Plane R

X: 990780 Y: 26899656

Flight Dates: Most Current Flight

Current View: Address

1: 2,000

5-5-2020

I am writing this letter today in application for a special land use for a Massage Establishment Business License. Hours of operation would be Monday through Friday within the time frame of 8:00 AM to 9:00 PM. I will be the only Massage Therapist working from this establishment, with no employees working for me. I live in rural Logandale Nevada where there are little resources for health, healing, wellness. The majority of the town has to travel far distances to receive this type of service due to the fact that there are no Massage Establishments here in Moapa Valley. Many of Moapa's residence are retired and looking for this particular service. The chiropractors and physical therapists in town have reached out to me in regards to patients seeking massage therapist referrals in town, that they can go to for massage work after receiving an adjustment. To have a massage establishment in our valley would be such a benefit and help to people's health as well as helping business grow in downtown Overton. There are many people who travel and stay here who rely on and use the few businesses that are available. If massage and body work were available to them while they travel, play, and reside here I do not doubt that many would appreciate to know that massage work and healing is available right here in town.

Sincerely,

McKenzie Huff NVMT.10209

PLANNER
COPY

08/05/20 BCC AGENDA SHEET

MESSAGE ESTABLISHMENT
(TITLE 30)

MOAPA VALLEY BLVD/TRES LOBOS AVE
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0251-TEP HOLDINGS, LLC:

USE PERMIT for a proposed massage establishment within an existing commercial building on 0.5 acres in a C-2 (General Commercial) Zone in the Moapa Valley Overlay District.

Generally located on the east side of Moapa Valley Boulevard, 220 feet north of Tres Lobos Avenue within Moapa Valley. MK/md/jd (For possible action)

RELATED INFORMATION:

APN:

070-13-701-039

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 280 S. Moapa Valley Boulevard
- Site Acreage: 0.5
- Project Type: Massage establishment
- Number of Stories: 1
- Square Feet: 149 (single massage room)/3,100 (overall building)
- Parking Required/Provided: 13/16

Site Plans

The plans depict a proposed massage establishment located within an existing commercial building. The building is located on the western portion of the site and is oriented towards Moapa Valley Boulevard. Access to the site is granted via 2 existing commercial driveways along Moapa Valley Boulevard. Thirteen parking spaces are required for the commercial building where 16 spaces have been provided. No modifications to the building or site are proposed with this request.

Landscaping

No changes are required or proposed to the existing street landscaping.

Elevations

The plans depict an existing 1 story building consisting of a stucco exterior with a standing seam metal roof. The building is painted with neutral, earth tone colors.

Floor Plans

The plans depict an existing commercial building consisting of 3,100 square feet featuring 2 offices, a hair salon, conference room, restroom facilities, and a fireplace. The lease space for the massage establishment consists of 149 square feet and features a single massage table.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the massage establishment will operate in accordance within the Code permitted hours of operation, 8:00 a.m. to 9:00 p.m., Monday through Friday. The applicant is the sole employee of the establishment and resides in Logandale where there are little resources for health, healing, and wellness. Currently, there are no existing massage establishments within Moapa Valley and many residents are retired and looking for this particular service. The applicant will work in conjunction with the local chiropractors and physical therapists who refer their patients to the massage establishment. The proposed establishment would provide a benefit to the overall health and well-being of the local population, in addition to contributing to the local economy.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Off-highway vehicle rental
South & East	Commercial General	C-2	Undeveloped
West	Commercial General	C-2	Restaurant and art store

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that the request is appropriate at this location and does not anticipate any adverse effects to the surrounding land uses and properties. The proposed massage establishment meets the minimum separation requirements established in Code. Therefore, staff can support this request and recommends approval.

**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

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MCKENZIE HUFF

CONTACT: MCKENZIE HUFF, P.O. BOX 1064, LOGANDALE, NV 89021