



**Moapa Town Advisory Board**  
**Marley P. Robinson Justice Court and Community Center**  
**1340 E. Highway 168**  
**Moapa, NV. 89025**  
 August 31, 2021  
 7:00pm

**AGENDA**

**Note:**

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

Board/Council Members:    Jamie Shakespear, Chairperson  
                                      Blake Stratton, Vice Chairperson  
                                      Bob Lyman  
                                      Lola Egan  
                                      Cally Wade

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

County Liaison(s):         William Covington, 702-455-2540, [William.Covington@ClarkCountyNV.gov](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 OF COUNTY COMMISSIONERS  
 MARILYN KIRKPATRICK, Chair – JAMES B. GIBSON, Vice-Chair  
 JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
 YOLANDA KING, County Manager

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 June 8, 2021. (For possible action)
- IV. Approval of the Agenda for August 31, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Review that the Transform Clark County land use plan map accurately applies compatible density or intensity conversions from the existing land use categories to the proposed land use categories. (For Discussion only)
- VI. Planning and Zoning

**09/21/21 PC**

- 1. **WS-21-0408-DOMINGUEZ JACOB & MONICA J: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced gross lot size; **2)** drainage study in conjunction with a minor subdivision map for 2 parcels totaling 3.8 acres in an R-U (Rural Open Land) Zone. Generally located on the south side of Isola Drive and the east side of Henrie Road within Moapa. MK/nr/jo (For possible action)

- VII. General Business
  - 1. Review previous fiscal year budget request(s) and take public input regarding suggestions for the next budget request(s). (For possible action)
- 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: September 28, 2021.
- X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Marley P. Robinson Justice Court and Community Center – 1340 E. Highway 168 Moapa, NV. 89025  
<https://notice.nv.gov>



## Moapa Town Advisory Board

June 8, 2021

### MINUTES

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Board Members:	Jamie Shakespear - Chairperson - <b>PRESENT</b> Blake Stratton - Vice Chairperson - <b>PRESENT</b> Bob Lyman - <b>PRESENT</b>	Cally Wade - <b>PRESENT</b> Lola Egan - <b>PRESENT</b>
Secretary:	Amelia Smith 702-397-6475 <a href="mailto:Amelia.Smith@clarkcountynv.gov">Amelia.Smith@clarkcountynv.gov</a>	
County Liaison:	William Covington, 702-455-2540, <a href="mailto:William.Covington@ClarkCountyNV.gov">William.Covington@ClarkCountyNV.gov</a>	

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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.
- II. Public Comment  
None
- III. Approval of April 27, 2021 Minutes  
**Moved by: Lola Egan**  
**Action: Approved**  
**Vote: 3-0/ Unanimous**
- IV. Approval of Agenda for June 8, 2021  
**Moved by: Lola Egan**  
**Action: Approved with the inclusion of the updated backup**  
**Vote: 5-0/Unanimous**
- V. Informational Items  
NONE

VI. Planning & Zoning

07/06/21 PC

1. **UC-21-0238-MOAPA TOWN CENTER, LLC:**

**USE PERMIT** to allow temporary outdoor commercial events on a property without a licensed business.

**DESIGN REVIEW** for accessory structures in conjunction with a proposed temporary outdoor commercial event (rodeo) on 41.0 acres in an R-A (Residential Agriculture) Zone. Generally located on the northwest side of Glendale Boulevard, 3,000 feet northeast of the intersection of State Highway 168 and I-15 within Moapa. MK/sd/jo (For possible action)

**Moved by: Jamie Shakespear**

**Action:** APPROVED with a 3-year review

**Vote:** 5-0/Unanimous

The board asked how the dust would be mitigated. They will lay chat and use a water truck. The board asked if there will be any alcohol sales and the applicant expressed that they have no plans on selling alcohol. They will have entrance fees, live entertainment, and security on site.

VII. General Business

NONE

VIII. Public Comment

Bob Lyman - asked about the playground, any updated info. Amelia - unfortunately 2 of the gentlemen who were over that project passed away last year and we've been unable to locate minutes from previous meetings pertaining to the removal of the equipment. Bob Lyman - asked if there can be any acknowledgement of the equipment removed. Blake asked about the Nevada Department of Transportation's (NDOT) cameras located on the I-15. Amelia let him know that NDOT attended a Bunkerville meeting and she would send the board a copy of their presentation and a link for those who would like to see the view of the camera. Bob Lyman - reminded the board that the next rural Transform Clark County meeting is this upcoming Monday.

IX. Next Meeting Date

The next regular meeting will be July 27, 2021

X. Adjournment

The meeting was adjourned at 7:23 p.m.

APR 21-100896



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

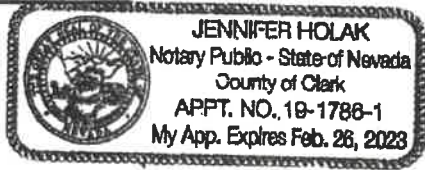
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)  <input type="checkbox"/> DESIGN REVIEW (DR)  <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 #)	<b>STAFF</b>  APP. NUMBER: <u>WS-21-0408</u> DATE FILED: <u>7/28/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Moapa</u> TAB/CAC DATE: <u>8/2/21</u> PC MEETING DATE: <u>9/21/21</u> BCC MEETING DATE: _____ FEE: <u>475</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Jacob Dominguez</u> ADDRESS: <u>1285 Isola</u> CITY: <u>Moapa</u> STATE: <u>NV</u> ZIP: <u>89025</u> TELEPHONE: <u>702-864-2686</u> CELL: <u>702-353-4391</u> E-MAIL: <u>jdominguez2686@hotmail.com</u>
	<b>APPLICANT</b>  NAME: <u>Jacob Dominguez</u> ADDRESS: <u>1285 Isola dr.</u> CITY: <u>Moapa</u> STATE: <u>NV</u> ZIP: <u>89025</u> TELEPHONE: <u>702-864-21686</u> CELL: <u>702-353-4391</u> E-MAIL: <u>jdominguez2686@hotmail.com</u> REF CONTACT ID #: <u>21-100896</u>
	<b>CORRESPONDENT</b>  NAME: <u>Jacob Dominguez</u> ADDRESS: <u>p.o. box 725</u> CITY: <u>Moapa</u> STATE: <u>NV</u> ZIP: <u>89025</u> TELEPHONE: <u>702-864-2686</u> CELL: <u>702-353-4391</u> E-MAIL: <u>jdominguez2686@hotmail.com</u> REF CONTACT ID #: <u>21-100896</u>

ASSESSOR'S PARCEL NUMBER(S): 031-27-601-001 and 031-27-601-004  
 PROPERTY ADDRESS and/or CROSS STREETS: Henry DR. ans Isola DR. Moapa NV  
 PROJECT DESCRIPTION: Transferring 5000 SF of parcel 031-27-601-001 to parcel 031-27-601-004 and get a walver on RU Minimum SF

(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.

Jacob Dominguez  
 Property Owner (Signature)\*      Jacob Dominguez  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 7/8/2021 (DATE)  
 By Jacob Dominguez  
 NOTARY PUBLIC: Jennifer Holak



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

APR 21-100896



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <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 type="checkbox"/> DESIGN REVIEW (DR) <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 #)	<b>STAFF</b>  APP. NUMBER: <u>WS-21-0408</u> DATE FILED: <u>7/28/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Moapa</u> TAB/CAC DATE: <u>8/31/21</u> PC MEETING DATE: <u>9/21/21</u> BCC MEETING DATE: _____ FEE: <u>475</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Cortez Tirso</u> ADDRESS: <u>550 Henry DR.</u> CITY: <u>Moapa</u> STATE: <u>NV</u> ZIP: <u>89025</u> TELEPHONE: _____      CELL: <u>706-622-9607</u> E-MAIL: <u>teanidolte@icloud.com</u> <u>teanidolte42@icloud.com</u>
	<b>APPLICANT</b>  NAME: <u>Jacob Dominguez</u> ADDRESS: <u>1285 Isola dr.</u> CITY: <u>Moapa</u> STATE: <u>NV</u> ZIP: <u>89025</u> TELEPHONE: <u>702-864-31696 2686</u> CELL: <u>702-353-4391</u> E-MAIL: <u>jdominguez2686@hotmail.com</u> REF CONTACT ID #: <u>21-100896</u>
	<b>CORRESPONDENT</b>  NAME: <u>Jacob Dominguez</u> ADDRESS: <u>p.o. box 725</u> CITY: <u>Moapa</u> STATE: <u>NV</u> ZIP: <u>89025</u> TELEPHONE: <u>702-864-2686</u> CELL: <u>702-353-4391</u> E-MAIL: <u>jdominguez26856@hotmail.com</u> REF CONTACT ID #: <u>21-100896</u>

ASSESSOR'S PARCEL NUMBER(S): 031-27-601-001 and 031-27-601-004

PROPERTY ADDRESS and/or CROSS STREETS: Henry DR. ans Isola DR. Moapa NV

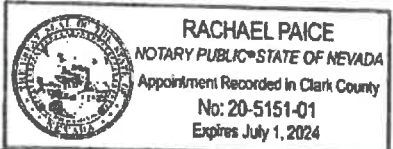
PROJECT DESCRIPTION: Transferring 5000 SF of parcel 031-27-601-001 to parcel 031-27-601-004 and get a waiver on RU Minimum SF

(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.

Tirso Cortez      Tirso Cortez  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 07/06/2021 (DATE)  
 By Tirso Cortez  
 NOTARY PUBLIC: Rachael Paice



\*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.

# PLANNER COPY

WS-21-0408

July 9, 2021  
Clark County  
Comprehensive Planning  
500 Grand Central Parkway  
Las Vegas NV 89050

RE: Justification Letter for 1285 Isola DR. Moapa NV, APN # 031-27-601-001 and 031-27-601-004;

Dear Planners,

I am the owner of parcel number 031-27-601-004 and am asking for waivers of required standards from Preliminary letter from that your Mapping department Application MSM-20-600054. I feel I should explain the purpose of this application, as it is not a subdivision in creating new parcels to build on. I am trying to correct a Septic system that is currently out of code with SNHD (permit) S694X. On this Parcel my parents built a home in 1986, at that time they were given permission by SNHD to connect to an existing septic system that was used for a clean out for Porta-Potty Business and placed prior to their ownership of the property. I have uploaded a map of where this system is to Citizen Access # APR-21-100896. Now in 2008 I was granted ownership of this parcel and built a new primary home with its own septic system, and in permitting that system it was asked of us to bring the old existing system into code with the offset boundaries with a minimum of 10 feet from property line. At first we tried to argue that it should be grandfathered in and excepted as is, or a letter of easement from owner of Parcel 031-27-601-001 be accepted, since they were aware of the leach field crossing their property line prior to selling the Parcel to my Parents. We continued to argue for a few months and continued to get extensions on the permit but then the recession hit and other priorities came up. Now I'm back trying to resolve this as so if I ever want to sell this property or do a lot improvement, I will need approval from SNHD. I have been in correspondence with Dan Isler the Environmental Health Engineer from SNHD they suggested that I relocate the leach field and abandoned the existing. However, the suggested area has a power line running through it at location, so I proposed to him that if I could purchase a piece of the neighboring parcel (031-27-601-001) and move the property line 50 feet down from where it is now, that would give me 12 feet of clearance and everything would meet code, and he agreed that that would work. I have uploaded the email correspondence from Dan Isler to Citizen Access.

Now that you're up to speed with what I've got going on, I went to mapping department to apply for a map change, in which I submitted application MSM-20-100896 in their preliminary review letter. They are treating it like as if I'm trying to subdivide into new parcels and have asked for some costly things that I don't believe are necessary.

Requirement-1 All lots must be a minimum of 80,000 square feet in area to meet a R-U Zone

At first, I believed I was going to need a waiver of this requirement but after talking to the personnel in the mapping department I realized that I forgot to add in the right-of-way's and the total square footage for both parcels meet the minimum.

Requirement-2 Please provide a separate plan that locates the existing structures to verify there are no setback or code conflicts if there are conflicts, they must be resolved prior to approval of this parcel map.

There are only two permanent structures on parcel 031-27-601-004 my primary home and the existing home in which my parents built on which you have plot layouts for both when they were submitted to Clark county in 1986 and 2008 I have uploaded both plot layouts to Citizen Access. Parcel 031-27-601-001 is vacant land.

Requirement-3 Drainage study and compliance is required. Drainage must be approved prior to technical review submittal.

No new parcels are being created and parcel 031-27-601-001 is vacant land, and the small piece of land I am trying to acquire from, it was included in the drainage study that was submitted with my home in 2008, and the land has stayed the same it has always been since before I was born. If the owner of parcel 031-27-601-001 is ever to build then he would be required to show a drainage plan for that lot improvement but he's not building anything and

**July 9, 2021**  
**Clark County**  
**Comprehensive Planning**  
**500 Grand Central Parkway**  
**Las Vegas NV 89050**

neither am I. The piece of land I'm acquiring is a leach field, no structures are allowed on leach fields. Just trying to move an imaginary line fifty feet to make SNHD happy.

I have gotten quotes from survey companies, and showed them the requirements from the Mapping team. They range from 16,000 to 20,000 dollars. They all agreed that if the drainage study was not required, the price would go down substantially. If I had that kind of money, I would have bought the whole lot, all it cost me to the owner of parcel 031-27-601-001 was 800 dollars in material to fix his stucco on his home. This small area is not next to a right away, and does not affect any other parcels and utilities. Moapa Valley water district concluded, that no new parcels are being created, and have no objection to the proposed parcel map change. Its my belief that this does not need to be so complicated. All I should have to submit is a new parcel map, and a deed of transfer. So hopefully you feel the same thank you.





03127601001

Property Information

Parcel: 03127601001

Owner Name(s): CORTEZ TIRSO S & GUADALUPE M

Site Address: 0

Jurisdiction: CC Moapa - 89025

Sale Date: Not Available

Sale Price: Not Available

Estimated Lot Size: 1.85

Recorded Doc Number: 00001466 01425631

Aerial Flight Date: 5/5/2020

Zoning and Planned Land Use

Planned Land Use:  
RN - Rural Neighborhood

Zoning Classification:  
Rural Open Land (5 Units per Acre) (R-U)

Land Use Plan Area: Northeast County

Community District: 5

Legal Description

Ownership

Flood Zone

Elected Officials



09/21/21 PC AGENDA SHEET

DRAINAGE/LOT SIZE  
(TITLE 30)

ISOLA DR/HENRIE RD  
(MOAPA)

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-21-0408-DOMINGUEZ JACOB & MONICA J:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced gross lot size; 2) drainage study in conjunction with a minor subdivision map for 2 parcels totaling 3.8 acres in an R-U (Rural Open Land) Zone.

Generally located on the south side of Isola Drive and the east side of Henrie Road within Moapa. MK/nr/jo (For possible action)

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RELATED INFORMATION:

APN:  
031-27-601-001; 031-27-601-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the gross lot size to 75,586 square feet where 80,000 square feet is the minimum allowed per Table 30.40-1 (a 0.9% reduction).
2. Waive the drainage study requirement with a minor subdivision map required per Chapter 30.28.

**LAND USE PLAN:**  
NORTHEAST COUNTY (MOAPA) RURAL NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**  
**General Summary**

- Site Address: 1235 E. Isola Drive
- Site Acreage: 3.8
- Number of Lots: 2
- Project Type: Lot size/drainage

**Site Plan**

The plan shows 2 parcels, undeveloped parcel 031-27-601-001 and parcel 031-27-604-004 with a primary structure, accessory apartment, and a shed. A 50 foot by 100 foot portion of APN 031-27-601-001 is delineated to show the area that would become part of APN 031-27-604-004 to accommodate the existing leach field for the existing accessory apartment's septic system.

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

The applicant indicates that this request is a result of retro-active enforcement of a 35 year old leach field that crosses over the property line to the undeveloped parcel to the west (which is part of this application). An easement onto the neighboring parcel for the existing leach field is not permissible by the Southern Nevada Health District, so the applicant applied to alter the existing parcel lines with MSM-20-60054. However as part of the proposed parcel map, a drainage study would be required. The applicant is requesting a to waive the requirement of a drainage study since no new construction is proposed.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0104-07	Accessory apartment	Approved by PC	March 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood & Residential Rural	R-U	Undeveloped single family residential
South & East	Rural Neighborhood	R-U	Single family residential
West	Rural Neighborhood	R-U	Undeveloped single family residential

**Related Applications**

Application Number	Request
MSM-20-60054	A request for a minor subdivision map for 2 single family residential lots is currently under review by Public Works Mapping.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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.

#### Waiver of Development Standards #1

Staff reviews waivers of development standards to ensure compatibility with existing and planned development in the surrounding area. Lot size in various zoning districts ensures that future development can meet required setbacks and site development standards. The R-U (Rural Open Land) zone was established for low density residential uses compatible with vast areas of rural land. The gross lot area in this district requires 80,000 square feet, however the net area can be 72,000 square feet. The undeveloped parcel would meet the net lot area for the R-U zoning district. Staff finds that the proposed reduced gross lot size to be acceptable in the R-U zoning district since the proposed lot would meet the net lot size requirements for future single family residential development. The shape and square footage of the undeveloped lot would meet the minimum area defined by Title 30; therefore, staff can support the request.

#### **Public Works - Development Review**

##### Waiver of Development Standards #2

Staff cannot support the drainage study being deferred as it is important to ensure proper drainage for storm water and that the lot is not completely encumbered with drainage easements and therefore, undevelopable.

#### **Staff Recommendation**

Approval of waiver of development standards #1; denial of waiver of development standards #2.

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:

- 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 this application must commence within 2 years of approval date or it will expire.

##### **Public Works - Development Review**

- Drainage study shall be required with future development as determined by Public Works - Development Review.

##### **Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: JACOB DOMINGUEZ**

**CONTACT: JACOB DOMINGUEZ, PO BOX 725, MOAPA, NV 89025**

**DRAFT**

## Moapa Town Advisory Board Budget Requests: Finalized 9/29/20

### Parks

1. Pave lower lot at the park by splash pad and increase the grade and parking area alongside Highway 168
2. New portable sign for events (on highway 168)
3. Lights, American flags and 18 poles to go along highway 168 (community & seasonal flags)
4. More lights at the soccer fields behind parking area alongside Highway 168
5. Indoor Swimming Pool
6. Add more soccer fields
7. Add lights to southeast parking lot near Rox Rd.
8. Add lights for both playground areas

### RPM

1. Paint exterior of Rec Center complex

### Public Works

1. Repave & reengineer Sim
2. pave Red Cloud
3. Pave Barlow from Lawson to Rox Rd.
4. Pave Ranch Rd.

