



Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd

Overton, NV. 89040

February 24, 2021

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.
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to Amelia.Smith@ClarkCountyNV.gov, before 04:00 pm, on the date of the meeting. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board/Council Members: Kristen Pearson
Megan Porter
Lois Hall
Shana Munn
Brian Burris

Secretary: Amelia Smith, 702-397-6475, Amelia.Smith@ClarkCountyNV.gov

County Liaison(s): Please contact Amelia Smith

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.

If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to **Amelia Smith, before 4:00 pm, on the date of the meeting.** Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- III. Approval of Minutes for October 28, 2020. (For possible action)
- IV. Approval of the Agenda for February 24, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
NONE
- VI. Planning and Zoning

03/17/21 BCC

- 1. **ET-21-400010 (ZC-18-0819)-THE MESA'S AT LOGANDALE, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 79.0 acres from R-U (Rural Open Land) Zone to R-E (Rural Estates Residential) Zone.
USE PERMIT for a single family residential detached planned unit development.
DESIGN REVIEWS for the following: **1)** proposed single family residential detached planned unit development; and **2)** hammerhead street design. Generally located on the south side of Gubler Avenue and the east side of Yamashita Street within Moapa Valley (description on file).
MK/jgh/jd (For possible action)
- 2. **ET-21-400009 (VS-18-0820)-THE MESA'S AT LOGANDALE, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME portions of a right-of-way being Whitmore Street located between Gubler Avenue and Claridge Avenue and Ash Street located between Gubler Avenue and Claridge Avenue within Moapa Valley (description on file).
MK/jgh/jd (For possible action)

VII. General Business

1. Moapa Valley Town Advisory Board to elect a Chair and Vice Chair to serve a two-year term (2-Year). (for possible action)
2. The Regional Flood Control District to provide a presentation for the Muddy River Flood Control Master Plan Update and requests the town board to recommend that the Regional Flood Control District adopt the Flood Control Master Plan Update as an amendment to the Flood Control Master Plan (for possible action)
3. Nominate Moapa Valley Town Advisory Board (TAB) member or designee to serve as a member of the Moapa Valley Fire District Advisory Board for a two-year (2-year) term. (for possible action)
4. Approve the 2021 Moapa Valley Town Advisory Board yearly meeting calendar. (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.

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to **Amelia Smith, before 04:00 pm, on the date of the meeting.** Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

IX. Next Meeting Date: March 10, 2021.

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>



Moapa Valley Town Advisory Board

October 28, 2020

MINUTES

Board Members: Marjorie Holland – Chair – **PRESENT** Lois Hall – **PRESENT**
Kristen Pearson – Vice Chair – **PRESENT** Megan Porter – **PRESENT**
Gene Houston – **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 Arevia 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.

BOARD OF COUNTY COMMISSIONERS
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LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, COUNTY MANAGER

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 I15, 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. Sissylac 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 McGaughlin
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 Mead.
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 Jon 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 you to become an ATV friendly area. Now, you want to close off more of the

mess, 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 benefits 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!

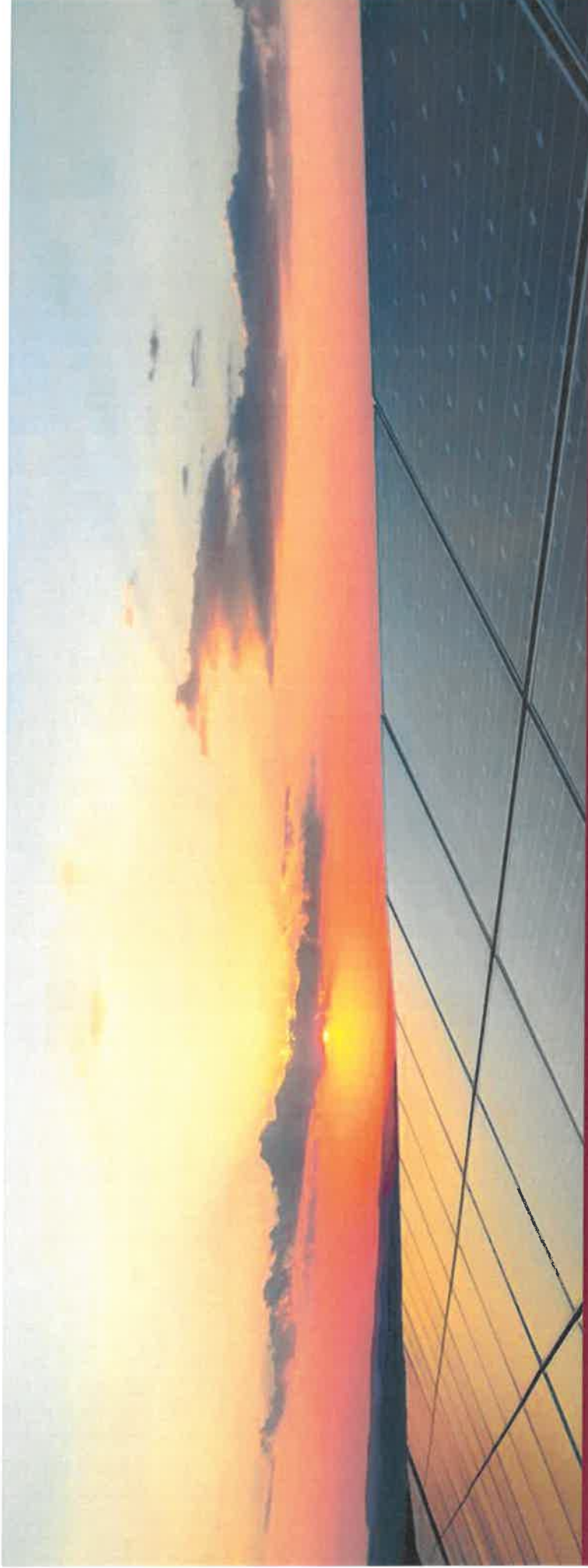
Sincerely,
Judith L. Metz
owner
SUGAR'S HOMEPLACE

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



Battle Born Solar Project

Solar Partners VII, LLC

October 2020



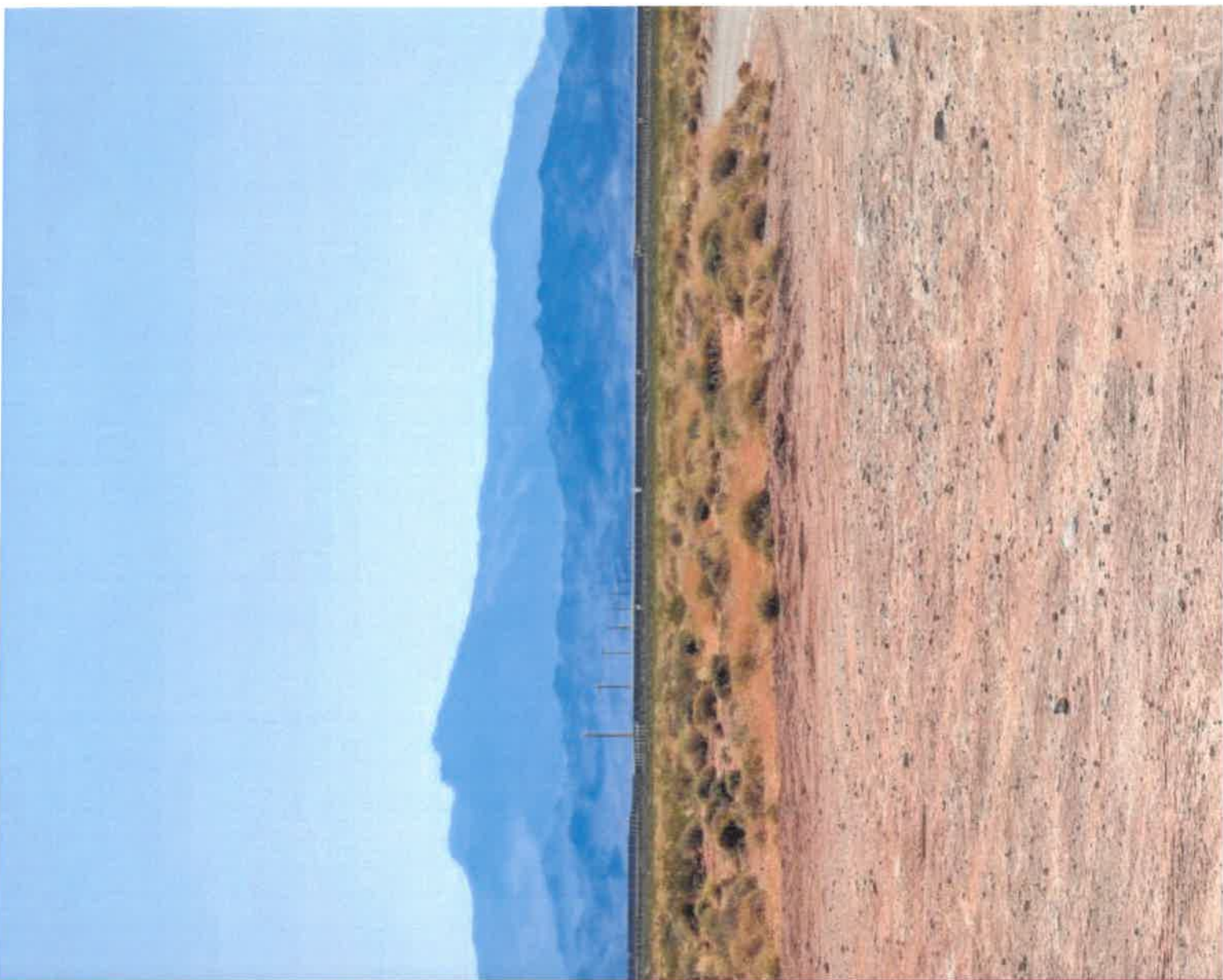
**Developer:
Arevia Power**



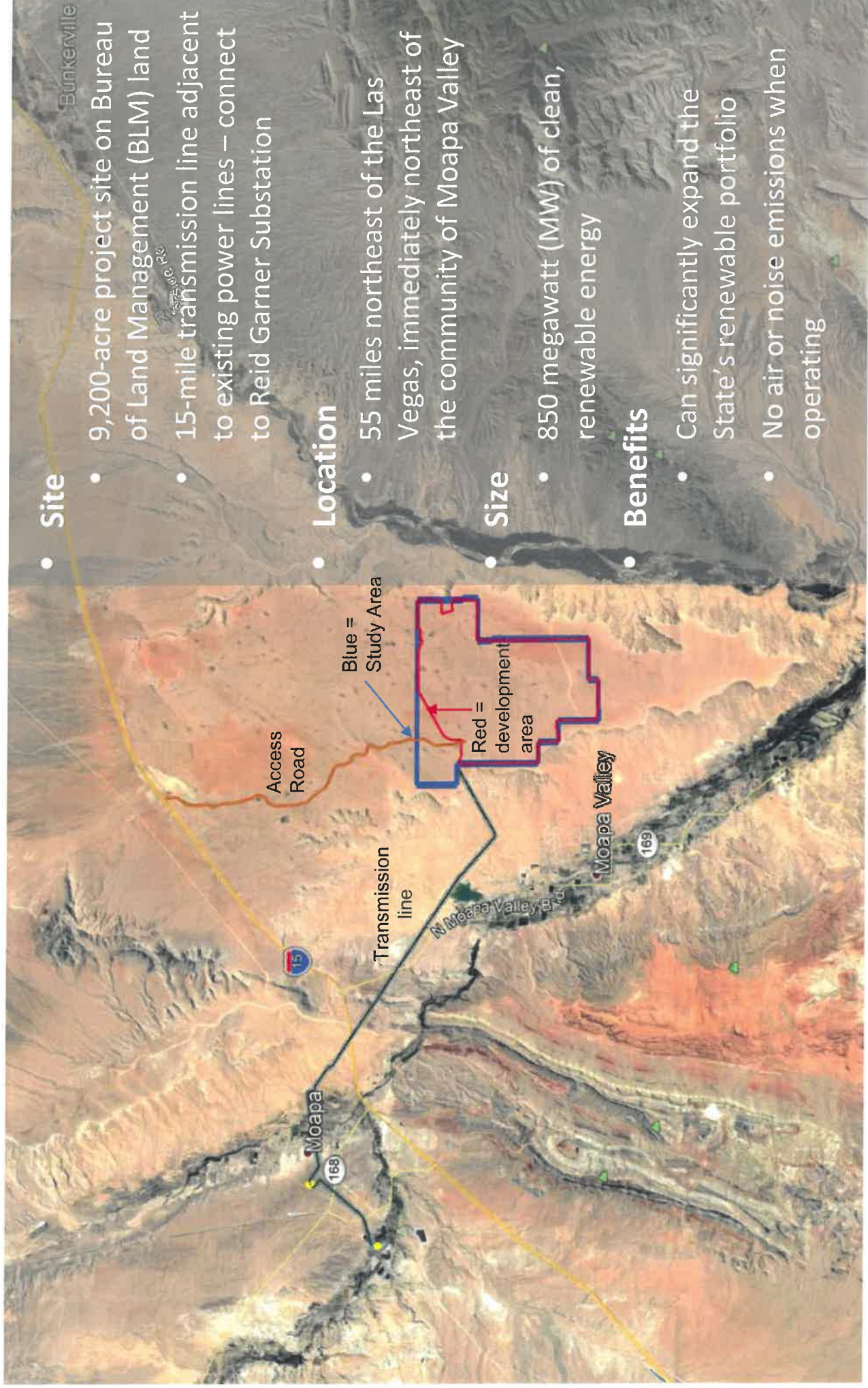
Arevia Power

- 20+ years of utility scale solar development experience
 - 2.5GW of projects developed
- Capital partner - Quinbrook Infrastructure Partners
- Gemini Solar - 690MW PV + 380MW project
 - Largest solar project in the State of Nevada
 - Located east of I-15 and south of Valley of Fire Rd.
 - PPA secured with NV Energy in May 2019 with regulatory approval (PUCN) obtained December 2019
 - BLM led NEPA permitting via Record of Decision (ROD) signed by Dept. of Interior May 2020 on 7,000 acres
 - Commercial operations scheduled for 2023
 - Utilizing local labor to build and operate
- On Battle Born will continue to work with other local and experienced companies during design and construction

Proposed Project



Project Overview



• Site

- 9,200-acre project site on Bureau of Land Management (BLM) land
- 15-mile transmission line adjacent to existing power lines – connect to Reid Garner Substation

• Location

- 55 miles northeast of the Las Vegas, immediately northeast of the community of Moapa Valley

• Size

- 850 megawatt (MW) of clean, renewable energy

• Benefits

- Can significantly expand the State's renewable portfolio
- No air or noise emissions when operating

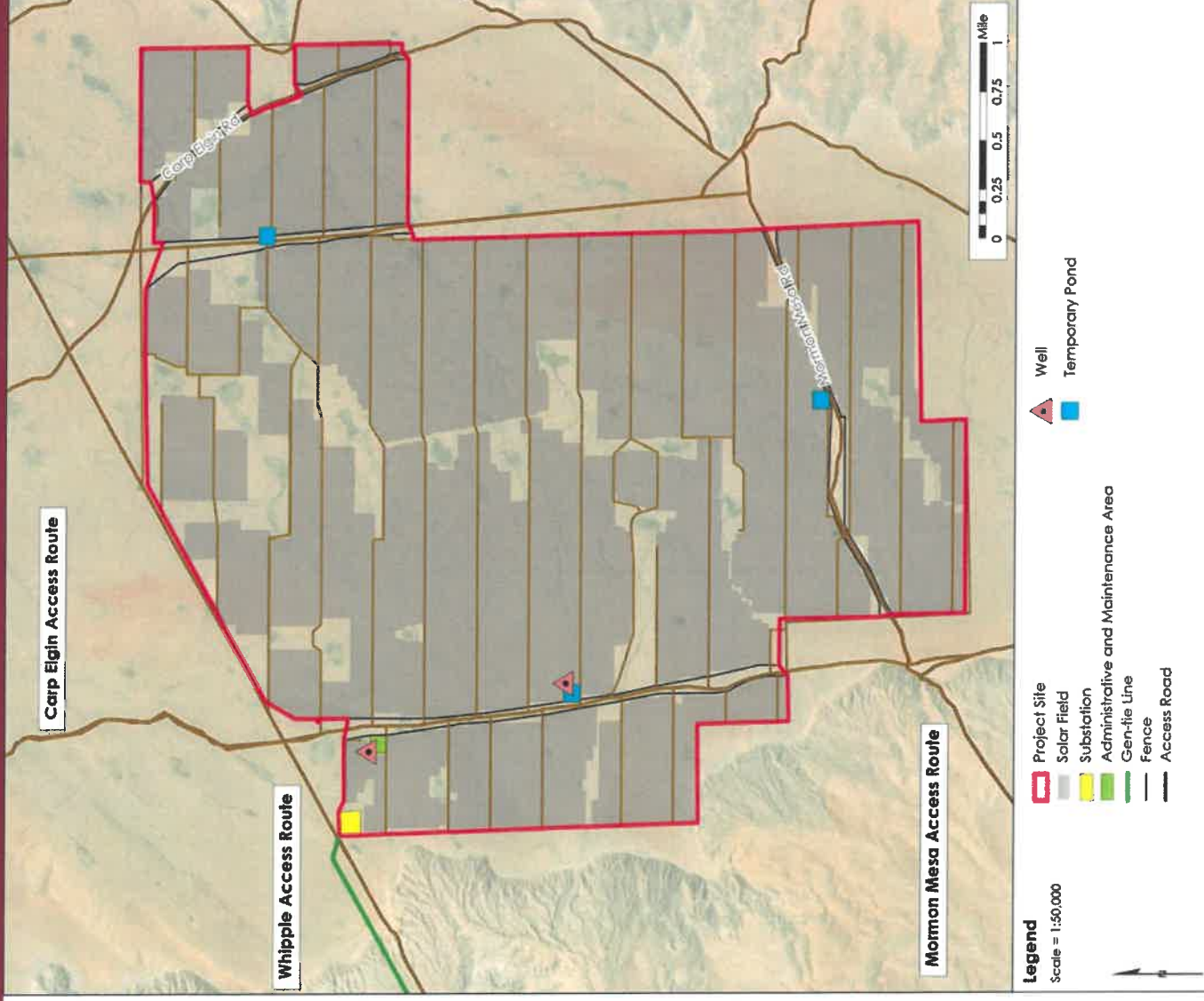
Project Layout

Access

- Access to the site would be via Carp Elgin Road off I-15
- No access through Moapa Valley or Overton during construction

Project Site

- Currently, approximately 7,400 acres of panels
- Development of solar layout to minimize effects to environmental resources



Siting to Minimize Impacts

- **Avoided Traffic Impacts** - Minimize disturbance to communities through access off I-15, maintain access over and on the mesa
- **Low Visibility** – minimal or no visibility from the towns below the mesa and from surrounding areas (e.g., Valley of Fire State Park)
- **Maintained Recreational Uses** – Recreational uses will be maintained, including access to Virgin River, Double Negative, OHV on the mesa
- **Reduced Impacts to Natural Resources** – Avoidance and minimization through careful review, siting, and innovative mitigations to preserve habitat



Development Process



Planning Process Phases

- Phase of process

Application for Right-of-Way from BLM



- Early outreach

- Introduce the project
- Hear community concerns

Environmental Review

- Environmental studies and engineering underway
- NEPA Process with BLM
 - Evaluate project impacts and determine mitigation
 - Several opportunities for public input and comments
- Agency outreach
 - US Fish and Wildlife Service
 - National Parks Service
 - Nevada Division of Forestry
 - Clark County
- Tribal outreach

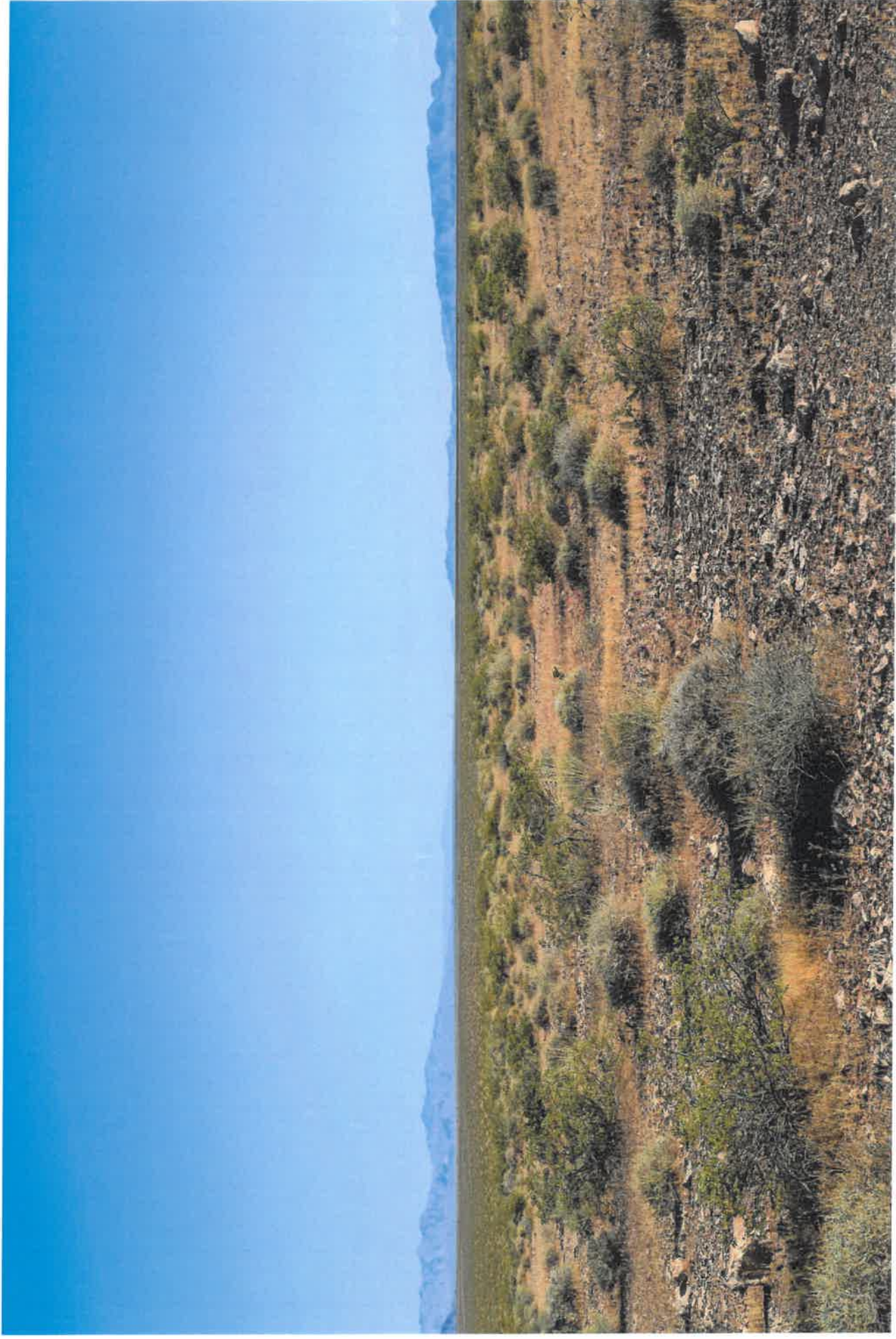
Engineering and Environmental Studies	
Biological (wildlife, plants, wetlands)	Palaeontology
Cultural (archaeological, historic, Old Spanish Trail)	Visual Assessment
Geotechnical	Noise
Hydrology and Drainage	Air Emissions
Socioeconomic	Traffic
Hazards	Land Use

Environmental Concerns

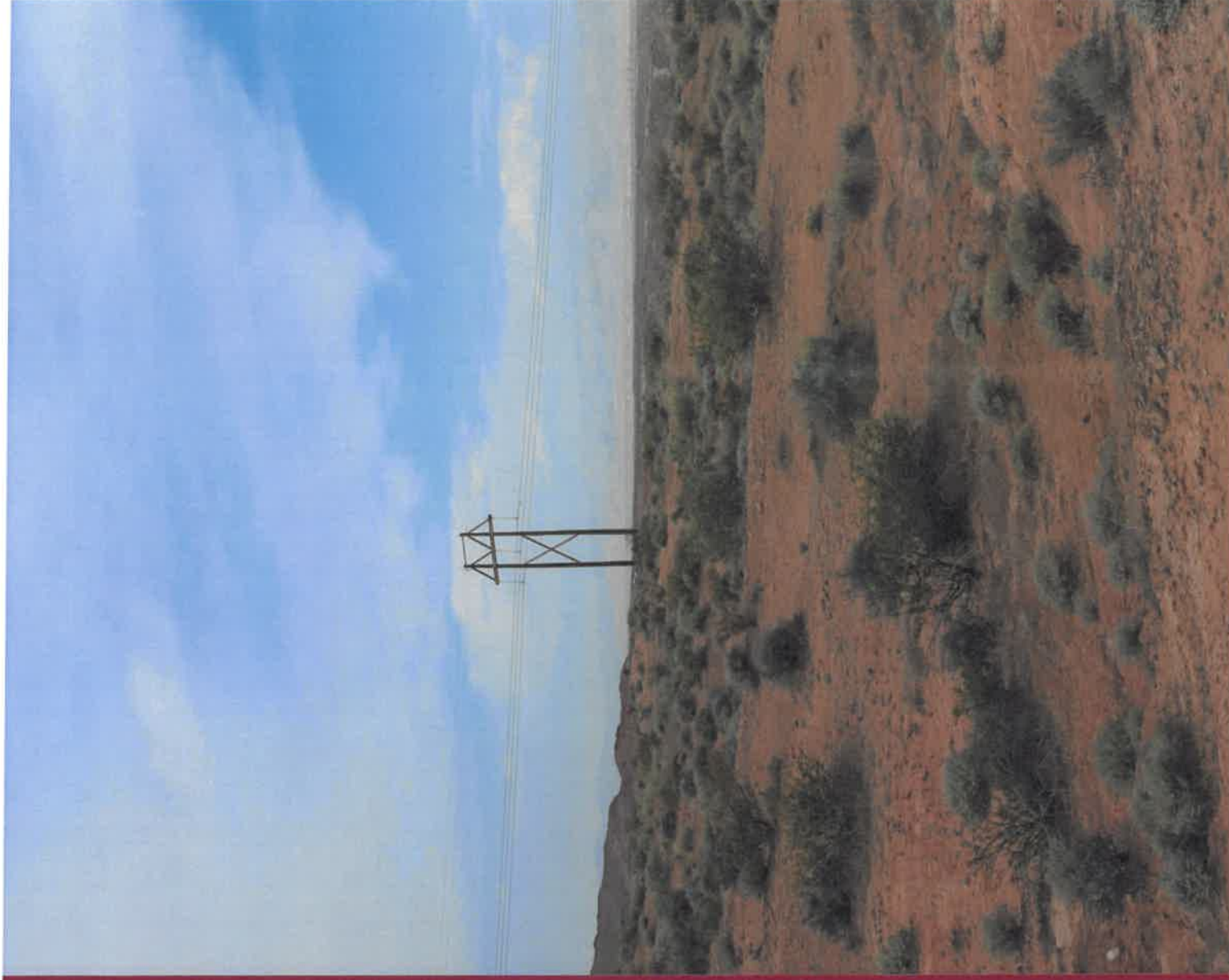
- Desert tortoise
 - Low to very low density found in surveys
- Old Spanish Trail
 - Located approximately 2.5 miles north of the project – performed assessment demonstrating minimal visibility of solar field
 - Map to right – arrow shows view location of simulation on next slide
- Mitigation - Leaving vegetation in place
 - Maintains habitat
 - Maintains hydrology
 - Minimizes dust and erosion



Old Spanish Trail – Visual Simulation of Project



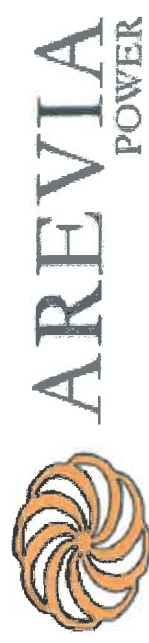
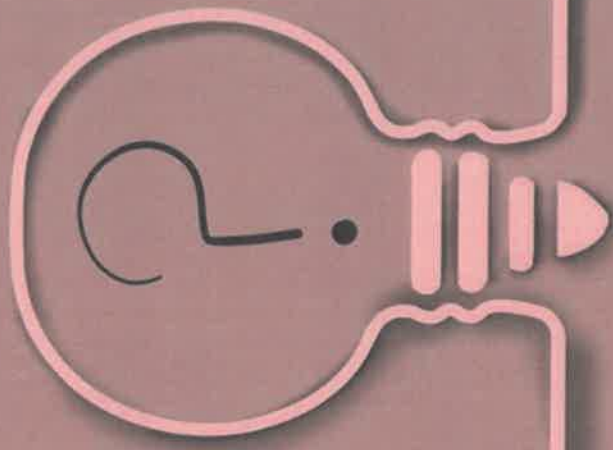
Project Benefits



Benefits

- **Economic**
 - Generates 1,125 direct high wage jobs through the construction period
 - Provides direct and indirect benefits for vendors and other businesses in Southern Nevada, generating \$285 million in labor income and a \$530 million GDP effect in the state
 - Generates significant property, sales and use taxes and other benefits for local governments.
- **Renewable Energy Benefits**
 - Provides consumer-friendly, sustainable renewable energy
 - Offset approximately 1.5 million metric tons of CO₂ annually

**Questions
Comments**



04136101002

Submit Quick Search

Search

Display Options

Tools

Points of Interest

Resources

Tools

Search

Drawing / Measure

Pick Forms

Print Map

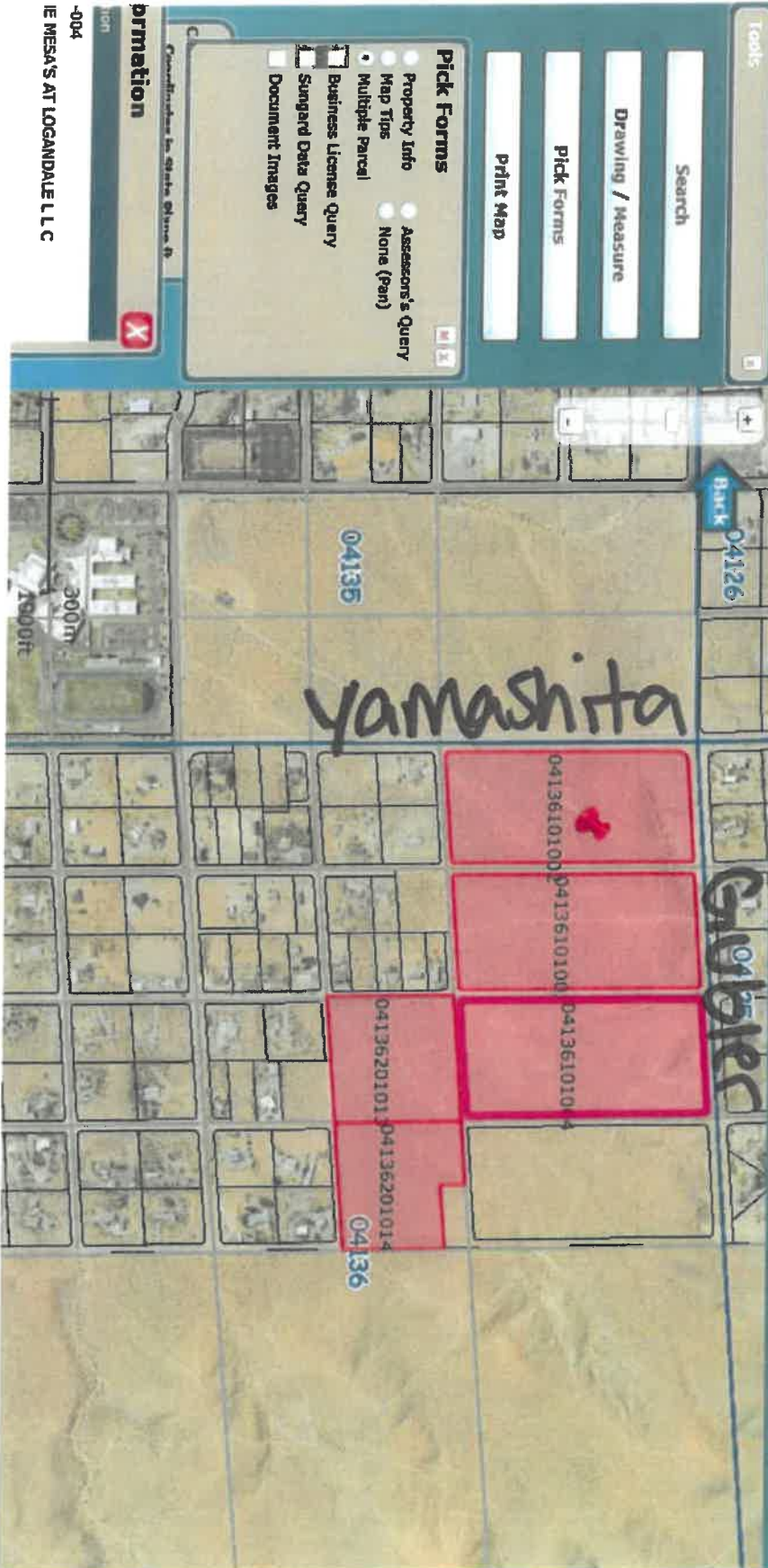
Pick Forms

- Property Info
- Assessor's Query
- Map Tips
- Note (Pen)
- Multiple Parcel
- Business License Query
- Singard Data Query
- Document Images

Information

-004

IE MESA'S AT LOGANDALE L L C



Requesting Extension



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 type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (VS) <input 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) <u>(ORIGINAL APPLICATION #)</u> <input type="checkbox"/> ANNEXATION REQUEST (AR) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>VS-18-0820</u> <u>(ORIGINAL APPLICATION #)</u> <input type="checkbox"/> APPLICATION REVIEW (AR) <u>(ORIGINAL APPLICATION #)</u>	STAFF APP. NUMBER: <u>ET-21-400009</u> DATE FILED: <u>1/14/2021</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Mojave Valley</u> TAB/CAC DATE: <u>2/24/21</u> PC MEETING DATE: _____ 7:00pm BCC MEETING DATE: <u>3/17/21</u> FEE: <u>\$ 300</u>
	PROPERTY OWNER NAME: <u>Whitmore & Hinckley Investments, LLC</u> ADDRESS: <u>1000 N Green Valley Parkway, #440-350</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-837-8434</u> CELL: <u>702-353-3979; 702-528-1100</u> E-MAIL: <u>tiffany@encorems.com; randelr@encorecre.com</u>
	APPLICANT NAME: <u>The Mesa's At Logandale, LLC</u> ADDRESS: <u>1000 N Green Valley Parkway, #440-350</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-837-8434</u> CELL: <u>702-353-3979; 702-528-1100</u> E-MAIL: <u>tiffany@encorems.com</u> REF CONTACT ID #: <u>n/a</u>
RESPONDENT NAME: <u>Randel W. Aleman (Encore Commercial, Inc.)</u> ADDRESS: <u>7272 S. El Capitan Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(702) 579-3301</u> CELL: <u>(702) 528-1100</u> E-MAIL: <u>RandelSR@EncoreCRE.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 041-36-101-002 through 004 and 041-36-201-013 and 014
 PROPERTY ADDRESS and/or CROSS STREETS: Yamashita Street / Gubler Avenue (Logandale)
 PROJECT DESCRIPTION: extension of time for VS-18-0820

(I, We) the undersigned owner 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 annexes 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 advertising the public of the proposed application.


 Property Owner (Signature)
 STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON December 14, 2020 (DATE)
 BY Randel W. Aleman
 NOTARY PUBLIC: 

Randel W. Aleman, Pres.
 Property Owner (Print)



*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.

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J

ET-21-400009

December 2, 2020

PLANNER
COPY

Clark County Department of Comprehensive Planning
500 S Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741

RE: JUSTIFICATION LETTER FOR AN EXTENSION OF TIME (VS-18-0820)

To Whom It May Concern:

On December 19, 2018, Can and Company LLC submitted the above referenced vacation and abandonment of approximately 1250-foot portion of Whitmore Street and Ash Street was approved (APN 041-36-101-002, 003, and 004, and 041-36-201-013 and 014). Can & Company LLC is respectfully requesting an extension of time to the initial 2-year period following approval.

The primary reason for delays in finalizing the vacation and progressing the project forward was uncertainty in the pace of development progress and economic growth in the North Las Vegas industrial areas (Apex, Kpex, and the federal job creation in North Las Vegas) that was anticipated to generate jobs and high demands for housing. Outlying areas such as Logandale, north of the prospective large scale job generation, have the potential to provide affordable living facilities in a highly desirable rural community environment to accommodate the forecasted growth. However, validating the demand for housing with no strong historical data is a requirement for equity partners and construction lenders that is challenging to assess in an emerging market as opposed to a metropolitan service area such as Las Vegas.

In addition to the need to validate demographic and economic feasibility of the project, there was further economic unrest since the first quarter of 2020 due to COVID-19. The developer cannot make a prudent decision to continue investing capital in the property for studies and civil improvements plans required pursuant to the Conditions of Approval with the uncertainty and COVID-19 economic unrest.

Please do not hesitate to contact me at (702) 325-2114 if you have any questions.

Sincerely,

Jaimee Yoshizawa, PE



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 type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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) <u>(ORIGINAL APPLICATION #)</u> <input type="checkbox"/> ANNEXATION REQUEST (AR) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>ZC-18-0819</u> <u>(ORIGINAL APPLICATION #)</u> <input type="checkbox"/> APPLICATION REVIEW (AR) <u>(ORIGINAL APPLICATION #)</u>	STAFF APP. NUMBER: <u>Et-21-400010</u> DATE FILED: <u>1/19/2021</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>MOAPA Valley</u> TAB/CAC DATE: <u>2/14/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/17</u> FEE: \$ <u>900</u>
	PROPERTY OWNER NAME: <u>The Mesa's At Logandale, LLC</u> ADDRESS: <u>1000 N Green Valley Parkway, #440-350</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-837-9434</u> CELL: <u>702-353-3979, 702-528-1100</u> E-MAIL: <u>tiffany@encorems.com; randelsr@encorecre.com</u>
	APPLICANT NAME: <u>The Mesa's at Logandale, LLC</u> ADDRESS: <u>1000 N Green Valley Parkway, #440-350</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-837-9434</u> CELL: <u>702-353-3979; 702-528-1100</u> E-MAIL: <u>tiffany@encorems.com</u> REF CONTACT ID #: <u>n/a</u> 208764
	CORRESPONDENT NAME: <u>Randel W. Aleman (Encore Commercial, Inc.)</u> ADDRESS: <u>7272 S. El Capitan Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(702) 579-3301</u> CELL: <u>(702) 528-1100</u> E-MAIL: <u>Randelsr@EncoreCRE.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 041-36-101-002 through 004 and 041-36-201-013 and 014
 PROPERTY ADDRESS and/or CROSS STREETS: Yamashita Street / Gubier Avenue (Logandale)
 PROJECT DESCRIPTION: Extension of time for ZC-18-0819.

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 will 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)

Randel W. Aleman, SR
Pres. of Desert Oasis Mgt. Manager
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON December 14, 2020 DATE
 By Randel W. Aleman
 NOTARY PUBLIC: _____



*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.

A Multi-Disciplinary
Approach to Executing
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www.TheREELtd.com



December 2, 2020

PLANNER
COPY

ET-21-400010

Clark County Department of Comprehensive Planning
500 S Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741

RE: JUSTIFICATION LETTER FOR AN EXTENSION OF TIME (ZC-18-1819)

To Whom It May Concern:

On December 19, 2018, the above referenced conforming zone change application submitted by Can & Company LLC on approximately 79 acres on the southeast corner of Yamashita Street and Gubler Avenue within Logandale in Moapa Valley (the "Property") was approved. The Property is more particularly described as Assessor's Parcel Numbers 041-36-101-003 through 004 and 041-36-201-013 and 014. Can & Company LLC is respectfully requesting an extension of time to the initial 2-year period following approval.

The primary reason for delays in progressing the project forward was uncertainty in the pace of development progress and economic growth in the North Las Vegas industrial areas (Apex, Kpex, and the federal job creation in North Las Vegas) that was anticipated to generate jobs and high demands for housing. Outlying areas such as Logandale, north of the prospective large scale job generation, have the potential to provide affordable living facilities in a highly desirable rural community environment to accommodate the forecasted growth. However, validating the demand for housing with no strong historical data is a requirement for equity partners and construction lenders that is challenging to assess in an emerging market as opposed to a metropolitan service area such as Las Vegas.

In addition to the need to validate demographic and economic feasibility of the project, there was further economic unrest since the first quarter of 2020 due to COVID-19. The developer cannot make a prudent decision to continue investing capital in the property for studies and civil improvements plans required pursuant to the Conditions of Approval with the uncertainty and COVID-19 economic unrest.

Please do not hesitate to contact me at (702) 325-2114 if you have any questions.

Sincerely,

Jaimee Yoshizawa, PE

attachment

PLANNED UNIT DEVELOPMENT
(TITLE 30)

GUBLER AVE/YAMASHITA ST
(MOAPA VALLEY)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400010 (ZC-18-0819)-THE MESA'S AT LOGANDALE, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 79.0 acres from R-UJ (Rural Open Land) Zone to R-E (Rural Estates Residential) Zone.

USE PERMIT for a single family residential detached planned unit development.

DESIGN REVIEWS for the following: 1) proposed single family residential detached planned unit development; and 2) hammerhead street design.

Generally located on the south side of Gubler Avenue and the east side of Yamashita Street within Moapa Valley (description on file). MK/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

041-36-101-002 through 041-36-101-004; 041-36-201-013; 041-36-201-014

USE PERMIT:

To establish development standards per plans on file for a proposed single family residential detached planned unit development including, but not limited to lot area, building setback and separations, and open space per Chapter 30.24.

DESIGN REVIEWS:

1. A proposed single family residential detached planned unit development.
2. Allow streets terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawings is preferred per Chapter 30.56.

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - RESIDENTIAL LOW (UP TO 3.5 DU/AC) & RURAL NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: n/a
- Site Acreage: 79
- Number of Lots: 166
- Density (du/ac): 2.1
- Minimum/Maximum Lot Size (square feet): 7,945/47,239 (net)
- Project Type: Single family detached residential planned unit development

- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 1,600 to 2,000
- Open Space Required/Provided: 42,932/63,396

Site Plans

The approved plans for this project were submitted in December 2018 prior to the public hearing which revised the design and layout of the originally submitted plan. Due to the timing, the revisions to the plans were not included in the staff report; however, this staff report includes the description of the approved plans. In addition, the Board required a minimum of 1 acre lots along the perimeter of the subdivision, which may require minor changes to the approved plans. The approved plans depict a 166 lot planned unit development, consisting of single family residential lots with 1 common element lot on 79 acres for a density of 2.1 dwelling units per acre. The lots range in size from 7,945 square feet to 47,239 square feet (net). The northern portion of the proposed development is bounded by Gubler Avenue, Lou Street, Claridge Avenue, and Yamashita Street, and the southern portion of the site is bounded by Claridge Avenue, Andersen Street, Hinkley Avenue, and Whitmore Street.

An existing utility (power pole) easement traverses the northern portion of the site from north to south dividing the site into eastern and western sections. The utility easement will be used as an open space area (pedestrian trail). There are 6 lots with frontage and access to Gubler Avenue, 4 lots with frontage and access to Yamashita Street, 6 lots with frontage and access to Claridge Avenue, and 4 lots with frontage and access to Lou Street. The interior lots of the northern portion will access Yamashita Street and Lou Street via 48 foot wide public streets with sidewalks on both sides of the street. Some of the interior streets terminate with stub streets.

The southern portion of the proposed development has 3 lots with frontage and access to Claridge Avenue, 2 lots with frontage and access to Andersen Street, 4 lots with frontage and access to Hinkley Avenue, and 2 lots with frontage and access to Whitmore Street. The interior lots of the southern portion will access Claridge Avenue via 48 foot wide public streets with sidewalks on both sides of the street. The interior streets terminate with hammerheads instead of cul-de-sacs.

Per Code, many of the development standards for planned unit developments are established by a use permit process based on the plans that are approved for the project by the Planning Commission or Board of County Commissioners. The proposed development consists of single family detached residential dwellings on 3 basic lot sizes. The minimum setbacks for each of the dwellings are as follows:

Lot Type A:

- Front – 20 feet
- Garage – 20 feet
- Rear – 20 feet
- Side interior – 5 feet
- Side corner – 10 feet
- Minimum separation between principal residences – 10 feet

Lot Type B:

- Front – 25 feet
- Garage – 25 feet
- Rear – 20 feet
- Side interior – 10 feet
- Side corner – 10 feet
- Minimum separation between principal residences – 20 feet

Lot Type C:

- Front – 30 feet
- Garage – 30 feet
- Rear – 20 feet
- Side interior – 20 feet
- Side corner – 20 feet
- Minimum separation between principal residences – 40 feet

Landscaping

The previously approved plans depict an existing utility (power pole) easement which traverses the northern portion of the site from north to south dividing the site into eastern and western sections. The utility easement will be used as an open space area (pedestrian trail). The total open space provided is 63,396 square feet with a 10 foot wide meandering asphalt walking trail, concrete benches, trees, shrubs, decorative rock, and groundcover. Access to the trail will be from Gubler Avenue, Claridge Avenue, and 2 pedestrian access points interior to the site.

Elevations

The previously approved plans depict 3 single story homes ranging in height from 15 feet, 9 inches to 20 feet, 4 inches. Each model has 4 façade options consisting of stucco finish, stucco pop-outs, optional covered patios, and concrete tile roofing. Decorative trim is provided along all windows and doors on all elevations.

Floor Plans

The previously approved plans depict 3 single story homes ranging in area from 1,600 square feet to 2,000 square feet with multiple bedrooms, baths, and 3 car garages.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-18-0819:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- All perimeter lots to be a minimum of 1 gross acre;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 use permit and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Drainage study and compliance;
- Traffic study and compliance;
- Streetlights placed at each access point to the community;
- Gubler Avenue to be paved with rural standards from the development to St. Joseph Street;
- Yamashita Street to be paved with rural standards from the development to Moapa Valley High School;
- Obtain approval in writing from Moapa Valley Water District prior to recordation of the vacation for Whitmore Street;
- Provide an 8 foot walking path along Yamashita Street from the development to Moapa Valley High School;
- Applicant to stub sewer line along Yamashita Street to allow connection for APNs 041-36-201-017 and 018;
- No sidewalks internal to the subdivision;
- Lots fronting arterial streets must provide driveways that allow vehicles to turn around to prevent backing up into the roadway.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0373-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis

Applicant's Justification

The applicant indicates that the primary reason for delays in progressing on the project is due to the uncertainty in the pace of development and economic growth in North Las Vegas industrial areas that were anticipated to generate jobs and high demands for housing. In addition to this delay, the COVID-19 pandemic has caused this project to become economically delayed; therefore, the applicant is requesting additional time.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0819	Reclassified 79 acres from R-U to R-E Zoning with a design review for a proposed single family planned unit development	Approved by BCC	December 2018
VS-18-0820	Vacated and abandoned a 60 foot wide right-of-way being a portion of Whitmore Street located between Gubler Avenue and Claridge Avenue	Approved by BCC	December 2018

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0183-17	Reclassified the eastern parcel and APN 041-36-201-013 from R-U to R-D zoning for a single family residential development, with a waiver for alternative landscaping along Gubler Avenue - expired	Held no date by BCC	September 2017
VS-0184-17	Vacated and abandoned a 60 foot wide right-of-way being a portion of Whitmore Street located between Gubler Avenue and Claridge Avenue - expired	Held no date by BCC	September 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood (up to 2 du/ac) & Residential Agriculture (up to 1 du/ac)	R-U	Single family residential & undeveloped
South	Residential Agriculture (up to 1 du/ac) & Residential Low (up to 3.5 du/ac)	R-U	Single family residential & undeveloped
East	Residential Low (up to 3.5 du/ac)	R-U	Undeveloped
West	Rural Neighborhood (up to 2 du/ac)	R-U	Undeveloped

Related Applications

Application Number	Request
ET-21-400009 (VS-18-0820)	An extension of time to vacate and abandon portions of a right-of-way 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

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The applicant plans to make progress with this project, but has experienced financial delays due to the COVID-19 pandemic; therefore, staff has no objections to this request. Applicant is advised the County is currently in the process of rewriting the Clark County's Development Code (Title 30). Future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in effect at the time of application. Due to the future changes in regulations, this may be the last extension of time staff can support.

**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

- Until December 19, 2023 to commence.
- 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; that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: THE MESA'S AT LOGANDALE, LLC

CONTACT: THE MESA'S AT LOGANDALE, LLC, 1000 N. GREEN VALLEY PARKWAY, SUITE 440-350, HENDERSON, NV 89074

03/17/21 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

GUBLER AVE/WHITMORE ST
(MOAPA VALLEY)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400009 (VS-18-0820)-THE MESA'S AT LOGANDALE, LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME portions of a right-of-way being Whitmore Street located between Gubler Avenue and Claridge Avenue and Ash Street located between Gubler Avenue and Claridge Avenue within Moapa Valley (description on file). MK/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

041-36-101-002 through 041-36-101-004; 041-36-201-013; 041-36-201-014

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - RESIDENTIAL LOW (UP TO 3.5 DU/AC) & RURAL NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The previously approved plans depict the vacation and abandonment of a 60 foot wide right-of-way being a portion of Whitmore Street and a 60 foot wide right-of-way being a portion of Ash Street located between Gubler Avenue and Claridge Avenue. The applicant indicates alternative access to other streets is available for other parcels in the area, and the subject rights-of-way are not improved.

Previous Conditions of Approval

Listed below are the approved conditions for VS-18-0820:

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

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

- Obtain approval in writing from Moapa Valley Water District prior to recordation of the vacation for Whitmore Street.

Applicants Justification

The applicant indicates that the primary reason for delays in finalizing the vacation and progressing on the project is due to the uncertainty in the pace of development progress and economic growth in North Las Vegas industrial areas that were anticipated to generate jobs and high demands for housing. In addition to this delay, the COVID-19 pandemic has caused this project to become economically delayed; therefore, the applicant is requesting additional time.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0819	Reclassified 79 acres from R-U to R-E Zoning with a design review for a proposed single family planned unit development	Approved by BCC	December 2018
VS-18-0820	Vacated and abandoned a 60 foot wide right-of-way being a portion of Whitmore Street located between Gubler Avenue and Claridge Avenue	Approved by BCC	December 2018
ZC-0183-17	Reclassified the eastern parcel and APN 041-36-201-013 from R-U to R-D zoning for a single family residential development, with a waiver for alternative landscaping along Gubler Avenue - expired	Held no date by BCC	September 2017
VS-0184-17	Vacated and abandoned a 60 foot wide right-of-way being a portion of Whitmore Street located between Gubler Avenue and Claridge Avenue - expired	Held no date by BCC	September 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood (up to 2 du/ac) & Residential Agriculture (up to 1 du/ac)	R-U	Single family residential & undeveloped
South	Residential Agriculture (up to 1 du/ac) & Residential Low (up to 3.5 du/ac)	R-U	Single family residential & undeveloped
East	Residential Low (up to 3.5 du/ac)	R-U	Undeveloped
West	Rural Neighborhood (up to 2 du/ac)	R-U	Undeveloped

Related Applications

Application Number	Request
ET-21-400010 (ZC-18-0819)	An extension of time for a zone change to reclassify the site from R-U to R-E zoning with a use permit for a planned unit development for single family residential 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

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The applicant plans to make progress with this project, but has experienced financial delays due to the COVID 19 pandemic; therefore, staff has no objections to this request. Applicant is advised that the County is currently in the process of rewriting the Clark County's Development Code (Title 30). Future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in effect at the time of application. Due to the future changes in regulations, this may be the last extension of time staff can support.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Recommendation:

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

- Until December 19, 2023 to record.
- 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 re-approval by utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: THE MESA'S AT LOGANDALE, LLC
CONTACT: THE MESA'S AT LOGANDALE, LLC, 1000 N. GREEN VALLEY
PARKWAY, SUITE 440-350, HENDERSON, NV 89074

DRAFT

CLARK COUNTY
REGIONAL FLOOD CONTROL DISTRICT

AGENDA ITEM

SUBJECT:

MASTER PLAN UPDATE OF THE MUDDY RIVER AND TRIBUTARIES

PETITIONER:

STEVEN C. PARRISH, P.E., GENERAL MANAGER/CHIEF ENGINEER

RECOMMENDATION OF PETITIONER:

THAT THE MOAPA VALLEY TOWN ADVISORY BOARD RECOMMEND THE REGIONAL FLOOD CONTROL DISTRICT BOARD ADOPT THE FLOOD CONTROL MASTER PLAN UPDATE AS AN AMENDMENT TO THE FLOOD CONTROL MASTER PLAN

FISCAL IMPACT:

None.

BACKGROUND:

In accordance with Nevada Revised Statutes (NRS), NRS 543.596, the District is required to review its Master Plans every five years. The current Master Plan for the Muddy River and Tributaries was adopted in May 2016. District staff have prepared a Master Plan Update (MPU) for the Muddy River and Tributaries in coordination with representatives from Clark County Department of Public Works and technical support from Atkins North America, Inc. The updates to the MPU are being shared with the Moapa Valley Town Advisory Board (TAB) with a request that the Moapa Valley TAB recommend the RFCD Board adopt the MPU as an amendment to the flood control master plan as presented. The Southern Nevada Regional Planning Coalition (SNRPC) will be addressed on February 8, 2021. The Regional Flood Control District Board will be addressed on March 11, 2021.

Due to the relatively sparse development in the Upper Muddy River watershed (Moapa and Glendale), the plan continues to recommend sound floodplain management for that area. This is consistent with recommendations of previous MPUs for this area.

A summary of the changes and amendments to the previous MPU are included in the Executive Summary that is provided as backup to this agenda item. The purpose of this update was to add new relevant information to the Master Plan, to assess progress towards fulfillment of the Master Plan during the past 5-year period, to identify obstacles to completing the Master Plan, and to recommend changes to the Master Plan resulting from growth and development. This effort included field investigation, data collection, hydrologic/hydraulic analyses, facility planning, cost estimate analysis, and coordination with Clark County Department of Public Works to develop the plan and mitigate flooding hazards in the planning area.

The total plan recommended for the Muddy River and Tributaries is estimated to cost approximately \$158,619,000. The total cost estimate presented in the 2016 MPU was \$118,662,000. The total estimated cost of proposed facilities has increased because of higher estimated construction costs and the addition or modification of regional facilities in the overall plan. The following table details the cost difference between the 2016 and 2020 Muddy River and Tributaries MPU:

Comparison of Proposed Master Plan Facilities Costs – 2016 MPU vs. 2020 MPU			
Costs	2016 MPU	2020 MPU	Difference
Eastern Washes	\$ 35,729,000	\$ 50,694,000	\$14,965,000
Lower Muddy River	\$ 46,640,000	\$ 60,240,000	\$13,600,000
Western Washes	\$ 36,293,000	\$ 47,685,000	\$11,392,000
Total Costs	\$118,662,000	\$158,619,000	\$39,957,000

A public notice has been issued to notify interested parties that a public hearing will be held to consider adoption of the proposed changes and amendment to the Master Plan. The proposed MPU is the most effective structural and regulatory means for correcting existing problems of flooding within the area and dealing with the probable effects of future development.

A copy of the Executive Summary is included in the backup.

Respectfully submitted,

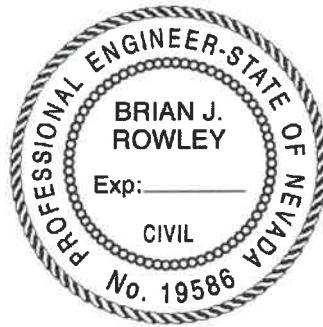
Steven C. Parrish, P.E.
General Manager/Chief Engineer

2020
FLOOD CONTROL MASTER PLAN UPDATE
MUDDY RIVER AND TRIBUTARY WASHES

Prepared By:

Clark County Regional Flood Control District
600 South Grand Central Parkway, Suite 300
Las Vegas, Nevada 89106-4511

Adopted by
Regional Flood Control District Board of Directors on
February 11, 2021



Executive Summary

Introduction

The Clark County Regional Flood Control District (RFCD) is responsible for developing and implementing a comprehensive flood control master plan to alleviate flooding in Clark County. Nevada Revised Statute (NRS) 543.596 requires that flood control master plans be reviewed and updated at least every 5 years. The 2020 Flood Control Master Plan Update (2020 MPU) for the Muddy River and Tributary Washes is one of those updates. The original MPU for the Muddy River area was created in 1986, and this will be the seventh update to the plan over the past 25 years (the last update was completed in 2016). This 2020 MPU is a planning tool for use by public agencies, land planners, engineers, landowners, and other entities.

Purpose, Location, and Scope

The purpose of the MPU is to add any new relevant information to the Master Plan, to assess progress towards fulfillment of the Master Plan during the 5-year period, to identify obstacles to completing the Master Plan, and to recommend changes to the Master Plan resulting from growth and development. This document presents the results of field investigation, data collection, hydrologic/hydraulic analyses, facility planning, and cost estimate analyses that led to the development of the master plan.

The Muddy River and Tributary Washes MPU study area is situated approximately 50 miles northeast of Las Vegas along the Muddy River corridor in northeast Clark County, Nevada. The valley along the Muddy River generally runs northwest to southeast and is divided into two regions (referred to in this report as Moapa and Moapa Valley) by a narrow canyon south of Interstate 15 (I-15) known as the “Narrows”. To facilitate the organization and presentation of the information collected and developed for the 2020 MPU, the study area has been subdivided into four areas that will be referred to as: (1) Western Washes, (2) Eastern Washes, (3) Lower Muddy River, and (4) Moapa.

The 2020 MPU is based on assumptions about future growth and development in the study area in order to represent the ultimate hydrologic condition and to aid in the planning and preliminary design of future flood control facilities. Soils information and land use data is used in conjunction with the 100-year frequency design rainfall event to develop hydrologic computer models that establish peak flow rates and flow volumes for drainage corridors. These peak flow rates and flow volumes are then used to analyze the existing/proposed flood control system and identify deficiencies or potential flooding vulnerabilities. The recommended flood control facility plan consisting of structural improvements is then developed (or updated) in order to mitigate identified deficiencies.

The 2020 MPU also includes general information and recommendations regarding floodplain management and non-structural solutions. Floodplain management and non-structural solutions are relevant in this MPU because of the complex nature of the Muddy River floodplain that makes the structural solutions complex and/or difficult to implement along flat, riverine corridors that experience high flows and frequent flooding.

Watershed Analysis

The hydrologic analysis previously completed during the 2016 MPU was reviewed in detail and found to be current and representative of watershed conditions in the study area. Minor updates were completed during the 2020 MPU, including:

- Updating land use data and boundaries to correct discrepancies, to account for recent development, and to be consistent with the latest available data from Clark County Comprehensive Planning Department.
- Reviewing and modifying the subbasin boundaries, lag time, and drainage patterns in the area of the Fairgrounds-Whipple Detention Basin Project to be more consistent with the final design report and analysis for that project.
- Recalculating CN values to account for revised subbasin boundaries and land use changes.
- Updating the hydrologic analysis, routing, and models in the vicinity of Ingram Avenue, west of the Muddy River, to account for changes in the facility plan in that area.

The 2020 MPU hydrologic modeling peak flow rates were used to analyze the existing and proposed regional flood control system to ensure facilities are adequately sized and able to safely convey the 100-year flow and effectively mitigate flood hazards in the study area.

Master Plan Progress Since the 2016 MPU

Some progress has been made on the implementation of the flood control master plan since the 2016 MPU. This primarily consists of the following:

- The Final Design Report and plans have been completed for the **Fairgrounds-Whipple Detention Basin and Outfall System** (FGWS 0000-0166) in Whipple Avenue. Construction is expected to start soon and be completed prior to the next MPU update.
- Construction was completed for the **Muddy River Logandale Levee** (MRL 0001-0038) in 2018. This regional facility is now functioning as intended and the FEMA Special Flood Hazard Area behind the levee has been removed.

Recommended Flood Control Plan

Changes to the 2016 MPU recommended in the 2020 MPU are described below.

Western Washes

For most of the Western Washes, the recommended flood control plan is the same as the plan outlined in the 2016 MPU with a few modifications described below:

- **Muddy River West Creek (MRWC 0000-0105).** New proposed RCB storm drain facilities (MRWC 0074 and 0105) have been added to the plan along Ingram Avenue to connect to the Western Washes channel system to the Muddy River West Creek at Cooper Street. Adding these facilities results in a standalone reach of the system that can be phased and constructed starting at the downstream end and working upstream, without requiring the entire Western Washes channel system to be in place. This change also required modification of the facilities downstream of Ingram Avenue (MRWC 0000 – 0070) to account for the increased 100-year flow rates.
- **Western Washes Railroad Channel (WRRR 0139-0204).** These channel and box culvert facilities have been removed from the proposed plan between Ingram Avenue and Perkins Avenue on the west side of the UPRR alignment based on the change described above at Ingram Avenue, since flow is now intercepted and conveyed to the east at Ingram Avenue.
- **Western Washes Channel System Overton Wash (WWOW 0000-0118)** The facilities along the Western Washes downstream of Perkins Avenue, including the Perkins Avenue Detention Basin, have been renamed using the ID WWOW and constitute a standalone system that can be constructed independently. The facilities have also been reduced in size because of the decreased flow that will now be conveyed in this system.

Eastern Washes

For most of the Eastern Washes area, the recommended flood control plan is similar to the plan described in the 2016 MPU with the following minor modifications:

- **Fairgrounds-Whipple Detention Basin (FGWS 0000-0166).** Updates were made to the proposed Fairgrounds-Whipple Detention Basin and outfall facility to be consistent with the latest design plans for this project. Facility sizes, lengths, alignments, and slopes were updated and ID-Mile FGWS 0000 was split to add new segments (ID-Miles 0030 and 0070) to reflect the plans and changes in facility size along Whipple Avenue.
- **Lyman Street RCB (FGLS 0000).** The proposed facility in Lyman Street just north of Whipple Avenue was split into ID-Miles 0000 and 0001 to

account for a small segment of the facility that will be built with the Fairgrounds-Whipple Detention Basin project. The segment to be built is a short segment of 7' x 5' RCB that will provide a stub or connection point for the future regional facility to be built upstream in Lyman Street.

- **Gubler Avenue Detention Basin Outfall (EWGA 0000).** After a review of the drainage patterns and peak 100-year flows downstream of the Gubler Avenue Detention Basin, facility EWGA 0000 was extended farther upstream in order to account for the larger size of storm drain needed to intercept peak flows in this area. Drainage patterns and the proposed alignment will need to be reviewed during the design process to determine the most effective way to mitigate flood hazards in this area.

Lower Muddy River

The recommended flood control plan along the Lower Muddy River is based on previous MPUs. This plan was reviewed and determined to still be current and therefore, no changes were required. Refer to Section 6 for detailed descriptions of the recommended flood control plan for the Lower Muddy River.

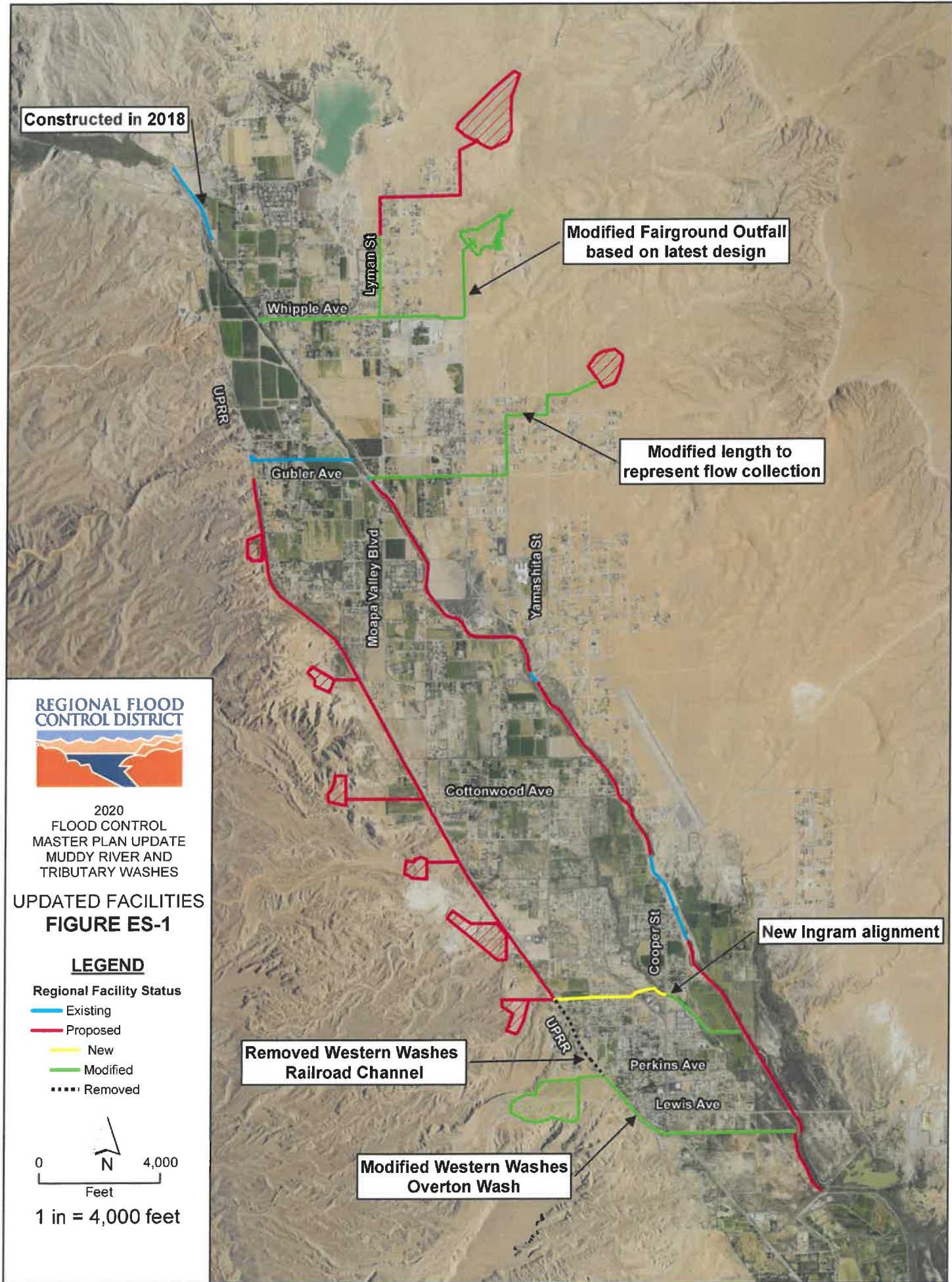
Moapa (Upper Muddy River Area)

The recommended flood control plan for Moapa is consistent with the previous MPU and consists of a non-structural floodplain management plan, essentially managing the floodplain according to FEMA standards and ensuring that new construction conforms to the National Flood Insurance Program (NFIP) and local floodplain ordinances.

A summary of the modified regional facilities in the 2020 MPU is shown on **Figure ES-1**. Facilities from the 2016 MPU that are not described above have not been modified and are perpetuated in the 2020 MPU. All existing and proposed regional facilities are shown in the facility maps (**Figure F-1** and **Figure F-2**) and inventory tables at the end of this report in the section titled **Facility Maps**.

In addition to structural recommendations, the 2020 MPU also includes recommendations regarding non-structural solutions and floodplain management strategies that reduce the adverse impacts of flooding. Non-structural recommendations were first developed and included in the 2001 MPU and have been updated to include new information. Non-structural solutions are described in detail in **Section 8** and include alternatives such as acquiring/relocating property, floodplain mapping, public outreach and education, floodproofing structures, acquiring/relocating property, maintaining facilities, and taking advantage of state and federal flood hazard mitigation programs and grants.

Approximately 20.3 miles of conveyance facilities are included in the 2020 MPU. Approximately 2.1 miles of these facilities already exist or are under construction; the remaining 18.2 miles of proposed conveyance facilities remain to be constructed. A total of 10 detention basins are proposed in the 2020 MPU, ranging in size from 49 ac-ft to 1,247 ac-ft.



Constructed in 2018

Modified Fairground Outfall based on latest design

Modified length to represent flow collection

New Ingram alignment

Removed Western Washes Railroad Channel

Modified Western Washes Overton Wash

REGIONAL FLOOD CONTROL DISTRICT



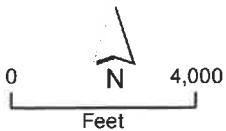
2020
FLOOD CONTROL
MASTER PLAN UPDATE
MUDDY RIVER AND
TRIBUTARY WASHES

UPDATED FACILITIES
FIGURE ES-1

LEGEND

Regional Facility Status

- Existing
- Proposed
- New
- Modified
- - - - Removed



1 in = 4,000 feet

Cost Estimates

The value of existing regional facilities and the construction cost estimates for proposed regional facilities were determined using the RFCDD Cost Estimation Tool that was developed as part of the 2018 Las Vegas Valley MPU.

The total estimated value of existing flood control facilities in Moapa Valley is \$37.4 million. The total estimated construction cost of proposed facilities in Moapa Valley is \$158.6 million. The estimated values of existing facilities are summarized in **Table ES-1** and total estimated costs of proposed facilities are summarized in **Table ES-2**. The estimated costs of proposed facilities from the 2016 MPU are also included in **Table ES-2** for comparison purposes.

Table ES-1 Estimated Value of Existing Facilities

ID / River Mile	Status	Facility Description	Total Value (\$ x 1000)
GASD		GANN AVENUE STORM DRAIN	
0000	E	20'X8' Transition Channel	\$331
0005	E	2- 10' RCP	\$3,735
0030	E	2- 10'X8' RCB	\$4,009
0058	E	10 ac-ft Gann Avenue Debris Basin	\$56
		Project Total:	\$8,132
MRL		MUDDY RIVER LOGANDALE LEVEE	
0001	E	Concrete Levee 12'-17'D 1.5-2:1 SS (Varies)	\$918
0013	E	Concrete Levee 12'-17'D 1.5-2:1 SS (Varies)	\$1,709
0038	E	Concrete Levee 12'-17'D 1.5-2:1 SS (Varies)	\$1,161
		Project Total:	\$3,789
MRLV		MUDDY RIVER LOWER VALLEY	
0343	E	Earthen Chnl w/ Riprap-Lined Bank 200'W 9.5'D 3:1 SS	\$2,153
0350	E	Earthen Chnl w/ Riprap-Lined Bank 200'W 11'D 3:1 SS	\$2,046
0357	E	Conc Chnl 200'W 11'D 2:1 SS	\$2,936
0375	E	Cooper Street Bridge	\$10,832
0377	E	Conc Chnl 180'W 13.6'D 2.5:1 SS	\$1,517
0388	E	Gabion Channel 200'W 11.5'D 3:1 SS	\$1,287
0534	E	Earthen Channel w/ Gabion Side Slopes	\$357
0536	E	Yamashita Street Bridge	\$1,425
0537	E	Earthen Channel w/ Gabion Side Slopes	\$264
0725	E	Gubler Avenue Bridge	\$1,278
		Project Total:	\$24,094
LWAW		LOGAN WASH DIVERSION	
0000	E	Earthen Diversion Channel	\$1,346
		Project Total:	\$1,346
		Total Existing Facility Value:	\$37,360

Table ES-2 Estimated Construction Cost of Proposed Facilities

Proposed Facilities Cost Comparison			
ID	Facility Description	2020 MPU Proposed Cost (\$ x 1000)	2016 MPU Proposed Cost (\$ x 1000)
EASTERN WASHES			
EWGA	EASTERN WASHES - GUBLER	\$15,958	\$10,345
FGLS	FAIRGROUNDS - LYMAN	\$21,752	\$15,844
FGWS	FAIRGROUNDS - WHIPPLE	\$12,985	\$9,540
LOWER MUDDY RIVER			
MRL	MUDDY RIVER LOGANDALE LEVEE	\$0	\$3,332
MRLV	MUDDY RIVER LOWER VALLEY	\$48,911	\$41,225
MRWC	MUDDY RIVER WEST CREEK	\$11,329	\$2,083
WESTERN WASHES			
WWCA	WESTERN WASHES CHANNEL SYSTEM - COTTONWOOD	\$4,842	\$3,544
WWDA	WESTERN WASHES CHANNEL SYSTEM - DUESING	\$1,685	\$1,234
WWIA	WESTERN WASHES CHANNEL SYSTEM - INGRAM	\$2,639	\$1,926
WWOW	WESTERN WASHES CHANNEL SYSTEM - OVERTON WASH	\$15,703	\$12,274
WWRR	WESTERN WASHES RAILROAD CHANNEL	\$13,967	\$10,883
WWWA	WESTERN WASHES CHANNEL SYSTEM - WEST WASH 1	\$3,708	\$2,685
WWWI	WESTERN WASHES CHANNEL SYSTEM - WIEBER	\$3,459	\$2,520
WWWI	WESTERN WASHES CHANNEL SYSTEM - WITTWER	\$1,682	\$1,227
Total Proposed Facility Cost:		\$158,619	\$118,662

In the 2016 MPU, the total estimated value of existing facilities was \$25.3 million. The total estimated value of existing facilities in the 2020 MPU has increased to \$37.4 million due to inflation, general increases in construction costs, updated cost tool methodology, and the construction of the Logandale Levee. Note that the \$37.4 million estimated value of existing facilities does not include right-of-way acquisition costs. The total right-of-way acquisition costs paid to date by Clark County to acquire property where flood control facilities are either built or proposed is approximately \$10.7 million.

In the 2016 MPU, the total estimated cost of proposed facilities was \$118.7 million. The total estimated cost for proposed facilities in the 2020 MPU has increased to \$158.7 million because of higher construction costs, the use of updated cost tool methods from the 2018 Las Vegas Valley MPU, and the addition or modification of regional facilities in the overall plan.

The 2020 MPU serves as a planning tool for the implementation of the flood control system in Moapa Valley and for the design of master plan facilities. The flood control system identified and described in this MPU may be subject to further amendments and revisions in the future as more detailed analyses are completed for facilities in the pre-design and design phases.

2020 Flood Control Master Plan Update Muddy River and Tributary Washes

Clark County Regional Flood Control District

Presentation and Recommendations



ATKINS

Member of the SNC-Lavalin Group



Master Plan Objectives

- NRS 543.596 requires that flood control master plans be reviewed and updated every 5 years.
- The purpose of the update (MPU) is to add new information, assess progress, identify obstacles, and recommend changes
- Previous updates completed in 1988, 1994, 2001, 2005, 2010, 2016



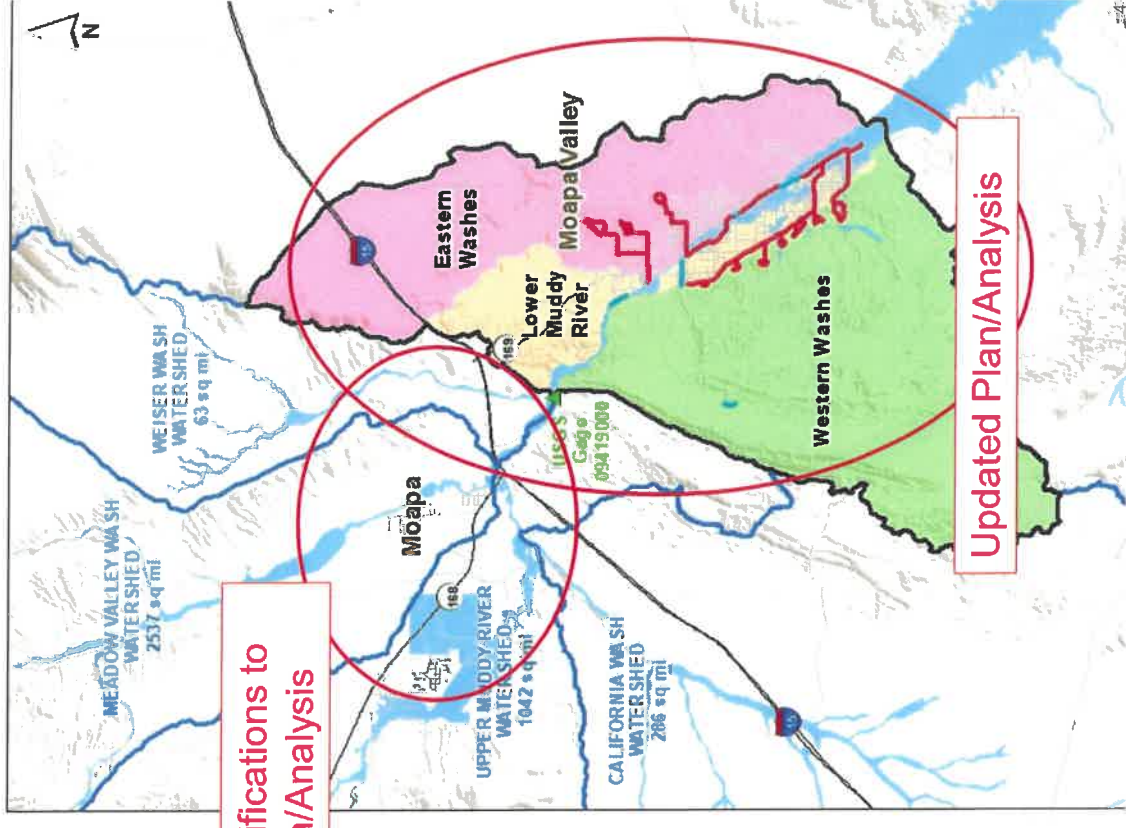
Master Plan Process

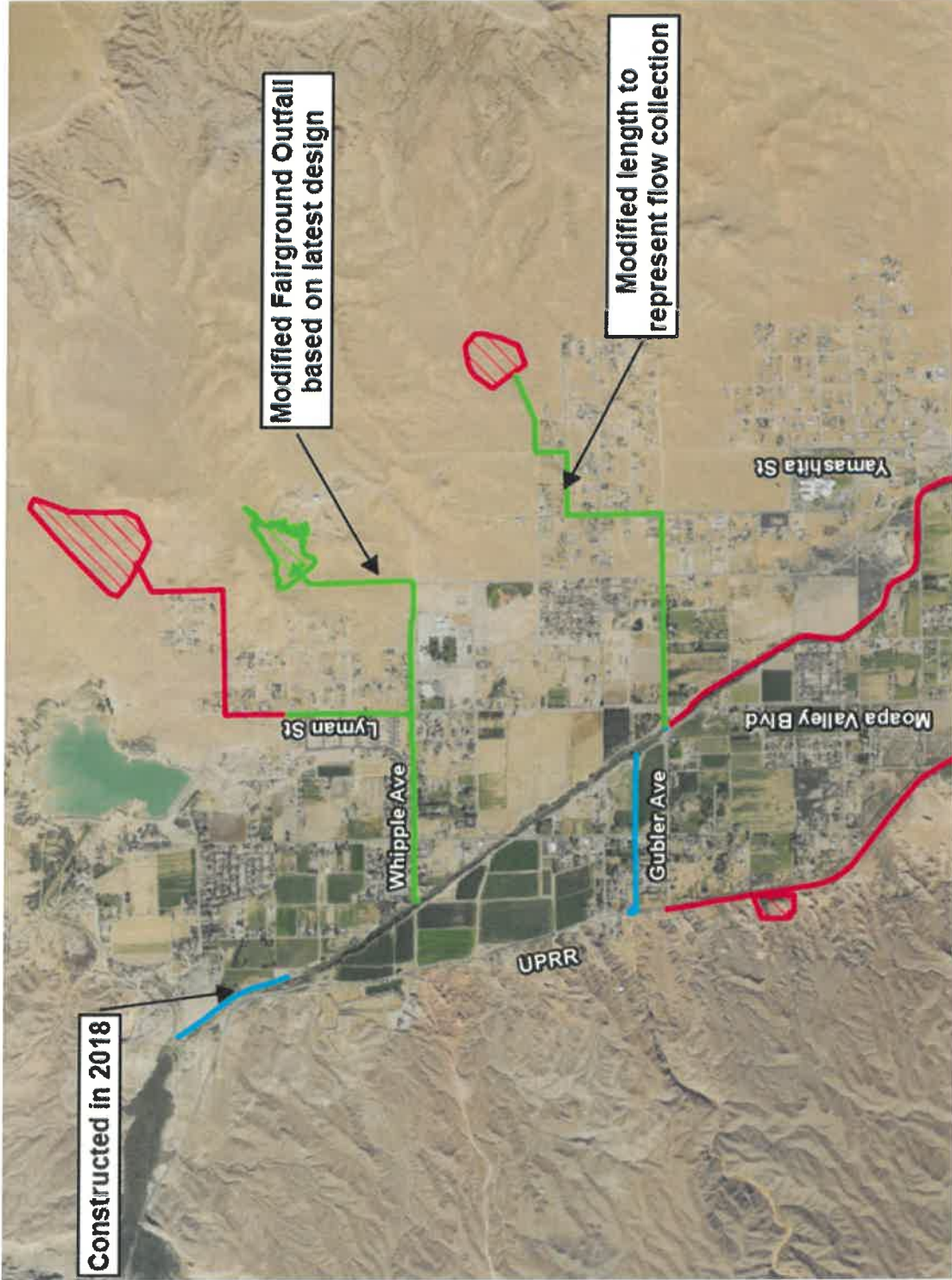
- Field investigations
- Data collection & review
- Input from CCPW & Maintenance Group
- Hydrologic and hydraulic analysis
- Addition/modification of regional facilities
- Cost estimate development



Study Area

- Western Washes
- Eastern Washes
- Lower Muddy River
- Moapa

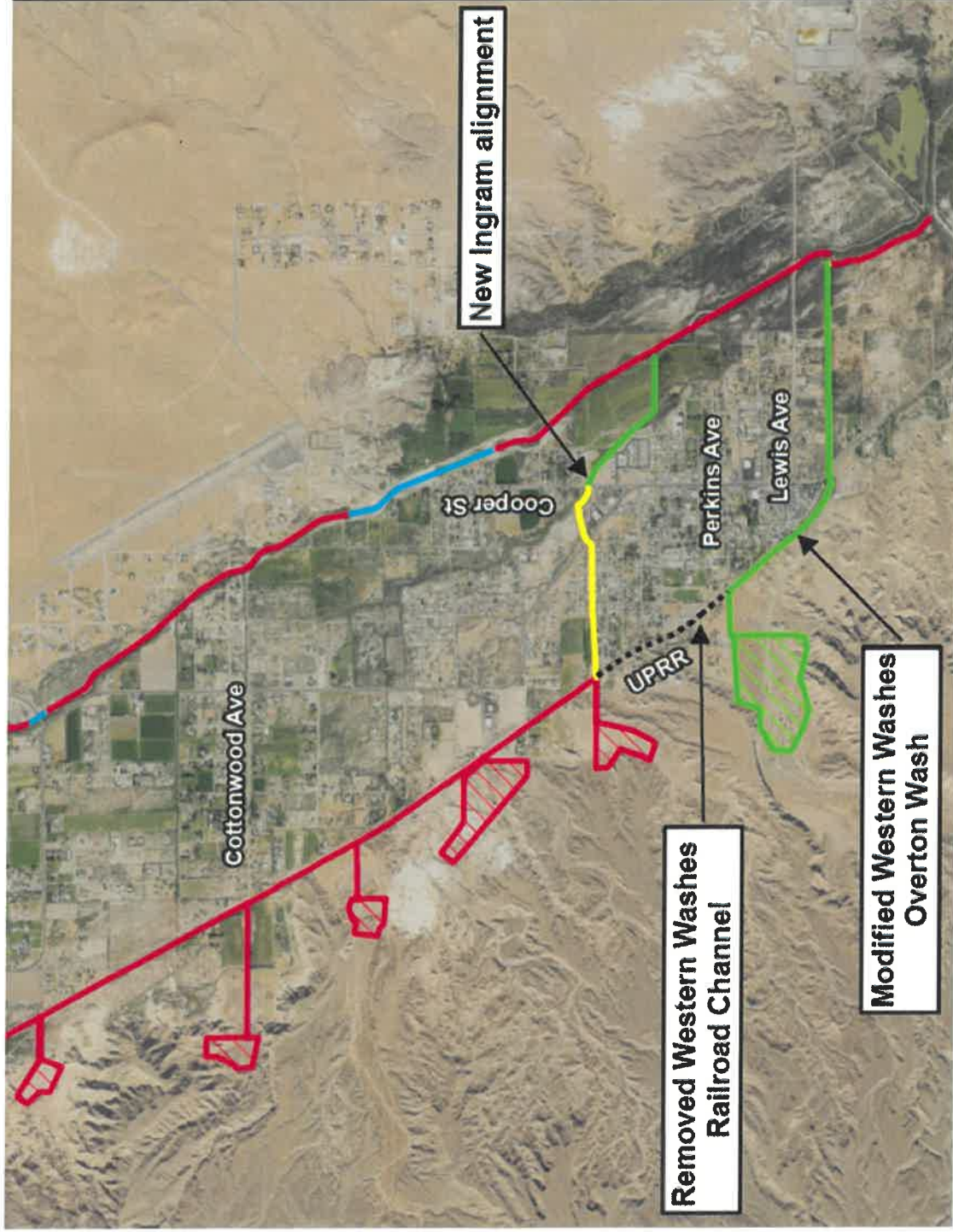




LEGEND

Regional Facility Status

- Existing —
- Proposed —
- New —
- Modified —
- Removed - - - - -



LEGEND

Regional Facility Status

- Existing
- Proposed
- New
- Modified
- Removed

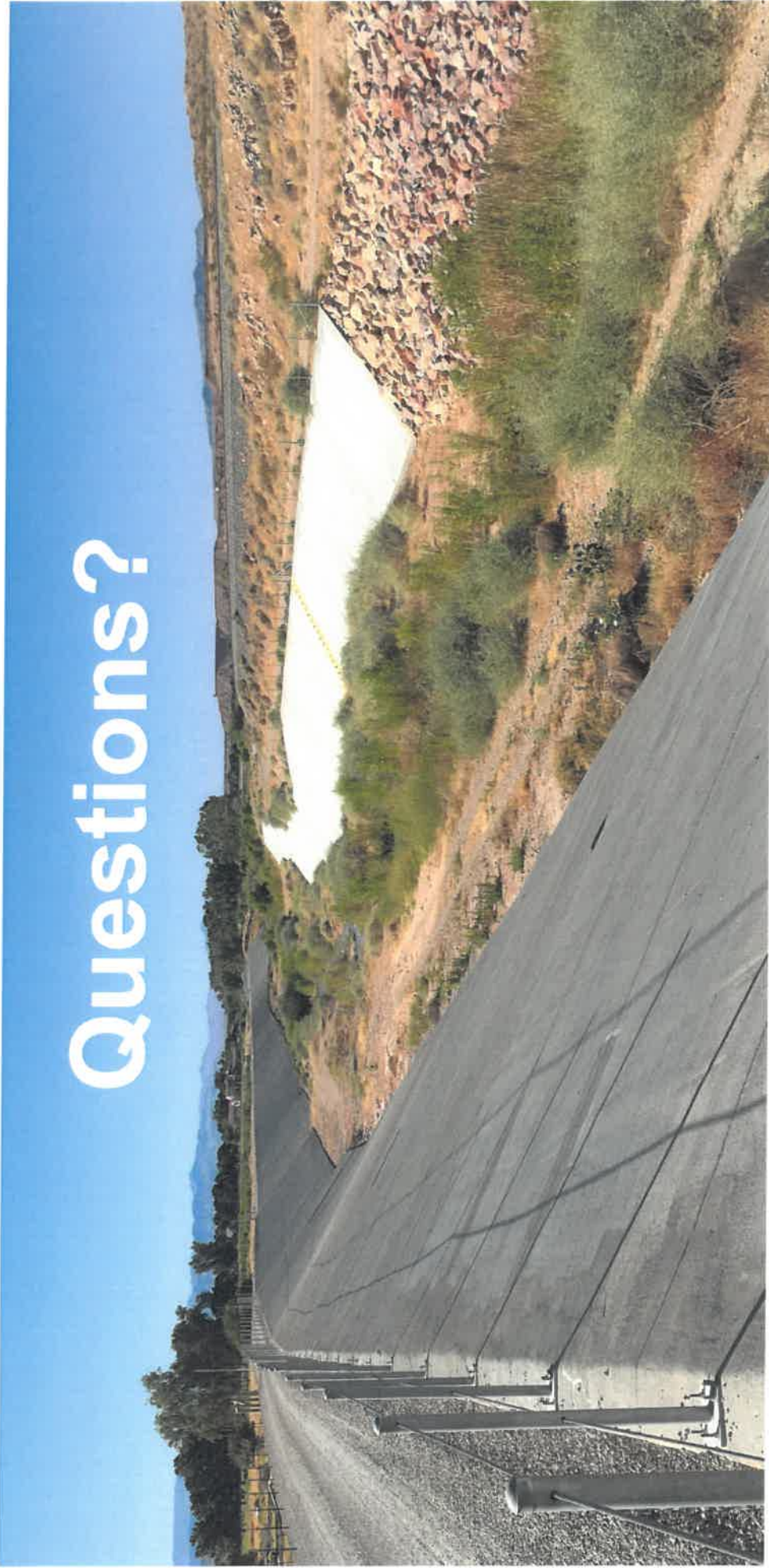
Cost Estimates

Total Value of Existing Facilities – **\$37.4 million**

Total Estimated Cost for Proposed Facilities – **\$ 158.6 million**

WATERSHED	EXISTING		PROPOSED			Total Cost (\$ x 1000)
	Total Value (\$ x 1000)	Design & Admin Cost (\$ x 1000)	Right-of- Way Cost (\$ x 1000)	Construction Cost (\$ x 1000)	Total Cost (\$ x 1000)	
EASTERN WASHES	\$0	\$8,449	\$0	\$42,245	\$50,694	
LOWER MUDDY RIVER	\$36,014	\$9,344	\$4,173	\$46,722	\$60,240	
WESTERN WASHES	\$1,346	\$7,948	\$0	\$39,738	\$47,685	
Total	\$37,360				\$158,619	

Questions?



February 2021

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
1	2	3	4	5
6:00 am PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
8	9	10	11	12
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 8:30 pm Spring Valley 8:00 pm Winneshler	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
HOLIDAY 15	16	17	18	19
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
22	23	24	25	26
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Luv Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winneshler	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		
1	2	3	4	5
6:30 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			

Presidents Day

NO SCHOOL

• SPECIAL CALL MEETING

March 2021

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
1	2	3	4	5
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
8	9	10	11	12
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:30 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
15	16	17	18	19
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
22	23	24	25	26
29	30	31	1	2
1:30 pm Good Spring 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:30 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		

* = SPECIAL CALL MEETING

Monday	Tuesday	Wednesday	Thursday	Friday
25	26	27	28	29
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:30 pm Paradise 8:30 pm Spring Valley 6:00 pm Winchester	7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon 7:00 pm Moapa 7:30 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney
5	6	7	8	9
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting	9:00 am BCC Meeting		
12	13	14	15	16
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Iridan Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
19	20	21	22	23
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
25	26	27	28	29
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		
25	26	27	28	29
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		

* = SPECIAL CALL MEETING

no school

SXCA 200X



Monday	Tuesday	Wednesday	Thursday	Friday
3	4	5	6	7
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
10	11	12	13	14
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:30 pm Paradise 7:30 pm Sandy Valley 8:30 pm Spring Valley 8:00 pm Winchester	6:00 pm Enterprise 7:30 pm Moapa Valley 6:00 pm Mt. Sprngs 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
17	18	19	20	21
6:00 pm PC Briefing 7:00 pm PC Meeting	8:00 am BCC Meeting			
24	25	26	27	28
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 8:30 pm Indian Springs 8:30 pm Sunrise Manor 6:00 pm Whitney		
<p><i>Last Day of School!</i></p>				
<p>HOLIDAY</p>				
31	1	2	3	4
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			

Memorial Day

* SPECIAL CALL MEETING

June 2021

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
HOLIDAY				
31	1	2	3	4
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
7	8	9	10	11
1:30 pm Laughlin 6:30 pm Lone Mountain 7:30 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:30 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 8:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
14	15	16	17	18
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
21	22	23	24	25
28	29	30	1	2
7:30 pm Goodsprings 4:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 17:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		

* = SPECIAL CALL MEETING

July 2021

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
28 7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	29 6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	30 7:00 pm Bunkerville 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	1 7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	2
5 6:00 pm PC Briefing 7:00 pm PC Meeting	6 9:00 am BCC Meeting	7 9:00 am BCC Meeting	8	9
<i>CONFERENCE</i> <i>4th of July</i>				
12 1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	13 6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	14 7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	15	16
19 6:00 pm PC Briefing 7:00 pm PC Meeting	20 9:00 am BCC Meeting	21	22	23
26 7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	27 6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	28 7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	29	30

* = SPECIAL CALL MEETING

August 2021

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
2	3	4	5	6
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
9	10	11	12	13
<i>First Day of School</i> 1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
16	17	18	19	20
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
23	24	25	26	27
30	31	1	2	3
7:30 pm Goodspring 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lvr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:30 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		

* = SPECIAL CALL MEETING

September 2021

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
30	31	1	2	3
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 8:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:30 pm Enterprise 7:00 pm Moapa Valley* 7:30 pm Red Rock 6:00 pm Searchlight	7:00 pm Burkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		
6	7	8	9	10
HOLIDAY 6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting CANCELLED			
13	14	15	16	17
NO SCHOOL 1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	7:00 pm Burkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
20	21	22	23	24
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
27	28	29	30	1
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Burkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		

* = SPECIAL CALL MEETING

October 2021

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
4	5	6	7	8
6:00 pm PC Briefing 7:00 pm PC Meeting	8:00 am BCC Meeting			
11	12	13	14	15
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 8:30 pm Spring Valley 8:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight <i>no screens for 21 minutes</i>	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
18	19	20	21	22
6:00 pm PC Briefing 7:00 pm PC Meeting	8:00 am BCC Meeting			
25	26	27	28	29
7:30 pm Goodspring 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lvr Kyle Canyon 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 8:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		HOLIDAY <i>NOVEMBER DAY</i>
1	2	3	4	5
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			

* = SPECIAL CALL MEETING

November 2021

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
1	2	3	4	5
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
8	9	10	11	12
1:30 pm Laughlin 6:30 pm Lone Mountain 7:30 pm Moapa* 7:30 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Mt. Springs 6:00 pm Searchlight	7:30 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney	HOLIDAY	
15	16	17	18	19
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
22	23	24	25	26
		HOLIDAY	HOLIDAY	
29	30	1	2	3
7:30 pm Goodsprings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		

Franks Giving Family Day

* = SPECIAL CALL MEETING

December 2021

DRAFT

Meeting Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
29	30	1	2	3
7:30 pm Goodspings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney		
6	7	8	9	10
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting			
13	14	15	16	17
1:30 pm Laughlin 6:30 pm Lone Mountain 7:00 pm Moapa* 7:00 pm Paradise 7:30 pm Sandy Valley 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley 6:00 pm Searchlight	7:00 pm Bunkerville* 6:30 pm Indian Springs 6:30 pm Sunrise Manor 6:00 pm Whitney		
20	21	22	23	24
6:00 pm PC Briefing 7:00 pm PC Meeting	9:00 am BCC Meeting Winter Break			HOLIDAY Winter Break
27	28	29	30	31
7:30 pm Goodspings 1:30 pm Laughlin 6:30 pm Lone Mountain 6:00 pm Lwr Kyle Canyon* 7:00 pm Moapa 7:00 pm Paradise 6:30 pm Spring Valley 6:00 pm Winchester	6:00 pm Enterprise 7:00 pm Moapa Valley* 7:00 pm Red Rock 6:00 pm Searchlight Winter Break	7:00 pm Bunkerville 7:00 pm Mt. Charleston 6:30 pm Sunrise Manor 6:00 pm Whitney	HOLIDAY New Year's Eve	

* SPECIAL CALL MEETING



Monday	Tuesday	Wednesday	Thursday	Friday
3	4	5	6	7
<p>6:00 pm PC Briefing</p> <p>7:00 pm PC Meeting</p> <p><i>Winters & Co</i></p>	<p>9:00 am BCC Meeting</p>			
10	11	12	13	14
<p>1:30 pm Laughlin</p> <p>6:30 pm Lone Mountain</p> <p>7:00 pm Moapa*</p> <p>7:00 pm Paradise</p> <p>7:30 pm Sandy Valley</p> <p>6:30 pm Spring Valley</p> <p>6:00 pm Winchester</p>	<p>6:00 pm Enterprise</p> <p>7:00 pm Moapa Valley</p> <p>6:00 pm Mt. Springs</p> <p>6:00 pm Searchlight</p>	<p>7:00 pm Bunkerville*</p> <p>6:30 pm Indian Springs</p> <p>6:30 pm Sunrise Manor</p> <p>6:00 pm Whitney</p>		
17	18	19	20	21
<p>HOLIDAY</p> <p>6:00 pm PC Briefing</p> <p>7:00 pm PC Meeting</p> <p><i>Meeting Center King Sep</i></p>	<p>9:00 am BCC Meeting</p>			
24	25	26	27	28
<p>7:30 pm Goodsprings</p> <p>1:30 pm Laughlin</p> <p>6:30 pm Lone Mountain</p> <p>6:30 pm Lwr Kyle Canyon</p> <p>7:00 pm Moapa</p> <p>7:00 pm Paradise</p> <p>6:30 pm Spring Valley</p> <p>6:00 pm Winchester</p>	<p>6:00 pm Enterprise</p> <p>7:00 pm Moapa Valley*</p> <p>7:30 pm Red Rock</p> <p>6:30 pm Searchlight</p>	<p>7:00 pm Bunkerville</p> <p>7:00 pm Mt. Charleston</p> <p>6:30 pm Sunrise Manor</p> <p>6:00 pm Whitney</p>		
31	1	2	3	4
<p>6:00 pm PC Briefing</p> <p>7:00 pm PC Meeting</p>	<p>9:00 am BCC Meeting</p>			

* = SPECIAL CALL MEETING