



# Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV 89040

May 1, 2024

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 Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Judy Metz, (702) 397-6475
  - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155 & Moapa Valley Community Center 320 N. Moapa Valley Blvd. Overton, NV. 89040
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/MoapaValleyTAB>.

Board/Council Members: Janice Ridondo – Chairperson  
 Jill Williams Perkins – Vice Chair  
 Lois Hall  
 Lori Houston

Secretary: Judith Metz, 702-397-6475. [Judith.Metz@ClarkCountyNV.gov](mailto:Judith.Metz@ClarkCountyNV.gov)  
 Business Address: Moapa Valley Community Center  
 320 N. Moapa Valley Blvd. Overton, NV. 89040

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

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

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

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

III. Approval of Minutes for March 27, 2024. (For Possible Action)

IV. Approval of the Agenda for May 1, 2024, and Hold, Combine, or Delete any Items. (For Possible Action)

V. Informational Items

NONE

VI. Planning and Zoning

**05/21/24 PC**

1. **UC-24-0124-WHITNEY, CLEA:**  
**USE PERMITS** for the following: **1) food pantry; and 2) office.**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1) reduce parking; and 2) parking striping on 2.3 acres in an IL (Industrial Light) Zone. Generally located on the southwest corner of Moapa Valley Boulevard and Hardy Avenue within Moapa Valley. MK/mh/ng (For possible action)**

VII. General Business

NONE

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: May 15, 2024.

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

March 27, 2024

## DRAFT MINUTES

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Board Members:     **Janice Ridondo, Chairperson – Present**  
                          **Lois Hall -Present**  
                          **Jill Williams Perkins, Vice Chair - Present**  
                          **Lori Houston – Excused**

Secretary:             Judith Metz, 702-397-6475. Judith.Metz@clarkcountynv.gov

Liaison:                William Covington, 702-455-2540, William.Covington@ClarkCountyNV.gov

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I.            Call to Order, Invocation, Pledge of Allegiance, Roll Call  
              The meeting was called to order at 7:02 p.m.

II.          Public Comment

NONE

III         Approval of Minutes of February 28, 2024.

**Moved by: Lois Hall**  
**Action: Approved**  
**Vote: 3-0/Unanimous**

IV.         Approval of Agenda for March 27, 2024.

**Moved by: Jill Williams Perkins**  
**Action: Approved**  
**Vote: 3-0/Unanimous**

V. Information Items

NONE

VI. Planning & Zoning

04/16/24 PC

1. **WS-24-0030-JCXY, LLC;**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow accessory structure (fence) prior to the establishment of a principal use (single family dwelling); 2) increase fence height; and 3) street landscaping on 13.0 acres in an RS80 (Residential Single Family 80) Zone and an RS20 (Residential Single Family 20) Zone. Generally located on the north and south sides of Pioneer Road and Liston Avenue (alignment) within Moapa Valley. MK/lm/ng (For possible action)

Jennifer Lazovich presented on behalf of the applicant. Pioneer Rd. and access to the trails will remain. The fencing will be black wrought iron. Because of the rise and fall of the elevations, fence will appear to be 8 feet at some points; but the fence itself is only 6 feet. Neighbors felt it would look nice, some questions, but no one objected.

**Motion by Lois Hall to accept all waivers.**

**Action: Approval**

**Vote: 3-0/Unanimous**

VII. General Business

NONE

VIII. Public Comment

John Lee introduces himself as running for Congress for our district. Kristen Milk (MV Library) brought brochures for April activities. Jill Perkins updated on Perkins Field remodel; they may have a soft opening in May. Randy Richins reported regarding MV Emergency Mgmt. Low power FM radio station. No call sign yet, but transmitter 101.1. (See attached information)

IX. Next Meeting Date is May 1, 2024

X. Adjournment at 8:00PM

## Moapa Valley FM Radio Station Announcement

3/27/24

Moapa Valley Emergency Management has been seeking methods to actively disseminate timely information during disasters and emergencies. To this end, they have established the GMRS Channel 16 program. A system where radios in common use can be used to hear updates from Emergency Management. I have assisted in it's implementation.

A more robust method has been sought, and an application has been filed to the FCC for a Low Power FM Radio Station. MVEM's application has been approved and a construction permit has been granted. We will have a local radio station. Logistics are being discussed and a transmitter site is being secured. Though we will be on the air as 101.1 FM, it will not be tomorrow. We will be asking for the public's help for parts of the process, and others will be completed by the Moapa Valley Fire Department. We will let you know as the MVFD Chief directs our course.

Here are a couple of important points:

We do not yet have a call sign.

We intend to reach the Town as Moapa as well as all of Moapa Valley.

The FCC requires a minimum on air program time. The FCC requires many things.

We intend to have wholesome programming that includes preparedness topics in a podcast style delivery and appropriate music.

We intend to have as much locally produced content as possible, including cowboy poetry.

It may be months before we are on the air. We have one year to build it up.

Randy Richins

3060 Hannig St Box 920

Logandale

702-292-6896 Cell

[randyrichins@gmail.com](mailto:randyrichins@gmail.com)





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 041-27-201-001

PROPERTY ADDRESS/ CROSS STREETS: 3475 N. Moapa Valley Blvd./ Hardy & Moapa Valley Blvd.

**DETAILED SUMMARY PROJECT DESCRIPTION**

Provide space to distribute food received from Three Square, provide office space for Mental Health Counselor and provide office space for Grief Group and Pre-Dementia sessions.

*Applying for two special use permits. One for Food Pantry and one for office use in a IL (Industrial Light) zoning. Also waiving the parking requirement.*

**PROPERTY OWNER INFORMATION**

NAME: Clea Whitney  
 ADDRESS: PO Box 73  
 CITY: Overton STATE: NV ZIP CODE: 89040  
 TELEPHONE: (702) 575-4240 CELL \_\_\_\_\_ EMAIL: cleasells@hotmail.com

**APPLICANT INFORMATION**

NAME: Shanna McPheters  
 ADDRESS: 1589 Quail Vista Court/583  
 CITY: Logandale STATE: NV ZIP CODE: 89021 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-283-6118 CELL 907-360-9203 EMAIL: brookesgooddeeds@gmail.com

**CORRESPONDENT INFORMATION**

NAME: Shanna McPheters  
 ADDRESS: 1589 Quail Vista Court/583  
 CITY: Logandale STATE: NV ZIP CODE: 89021 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-283-6118 CELL 907-360-9203 EMAIL: brookesgooddeeds@gmail.com

\*Correspondent will receive all project communication

(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 and 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.

Clea Whitney  
 Property Owner (Signature)\*

Clea Whitney  
 Property Owner (Print)

02/28/24  
 Date

**DEPARTMENT USE ONLY:**

- |                              |                             |                              |                               |                             |  |  |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|--|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input checked="" type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS            | <input type="checkbox"/> ZC            |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC            | OTHER _____                            |

APPLICATION # (s) UC-24-0124  
 PC MEETING DATE 5/21/2024  
 BCC MEETING DATE \_\_\_\_\_  
 TAB/CAC LOCATION Moapa Valley

ACCEPTED BY NAI  
 DATE 3/21/2024

DATE 5/1/2024



P.O. Box 583, Logandale, Nevada 89021 702-283-6118 [brookesgooddeeds@gmail.com](mailto:brookesgooddeeds@gmail.com)

March 12, 2024

Attention Zoning Department:

Please accept the enclosed application to allow us to continue to support rural Clark County, Nevada community members. Our non-profit currently focuses on ensuring families are provided food insecurity resources. We currently partner with Three Square Food Bank, which provides the food for our two pantries: All Ages and Golden Groceries. There are no income requirements for either pantry, except a participant must be age 60 or over to receive Golden Grocery items. Thus far we have signed up over 1233 participants, including providing home delivery to homebound participants in Moapa Valley and Mesquite.

Please accept this justification letter to request two special use permits. One is to have a Food Pantry in an IL(Industrial Light) zone. The second special use permit is to have an Office use in an IL (Industrial Light) zone. Our intent is to remove the stress of food from families to allow them to focus on other needs, thus providing a wraparound philosophy. In our short time since being open, we have partnered with a mental health counselor to provide onsite counseling; we offer grief support groups for adults and Cognitive Stimulation Therapy/Pre-Dementia sessions for participants. We have also sponsored various events encouraging community participation.


We have no employees and hours of operation vary based on the services provided. Our services are pick-up and delivery, Mondays, and Fridays from 8am-12pm, and appointments are available on an individual need basis. We currently provide services to 893 participants over age 60 and 340 participants over age 18. The Mental Health Counselor provides services Tuesdays and Wednesdays from 8am – 5pm. There is a separate business utilizing the property for mini-warehouse and for outside storage. Our Food Pantry will not include outside storage nor mini-warehouse use.

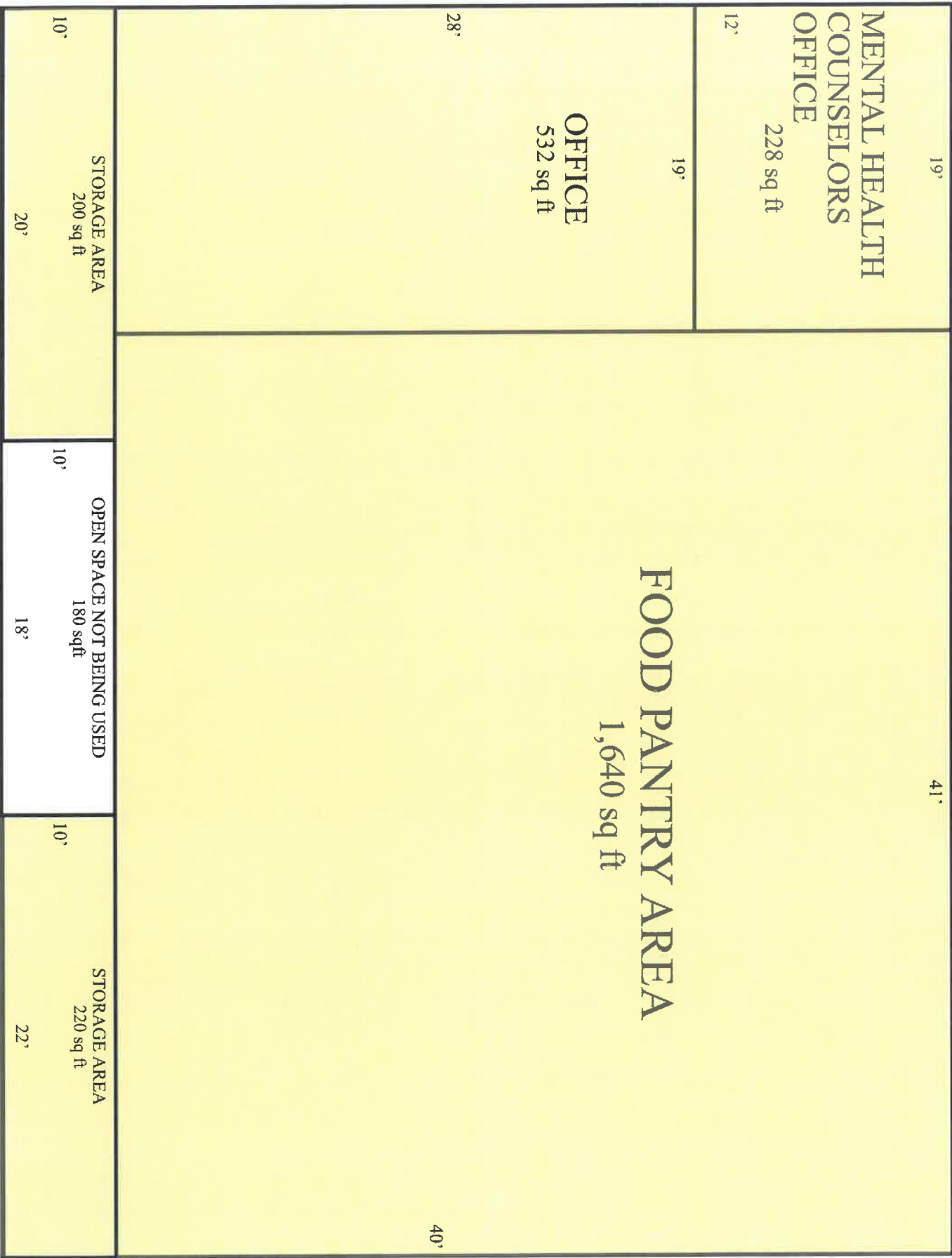
Please accept this justification letter to request to waive the parking spaces requirement. The total square footage of the offices is 703 square feet and using the calculation one per four hundred square feet, we need two parking spaces for the office, which is available in the front of the building- pictures included. The food pantry is 1,697 square feet and using the calculation one per 250 square feet we need seven parking spaces. However, the property is 2.32 acres which equals to 101,059 square feet. By using the calculation one per five hundred square feet of lot area, the food pantry will also need 202 parking spaces. As result, we are requesting to waive the parking requirement to nine parking spaces when 211 parking spaces are required, even though the entire lot area is not utilized for the food pantry.

We do have parking space markers in the front of the building and would request a waiver to eliminate the required striping for on-site parking spaces, as concrete markers are in place.

Sincerely,  
Shanna McPheters, President



 = Areas that the Food Pantry will be using





There are 5 unstriped parking spaces provided in front of the building, with additional unpaved and unstriped areas on-site potentially usable for additional parking needs. There is a chain-link fence extending south from the mini-warehouse building, which is set back 75 feet from the east property line. The area behind the buildings is used for additional parking and is mostly covered by gravel. The applicant is not proposing any changes to the layout of the site or the existing buildings.

Landscaping

The plans depict existing trees and shrubs along the east property line fronting Moapa Valley Boulevard, along with several trees along the river which runs across the southwest portion of the site. There are no proposed or required changes to landscaping associated with this application.

Elevations

The photos provided depict 2 existing 1 story buildings on the site, 1 of which will be used for the food pantry and office. The subject building is constructed of stucco and painted white with a flat roof, featuring a single door in the front of the building for entry and exit. The second building is used for an existing mini-storage facility, and is constructed of metal with a pitched roof and multiple roll-up doors for vehicle storage.

Floor Plans

The plans depict a 3,000 square foot floor area for the subject building, which includes a 1,640 square foot food pantry area, multiple storage areas, and 760 square feet of office area.

Applicant's Justification

The applicant states the food pantry will feature pick-up and delivery services, with hours of operation being 8:00 a.m. to 12:00 p.m. on Mondays and Fridays. Services are currently provided to 893 participants over the age of 60 and 340 participants over the age of 18. The office counseling services will be available on Tuesdays and Wednesdays from 8:00 a.m. to 5:00 p.m. The existing mini-warehouse facility on the property is unrelated to the proposed uses. The applicant adds that the significant parking reduction is necessary due to the size of the lot, though a limited portion of the overall site will be used for the food pantry and office.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS80	Single family residential
South & West	Agriculture	IL	Undeveloped
East	Low-Intensity Suburban Neighborhood	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**

#### Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the proposed uses of a food pantry and an office are suitable on the site and compatible with surrounding developments. These uses are consistent with Policy 2.3.3 of the Master Plan, which prioritizes improving services for vulnerable populations, as the food pantry will primarily serve elderly residents in the community. Staff finds that there will be no adverse impacts on the surrounding area resulting from the food pantry and office counseling services. Therefore, staff can support these requests.

#### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

While staff typically does not support waiving requirements for parking spaces and the striping of parking areas, the proposed uses are on a large lot in a rural area where excessive vehicular traffic is unlikely. Staff finds that the food pantry and office will generate limited traffic, and the reduction in parking is unlikely to cause vehicle stacking or other issues on the site that would negatively impact the surrounding area. Therefore, staff can support these requests.

#### **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**

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; 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**

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that there are no public sanitary sewer facilities available and none are planned within the next 5 years.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BROOKES GOOD DEEDS

**CONTACT:** BROOKES GOOD DEEDS, 3475 N. MOAPA VALLEY BOULEVARD, P.O. BOX 583, LOGANDALE, NV 89021

