



# MOAPA VALLEY TOWN ADVISORY BOARD

Moapa Valley Community Center  
320 N. Moapa Valley Blvd.  
Overton, Nv. 89040

April 9, 2025  
7:00pm

## AGENDA

**Note:**

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

Board/Council Members: Jill Williams Perkins – Chair  
Lois Hall – Vice Chair  
Member – Kristin Pearson  
Member Lori Houston  
Member Stephanie Blair

Secretary: Judith Metz, (702)397-6475, Judith.Metz@clarkcountynv.gov  
Business Address: Moapa Valley Community Center, 320 No. Moapa Valley Blvd, Overton, Nv. 89040

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

- I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments

will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for February 12, 2025 (For possible action)
- IV. Approval of the Agenda for the meeting of April 9, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items  
  
NONE
- VI. General Business  
Update from Regional Flood Control District and Clark County Public Works regarding the “2025” Master Plan Update for the Muddy River and Tributary Washes” (For Discussion Only)  
  
Recommend the Regional Flood Control District Board of Directors adopt the “2025 Flood Control Master Plan Update for the Muddy River and Tributary Washes” (For Possible Action)
- VII. Planning and Zoning

**05/07/25 BCC**

- 1. **AR-25-400029 (UC-24-0407)-KIMBO SLICE ENTERPRISES, LLC:**  
**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: 1) recreational facility; and 2) live entertainment.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) reduce parking; 3) eliminate parking lot landscaping; 4) modify residential adjacency standards; 5) waive full off-site improvements; and 6) allow unpaved legal access.  
**DESIGN REVIEW** for a recreational facility in conjunction with an existing agricultural property on 101.93 acres in an RS80 (Residential Single-Family 80) Zone and an RS40 (Residential Single-Family 40) Zone. Generally located on the north side of Whipple Avenue and the east and west sides of Pioneer Road within Moapa Valley. MK/naj (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 discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: April 30, 2025.

**X. Adjournment.**

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





# Moapa Valley Town Advisory Board

February 12, 2025

## Updated DRAFT MINUTES

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Board Members:	Jill Perkins– Chair – <b>PRESENT</b> Lois Hall – Vice Chair – <b>PRESENT</b> Lori Houston– <b>PRESENT</b>	Stephanie Blair – <b>PRESENT</b> Kristin Pearson– <b>PRESENT (LATE)</b>
Secretary:	Judy Metz, (702)-397-6475, <a href="mailto:Judy.Metz@clarkcountynv.gov">Judy.Metz@clarkcountynv.gov</a> .	
County Liaison:	Will Covington, (702)455-2540, <a href="mailto:William.Covington@clarkcountynv.gov">William.Covington@clarkcountynv.gov</a> .	

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**\*DUE TO TECHNICAL DIFFICULTIES, THE OPENING AND FIRST FOUR ITEMS WERE NOT RECORDED\***

I. Call to Order, Pledge of Allegiance, Roll Call (see above)

The meeting was called to order at 7:03 p.m.

II. Public Comment

None

III. Approval of January 15, 2025, Minutes

**Moved by: Lori Houston**  
**Action: Approved minutes as submitted.**  
**Vote: 4-0/ Unanimous**

IV. Approval of Agenda for February 12, 2025

**Moved by: Lois Hall**  
**Action: Approved agenda as submitted**  
**Vote: 4-0/Unanimous**

V. Informational Items

Receive a presentation from Clark County Regional Flood Control District regarding the “2025 Master Plan Update for the Muddy River and Tributary Washes” (For Discussion Only)

The presentation was by Andrew Trelease with the Regional Flood Control District. He presented the improvements that have been done in the last 35 years, and what is planned for the next 10 years. He

explained how they all come together and answered the Public's questions. He explained that the Regional Flood Control District is separate from Clark County but works with Clark County regarding Flooding issues. He explained that this Plan is updated every 5 years, and that is why they request comments. The comments help them with good flood plan management, and creation of a data base for issues. He did answer some questions regarding Overton Wash, Cottonwood, and Corner of Moapa Valley Blvd. and Jones St. He also informed us that if there are continued issues with the washes being blocked, Denis Cedarberg with Clark County Public Works will be contacted to help get them cleared.

VI. Planning & Zoning

NONE

VII. General Business:

NONE

VIII. Public Comment:

Marc Jensen spoke of concerns regarding cement plant coming to Moapa, and how it would increase the flow into the Muddy River, thereby increasing flow to the Moapa Valley.

Chris Milk, MV Librarian shared information regarding the Library's many activities in the next 2 months.

Board Member reported on the following activities: Logandale Trails Jr. Ranger Day, VFW 2025 Project to restore Overton's Guardian Tank, Clothes for Comfort drive, Neighborhood Meeting in Moapa on 2/24/25, and the Community Yard sale on March 7<sup>th</sup> and 8<sup>th</sup>.

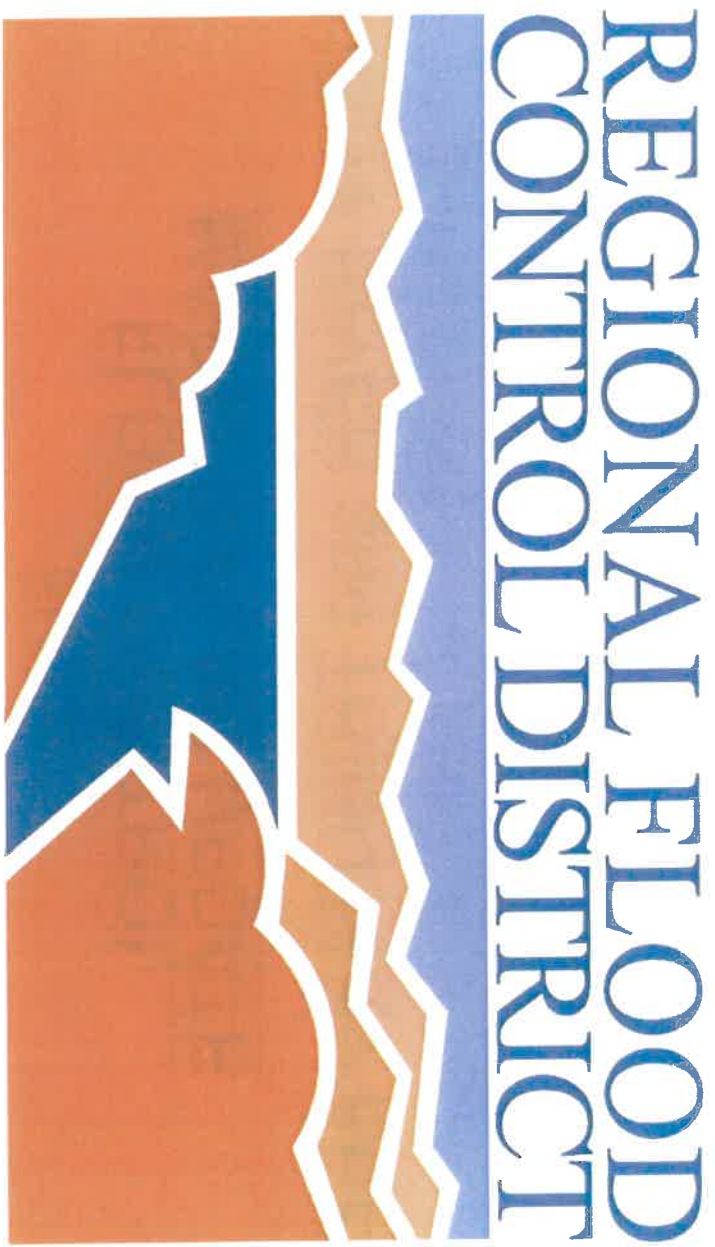
IX. Next Meeting Date

The next regular meeting will be February 26, 2025 at 7:00 p.m.

X. Adjournment

The meeting was adjourned at 7:48 p.m.

# REGIONAL FLOOD CONTROL DISTRICT

The logo consists of a stylized landscape. At the top, there is a blue horizontal band representing a river. Below the river are several layers of orange and brown shapes representing hills or mountains. The shapes are layered and have white outlines, creating a sense of depth and a jagged, mountainous terrain.

2025 MPU - Muddy River and Tributary Areas



**2025  
FLOOD CONTROL  
MASTER PLAN UPDATE**

**MUDDY RIVER and TRIBUTARY AREAS**

**CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT**

**Moapa Valley Town Advisory Board  
February 12, 2025**



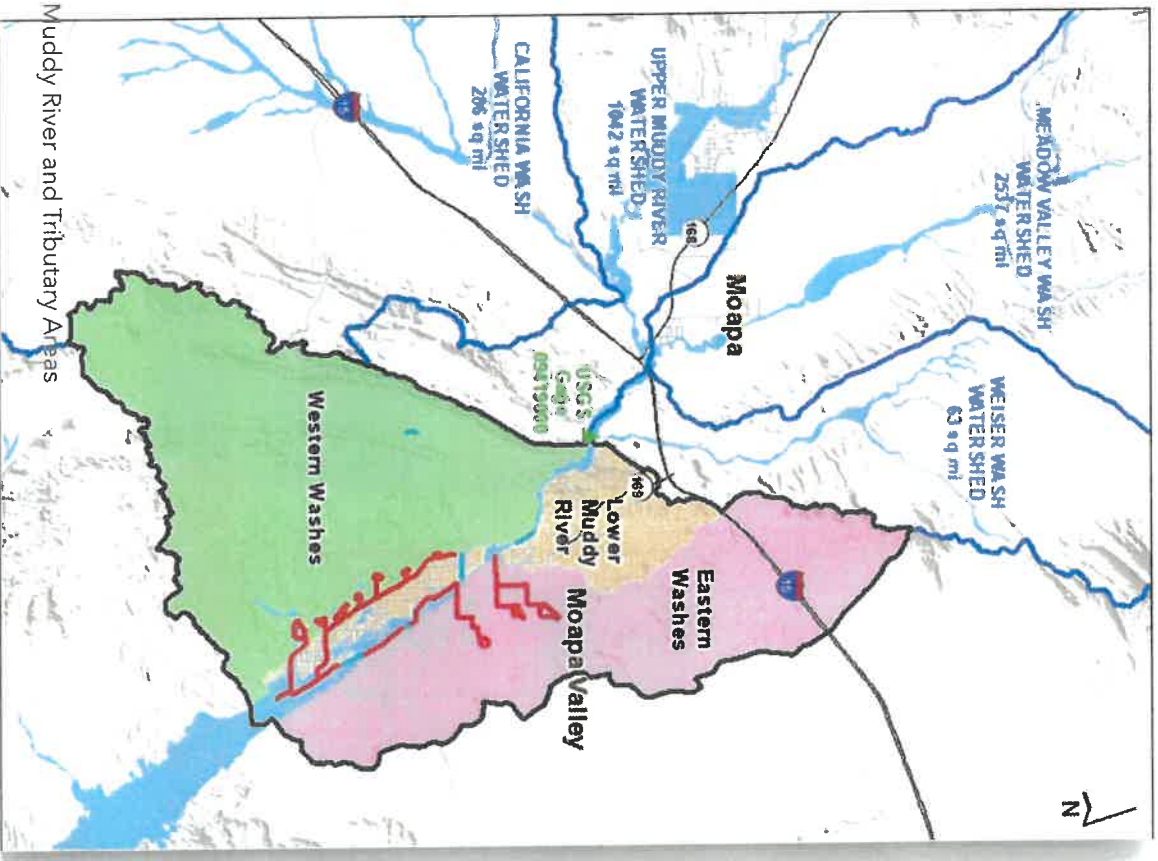


# MUDDY RIVER and TRIBUTARY AREAS

1. Western Washes
2. Eastern Washes
3. Lower Muddy River

## Moapa Area

1. Weiser Wash
2. Meadow Valley Wash
3. Upper Muddy River
4. California Wash



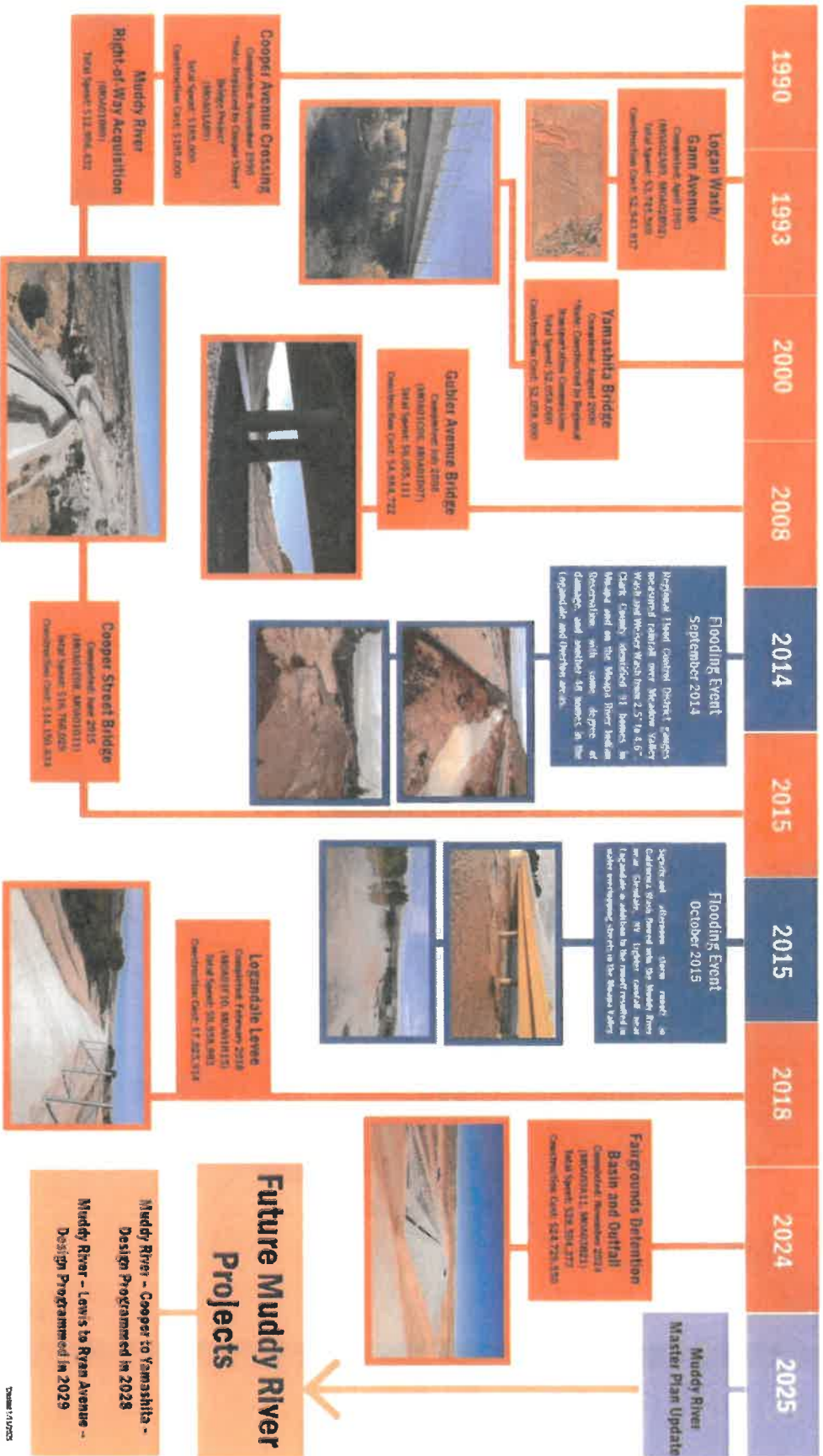
2025 MPU - Muddy River and Tributary Areas



# Muddy River Flood Control Projects and Flooding Events

Total Spent to Date (Design and Construction): \$60,183,499

Total Construction Cost: \$56,877,638

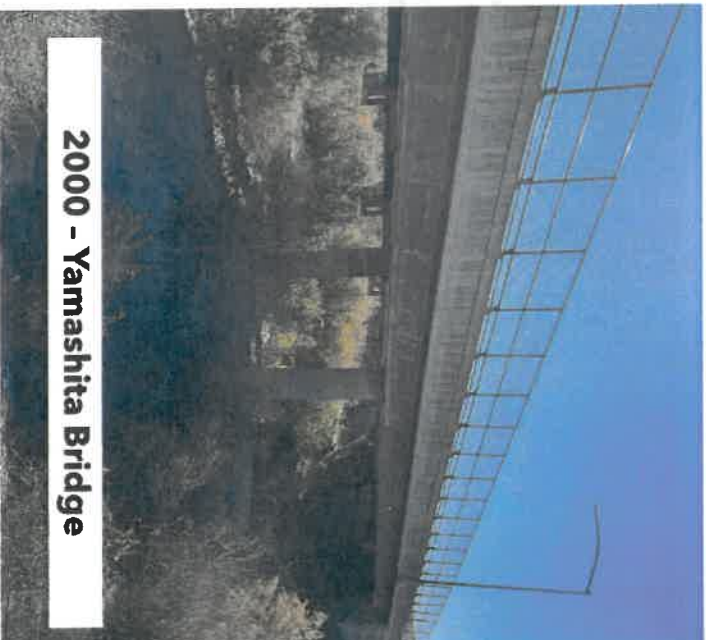




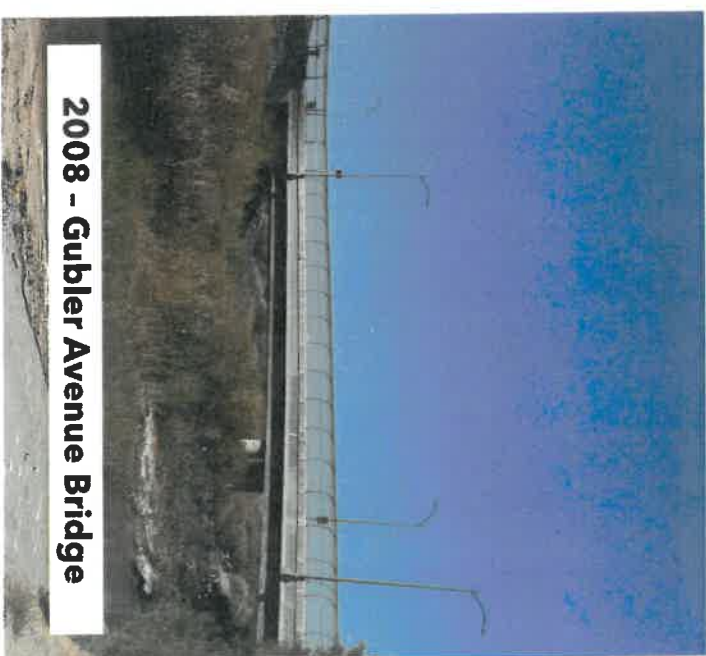
# Completed Flood Control Master Plan Facilities



**1993 - Logan Wash/Gann Avenue**



**2000 - Yamashita Bridge**



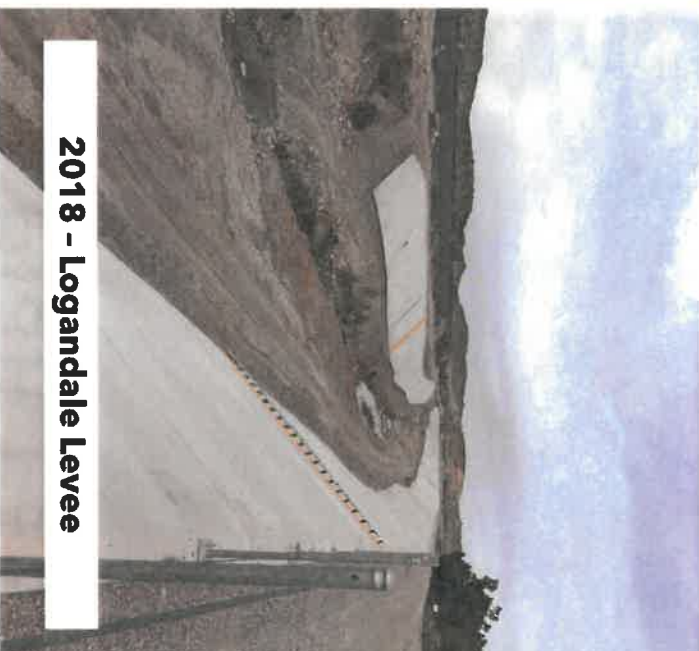
**2008 - Gubler Avenue Bridge**



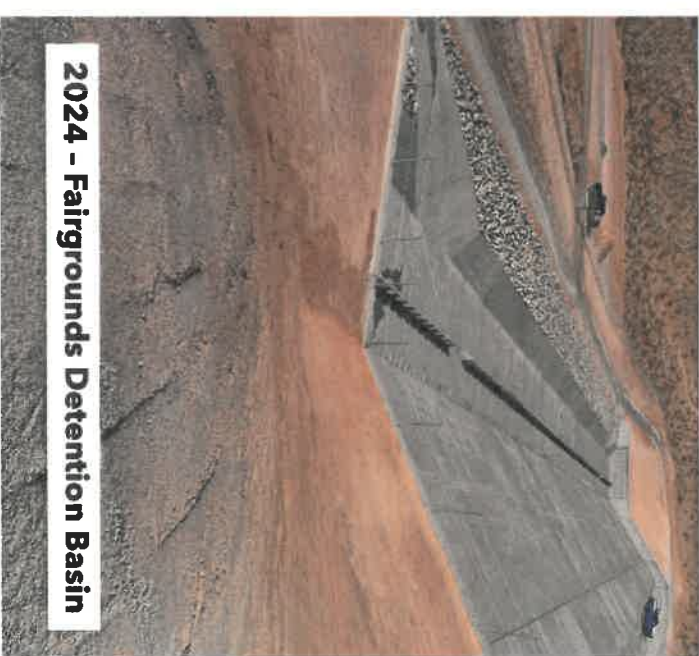
# Completed Flood Control Master Plan Facilities



**2015 - Cooper Street Bridge**



**2018 - Logandale Levee**



**2024 - Fairgrounds Detention Basin**

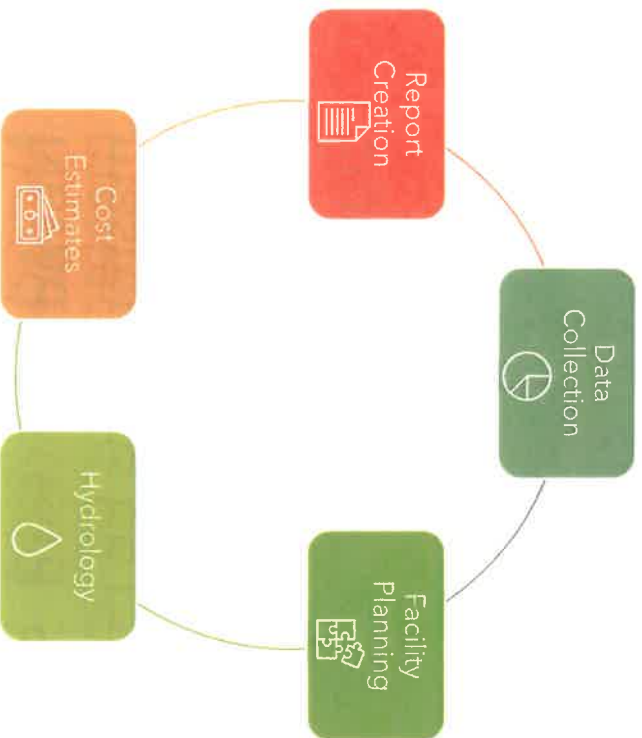
**Total Spent to Date: \$80,183,499**

2025 MPU - Muddy River and Tributary Areas



## Master Plan Objectives

- Nevada Revised Statutes 543.596 requires that flood control master plans be reviewed and updated every 5 years.
- The purpose of the Master Plan Update (MPU) is to add new information, assess progress, identify obstacles, and recommend changes.
- Original Master Plan was adopted in 1986 for the entire Clark County, previous update of the Muddy River and Tributary Washes in 2020.



# 2025 Master Plan Process

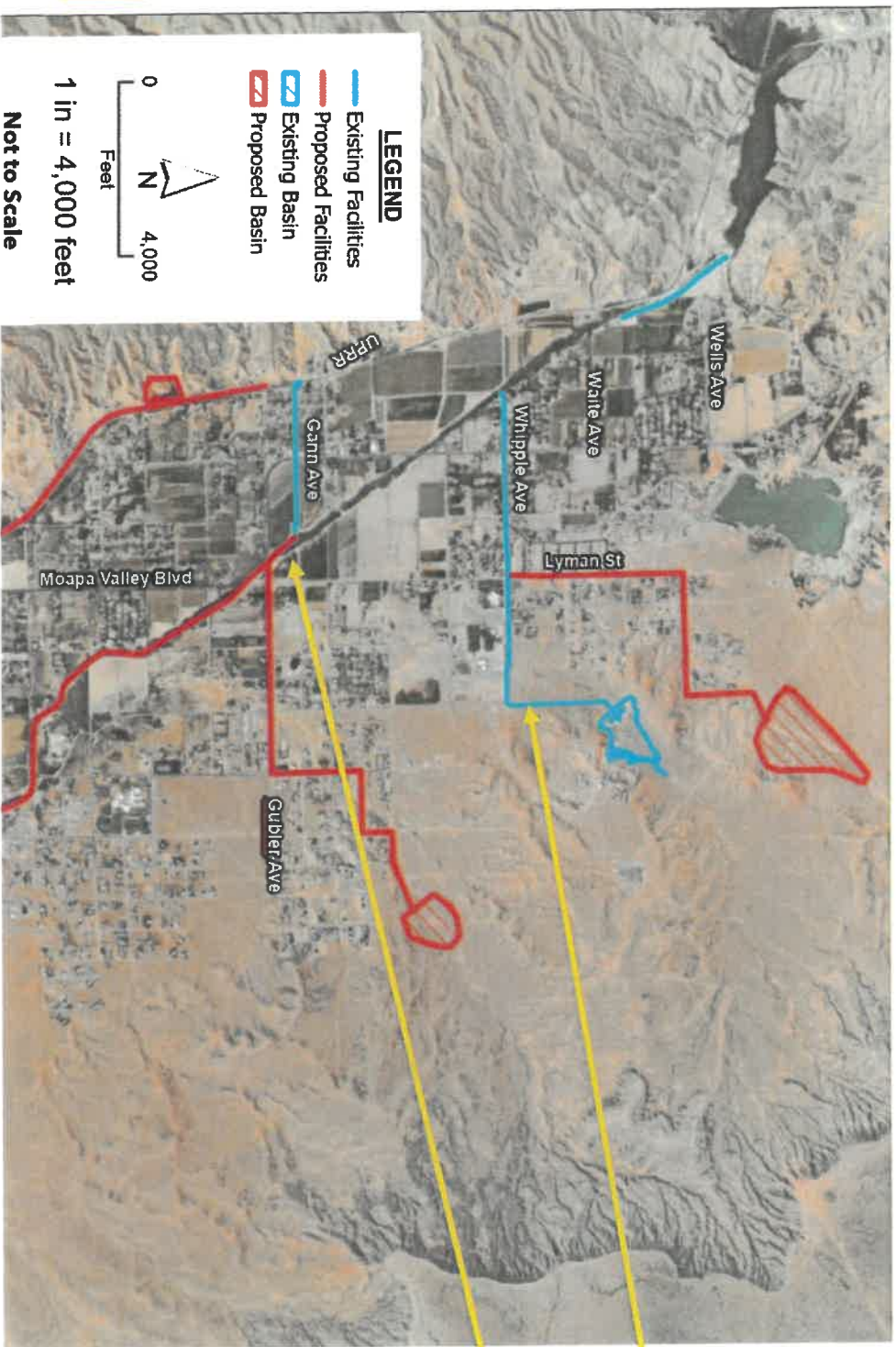
- Data Collection
  - ✓ Updated Clark County Land Use and Soils data
  - ✓ Reviewed approved drainage studies/adjacent projects/coordination with other stakeholders for MPU impact
- ➔ Moapa Valley Town Advisory Board Presentation/Comments
- Facility Planning, Hydrology Models, Cost Estimates (Using 2023 Las Vegas Valley MPU Cost Tool), Report
- 2<sup>nd</sup> Presentation to Moapa Valley Town Advisory Board for Approval of MPU - If Needed
- Adoption by CCRFCDD Board of Directors and Clark County Board of Commissioners

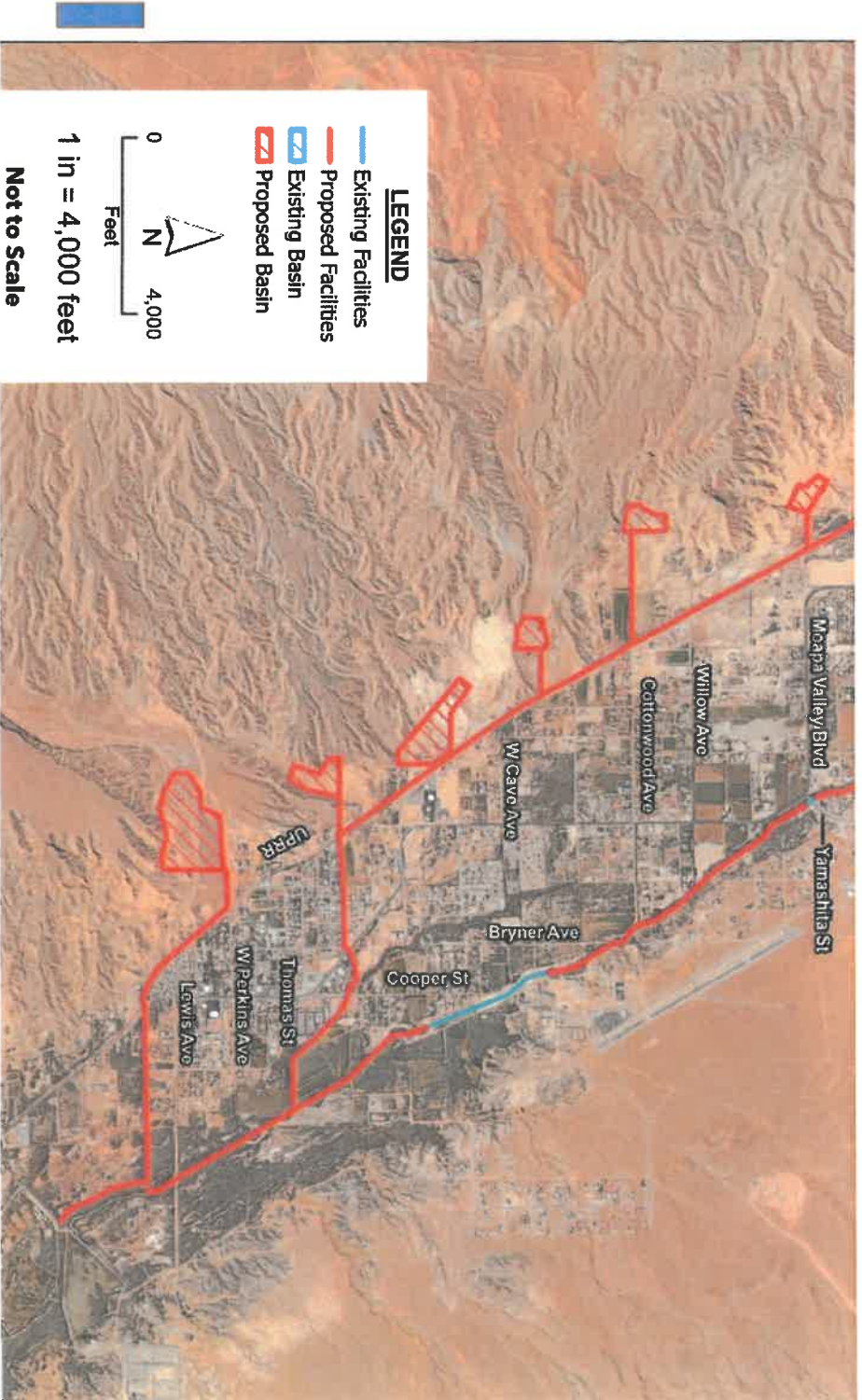


## 2025 MPU Flood Control Facilities

### Muddy River NORTH

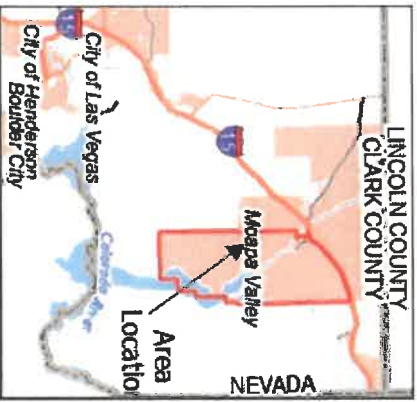
- Fairgrounds Detention Basin Construction Completed in November 2024
- Added facility  
➤ MRLV0750





**2025 MPU**  
**Flood Control Facilities**  
**Muddy River SOUTH**

- No recommended change to the plan



2025 MPU - Muddy River and Tributary Areas



# Future Projects 10-Year Construction Program

Project Cost for Design and Construction ~ \$6.1 Million



**Muddy River - Cooper to Yamashita  
Design Programmed in 2028**



**Muddy River - Lewis to Ryan Avenue  
Design Programmed in 2029**

Submit any comments regarding the  
2025 Flood Control Master Plan Update  
By **February 28, 2025**  
to

[muddyriver2025mpucomments@regionalflood.org](mailto:muddyriver2025mpucomments@regionalflood.org)



Contact: **Abi Mayrena**  
**702-685-0025**  
**amayrena@regionalflood.org**

*Abi Mayrena  
P.E. CFM  
General Mgr.  
Post. # 685-0000  
(702) 685-0000*



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 041-21-701-001 & 002; 041-21-801-001 through 003; 041-22-401-001

PROPERTY ADDRESS/ CROSS STREETS: 3715 N. Pioneer Road

**DETAILED SUMMARY PROJECT DESCRIPTION**

Required review of UC-24-0407.

**PROPERTY OWNER INFORMATION**

NAME: Kimbo Slice Enterprises LLC  
 ADDRESS: P.O. Box 87  
 CITY: logandale STATE: NV ZIP CODE: 89021  
 TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: moapamaze@gmail.com

**APPLICANT INFORMATION (must match online record)**

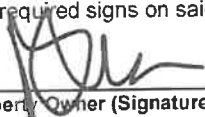
NAME: Billy Pulsipher  
 ADDRESS: P.O. Box 87  
 CITY: logandale STATE: NV ZIP CODE: 89021 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL 7022784314 EMAIL: moapamaze@gmail.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: David Brown ESQ  
 ADDRESS: 520 S. Fourth Street, Second Floor  
 CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702.580.7725 CELL 702.580.7725 EMAIL: dbrown@brownlawlv.com

\*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

 \_\_\_\_\_ Billy Pulsipher \_\_\_\_\_ 02/03/2025  
 Property Owner (Signature)\* Property Owner (Print) Date

DEPARTMENT USE ONLY:						
AC	AR	ET	PUDD	SN	UC	WS
ADR	AV	PA	SC	TC	VS	ZC
AG	DR	PUD	SDR	TM	WC	OTHER _____

APPLICATION #(s) AR-25-400029 ACCEPTED BY NAI  
 PC MEETING DATE \_\_\_\_\_ DATE 2/25/2025  
 BCL MEETING DATE 5/7/2025 FEES \$1,400.00  
 TARIFF LOCATION Moapa Valley DATE 4/9/2025

LAW OFFICE

*Brown, Brown & Premsrirut*

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN  
DAVID T. BROWN  
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563  
FACSIMILE (702) 385-1023  
EMAIL: dbrown@brownlawlv.com

February 3, 2025

Clark County Comprehensive Planning  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89106

RE: Justification letter – Application for Review UC-24-0407 – Moapa Corn Maze  
APN# 041-21-701-001 & 002; 041-21-801-001 through 003; 041-22-401-001

To Whom It May Concern:

This office represents the “Applicant” in the above referenced matter. On September 18, 2024, the Board approved UC-24-0407 that allowed for a recreation facility and live entertainment with the associated design reviews and waivers of conditions. The Comprehensive Planning conditions of approval included 6 months to commence and review. This application is for the aforementioned review.

Applicant commenced events in October pursuant to the original approval. As this is a family venue, applicant provides the utmost in safety for all visitors as well as venue staff. This includes training for each of the areas of the facility as well as a requirement that any incidents and be documented and reported.

The venue generated a lot of excitement and provided a community destination with an attendance of approximately 20,000 visitors. In addition, this venue provided seasonal employment to approximately 130 area residents.

With this review, Applicant requests the ability to add other holiday and special events throughout the year. Applicant also requests the ability host weddings, horseback rides, ATV rides, and farm stays. Applicant would also request the ability to permit recreational vehicles to park on the property and temporary commercial parking for vendors and food trucks.

Applicant respectfully requests that the Board review the application and find the Moapa Corn Maze to be in compliance. In addition, Applicant requests that no additional reviews be required beyond the previously conditioned Public Works 4-year review of offsites.

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AR-25-400029

LAW OFFICE

*Brown, Brown & Premsrirut*

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

Thank you in advance for your time and consideration of this application. Please feel free to contact me should you need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT

  
David Brown



**ATTACHMENT A  
MOAPA VALLEY TOWN ADVISORY BOARD  
ZONING AGENDA  
WEDNESDAY, 7:00 P.M., APRIL 9, 2025**

05/07/25 BCC

1. **AR-25-400029 (UC-24-0407)-KIMBO SLICE ENTERPRISES, LLC:**  
**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: 1) recreational facility; and 2) live entertainment.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) reduce parking; 3) eliminate parking lot landscaping; 4) modify residential adjacency standards; 5) waive full off-site improvements; and 6) allow unpaved legal access.  
**DESIGN REVIEW** for a recreational facility in conjunction with an existing agricultural property on 101.93 acres in an RS80 (Residential Single-Family 80) Zone and an RS40 (Residential Single-Family 40) Zone. Generally located on the north side of Whipple Avenue and the east and west sides of Pioneer Road within Moapa Valley. MK/nai (For possible action)

05/07/25 BCC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**AR-25-400029 (UC-24-0407)-KIMBO SLICE ENTERPRISES, LLC:**

**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: 1) recreational facility; and 2) live entertainment.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) reduce parking; 3) eliminate parking lot landscaping; 4) modify residential adjacency standards; 5) waive full off-site improvements; and 6) allow unpaved legal access.

**DESIGN REVIEW** for a recreational facility in conjunction with an existing agricultural property on 101.93 acres in an RS80 (Residential Single-Family 80) Zone and an RS40 (Residential Single-Family 40) Zone.

Generally located on the north side of Whipple Avenue and the east and west sides of Pioneer Road within Moapa Valley. MK/nai (For possible action)

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**RELATED INFORMATION:**

**APN:**

041-21-701-001; 041-21-701-002; 041-21-801-001 through 041-21-801-003; 041-22-401-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate street landscaping along Pioneer Road where a 6 foot wide landscape strip is required per Section 30.04.01D.
2. Reduce the number of required parking stalls to 330 spaces where 4,440 spaces are required per Section 30.04.04D (a 92% reduction).
3. Eliminate parking lot landscaping where parking lot landscaping is required per Table 30.04-1.
4. Eliminate the setback for trash enclosures where a minimum of 50 feet is required per Section 30.04.06.
5. Waive full off-site improvements (curb, gutter, sidewalk, streetlights and paving) on Pioneer Road where required per Section 30.04.08.
6. Allow unpaved legal access.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3715 N. Pioneer Road
- Site Acreage: 101.93



- Project Type: Recreational facility with live entertainment
- Square Feet: 15,291 (stables)/462 to 6,499 (other barns)
- Parking Required/Provided: 4,440/330

### Site Plan

The approved plans depict access to the site is from Pioneer Road, which intersects with the Whipple Road alignment on the southern portion of the site and follows the alignment of the existing railroad from north to south through this property. The road is located on the west side of the railroad tracks with multiple access points to the interior of this property. The Muddy River is located on the east side of this property.

The approved plan depicts a 101.93 acre agricultural property with a variety of agricultural buildings and structures, including barns, sheds, fields, stables, pens, shade structures, lighting, agricultural fences, and a lake. A use permit was requested to allow the proposed recreational activities during the month of October, including a corn maze, pedal carts, haunted maze, pumpkin patch, bounce house, hayrides, themed paint ball, farm product stands, haunted barn/house, pig races, and farm animal petting zoo. The plans depict 6 parking areas with a range of 34 parking spaces and 84 parking spaces each for a total of 330 parking spaces located at the south entrance on the west side of Pioneer Road. Each bank of parking has a 24 foot wide drive aisle on either side, with a turnaround area on both ends of the parking spaces. A pedestrian pathway connects the parking area on the east side of Pioneer Road to the corn mazes and pumpkin patches area located on the west side of Pioneer Road. Existing agriculture fencing is located throughout the property with emergency corn maze exits provided. A lake area is located north of the proposed parking lot area, with an access road on the north and west sides of the lake. Accessible parking is proposed at the south side of the property. An emergency medical area, existing portable structure, and existing building are located on the south side of the accessible parking spaces next to the south property line. Trash enclosures are located adjacent to the south property line and south of the emergency medical area. A pedal cart track is shown north of the stables and south of an access drive. A large open space is proposed for outside farm games like cornhole, horseshoes, and similar activities. Several areas are fenced for pasture and animal containment on the property. An outdoor paintball activity space is proposed northwest of the lake and north of the outdoor farm game space. It is accessed from several dirt roads from the south, east, and west. A hay barn is located on the north side of the paintball area with a variety of agricultural implements, trailers, and related storage. Portable toilet facilities are located throughout the property with access to the event locations, corn maze, and pumpkin patch.

### Landscaping

The approved plans depict that no new landscaping is proposed with the recreation facility. There are numerous trees and shrubs surrounding the lake, with a dense area of natural vegetation along the east property line east of Pioneer Road near the Muddy River. Numerous other trees and shrubs are located throughout the rest of the property in a variety of locations on the perimeter of identified spaces for requested activities.

### Floor Plans

The approved plans depict barns and sheds that have open floor plans with agricultural storage as the primary use. The haunted barn will have temporary dividers to facilitate the interior pathways for pedestrian access. The stables include numerous stalls and main corridor access for horses and other animals.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-24-0407:

#### Comprehensive Planning

- 6 months to commence and review or the application will expire unless extended with approval of an extension of time, and/or an application for review;
- Hours of operation limited to 5:00 p.m. to 10:00 p.m. Monday through Thursday, 4:00 p.m. to 11:00 p.m. on Fridays, 12:00 p.m. to 11:00 p.m. on Saturdays, and 12:00 p.m. to 10:00 p.m. on Sundays; exception to hours of operation limited to weekend before Halloween with hours of operation allowed to be extended to 12:00 a.m.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### Public Works - Development Review

- 4 year review of off-sites improvements;
- Provide legal access;
- Coordinate with the Division of Air Quality for dust control;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements. 90 days to record said separate document for the Logandale Trails Access Road improvement project.

#### Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- All proposed single-family residential submittals will comply with Code requirements for residential streets;
- 503.2.1.1 parallel parking permitted on both sides; where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

**Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised that APN 041-21-801-001 has an active septic system on the property; and to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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

- Applicant is advised that CCWRD has no public sanitary sewer facilities in that area and none are planned within the next 5 years.

**Applicant's Justification**

The applicant states that they were able to commence the special events in October of 2024. As a result, they are requesting no further reviews. The applicant states that because the events are more of a family venue, the applicant provides the utmost safety and trains all their staff accordingly. The applicant also states that the events bring over 20,000 visitors and provides seasonal employment for 130 residents.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-24-0407	Use permits, waivers of development standards, and design review for a recreational facility	Approved by BCC	September 2024
NZC-0287-10	Reclassified from R-U to R-A and R-1 zoning, commercial boarding stable on 8.4 acres, PUD for 240 unit single-family development and increased site disturbance in hillside area - expired	Approved by BCC	September 2010
TM-0053-10	240 unit single family development - expired	Approved by BCC	September 2010
VS-0288-10	Vacated rights-of-way - expired	Approved by BCC	September 2010
VS-1494-06	Vacated rights-of-way - expired	Approved by BCC	January 2007
NZC-0209-06	Reclassified R-U to R-A to R-E and R-1 zoning, package wastewater treatment plant, hillside development, and commercial boarding stable, and 240 residential development - expired	Approved by BCC	April 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS80	Undeveloped
South	Open Lands & Agriculture	RS80	Agriculture & undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS80	Single-family residential & undeveloped
West	Open Lands	RS80	Undeveloped

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

Staff is not aware of any complaints from the public about this facility. Also, staff did not find any active Code enforcement cases. Therefore, staff recommends approval of the request.

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this application for review.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Remove the time limit.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** BILLY PULSIPHER

**CONTACT:** DAVID BROWN, DAVID BROWN ESQ., 520 S. FOURTH STREET, 2ND FLOOR, LAS VEGAS, NV 89101