



# Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV. 89040

May 11, 2022

7:00pm

## AGENDA

**Note:**

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

Secretary: Amelia Smith, 702-704-4572, [Amelia.Smith@ClarkCountyNV.gov](mailto:Amelia.Smith@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.

- III. Approval of Minutes for April 27, 2022. (For possible action)
- IV. Approval of the Agenda for May 11, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items  

NONE
- VI. Planning and Zoning

**06/07/22 PC**

- 1. **UC-22-0215-SMITH BERNIE:**  
**USE PERMIT** to allow accessory structures prior to a principal use on 2.3 acres in an R-E (Rural Estates Residential) Zone within the Moapa Valley Overlay District. Generally located on the northeast corner of Moapa Valley Boulevard and Hardy Avenue in Moapa Valley (Logandale). MK/jgh/syp (For possible action)
- 2. **WC-22-400044 (UC-0932-05)-WHIPPLE SUSAN:**  
**WAIVER OF CONDITIONS** for a use permit for a gravel pit and rock crushing operation to have until July 21, 2022, to discontinue the use on 35.3 acres in an R-U (Rural Open Land) Zone within the Moapa Valley Design Overlay District. Generally located on the south side of Bowman Road (alignment) and the west side of Mallard Street (alignment), 0.5 miles west of Moapa Valley Boulevard within Moapa Valley. MK/al/syp (For possible action)

**06/08/22 BCC**

- 3. **WC-22-400061 (ZC-1375-06)-CLARK COUNTY WATER RECLAMATION:**  
**WAIVER OF CONDITIONS** of a zone change for future public facilities requiring a design review as a public hearing on final plans to address landscaping and buffering (intense landscaping) from adjacent residences and to address location of generators on 2.9 acres in a P-F (Public Facility) Zone in the Moapa Valley Design Overlay District. Generally located on the south side of Lewis Avenue, 200 feet east of Deer Street within Moapa Valley. MK/al/jo (For possible action)
- 4. **DR-22-0220-CLARK COUNTY WATER RECLAMATION:**  
**DESIGN REVIEWS** for the following: **1)** a lift station; and **2)** finished grade for a water reclamation facility on 2.9 acres in a P-F (Public Facility) Zone in the Moapa Valley Design Overlay District. Generally located on the south side of Lewis Avenue, 200 feet east of Deer Street within Moapa Valley. MK/al/jo (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: June 15, 2022.

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

April 27, 2022

## MINUTES

---

Board Members:	Lois Hall- Chairperson – <b>PRESENT</b> Megan Porter- Vice Chairperson – <b>PRESENT</b> Kristen Pearson – <b>PRESENT</b>	Shana Munn – <b>PRESENT</b> Brian Burris – <b>PRESENT</b>
Secretary:	Amelia Smith, 702-704-4572, <a href="mailto:Amelia.Smith@ClarkCountyNV.gov">Amelia.Smith@ClarkCountyNV.gov</a>	
Liaison:	William Covington, 702-455-2540, <a href="mailto:William.Covington@ClarkCountyNV.gov">William.Covington@ClarkCountyNV.gov</a>	

---

- I. Call to Order, Invocation, Pledge of Allegiance, Roll Call  
The meeting was called to order at 7:00 p.m.

- II. Public Comment

NONE

- III. Approval of April 13, 2022 Minutes

**Moved by: Brian Burris**  
**Action: Approved**  
**Vote: 5-0 Unanimous**

- IV. Approval of Agenda for April 27, 2022

**Moved by: Megan Porter**  
**Action: Approved**  
**Vote: 5-0/Unanimous**

V. Informational Items

NONE

VI. Planning & Zoning

05/03/22 PC

1. **SC-22-0134-COUNTY OF CLARK (AVIATION):**  
**STREET NAME CHANGE** to name Cooper Street as one continuous alignment from Lee Avenue to Willow Avenue, east of Anderson Street. Generally located on the north side of Lee Avenue and the south side of Willow Avenue within Moapa Valley. MK/dm/syp (For possible action)
2. **SC-22-0135-COUNTY OF CLARK (AVIATION):**  
**STREET NAME CHANGE** to change a segment of Cooper Street to Airport Road between Lee Avenue and Anita Avenue. Generally located on the south side of Anita Avenue and the north side of Lee Avenue within Moapa Valley. MK/dm/syp (For possible action)
3. **SC-22-0136-COUNTY OF CLARK (AVIATION):**  
**STREET NAME CHANGE** to change the name of Anita Avenue to Ramos Ranch Road between Cooper Street and Deer Street. Generally located on the east side of Cooper Street and the west side of Deer Street within Moapa Valley. MK/dm/syp (For possible action)

**Moved by: Brian Burris**

**Action: Approved**

**Vote: 5-0/Unanimous**

05/18/22 BCC

4. **WS-22-0160-BRIGGS, ROD & MICKI:**  
**WAIVER OF DEVELOPMENT STANDARDS** to waive requirements for paving Willow Avenue in conjunction with a minor subdivision map to subdivide an existing parcel on 10.0 acres in an R-U (Rural Open Land) Zone within the Moapa Valley Design Overlay District. Generally located on the south side of Willow Avenue, 1,040 feet east of Swapp Drive within Moapa Valley. MK/al/ja (For possible action)

**Moved by: Lois Hall**

**Action: Approved**

**Vote: 5-0/Unanimous**

VII. General Business

NONE

VIII. Public Comment

Multiple residents expressed concerns regarding a lands bill and requested letters to be written in opposition. Larry Moses requested an item to be added to a future agenda to discuss a local organization.

IX. Next Meeting Date

The next regular meeting will be May 11, 2022

X. Adjournment

The meeting was adjourned at 8:05 p.m.

DRAFT

06/07/22 PC AGENDA SHEET

ACCESSORY BUILDING  
(TITLE 30)

MOAPA VALLEY BLVD/HARDY AVE  
(LOGANDALE)

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-22-0215-SMITH BERNIE:**

**USE PERMIT** to allow accessory structures prior to a principal use on 2.3 acres in an R-E (Rural Estates Residential) Zone within the Moapa Valley Overlay District.

Generally located on the northeast corner of Moapa Valley Boulevard and Hardy Avenue in Moapa Valley (Logandale). MK/jgh/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
041-27-501-007

**LAND USE PLAN:**  
NORTHEAST COUNTY (LOGANDALE) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 1872 Hardy Avenue
- Site Acreage: 2.3
- Project Type: Accessory Structure (Barn)
- Number of Stories: 1
- Building Height (feet): 22 feet
- Square Feet: 4,800

**Site Plan**

The applicant owns and resides in a single family home on an adjacent parcel to the east and they have no plans to build a home on the subject lot. The proposed barn will be located near the northeast property line, set back 23 feet from the east property line and 25 feet from the north property line. There are existing fences on the perimeter of the site and a carport and a corral/metal building on the northwest portion of the site.

**Landscaping**

Landscaping is not a part of this application.

Elevations

The plans depict a 1 story, 22 foot high, pole barn that will be used for storage. The accessory structure has a pitched roof and is made from wood frame and metal siding.

Floor Plans

The plans show a metal building with no interior walls, two overhead doors and a main door.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this request is needed so that the applicant can store his classic car collection close to his main residence to the east.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1674-02	Use permit to allow accessory structures on a parcel without a principal use.	Approved by PC	January 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Single family residential
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-U	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential & undeveloped
West	Business Employment	R-U & C-2	Single family residential

**STANDARDS FOR APPROVAL:**

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

Analysis

Current Planning

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

This site is in a rural outlying area, and the applicant lives adjacent to the property. The use of the parcel for storage of additional vehicles will not impact the other uses in this rural area. Staff can support this request.



**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:**

**Current Planning**

- Applicant is advised that the installation and use of new cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: BERNIE SMITH**

**CONTACT: BERNIE SMITH, 1868 HARDY AVE, LOGAN, NV 89021**

GRAVEL PIT  
(TITLE 30)

MALLARD ST/WINSOR AVE  
(MOAPA VALLEY)

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WC-22-400044 (UC-0932-05)-WHIPPLE SUSAN:**

**WAIVER OF CONDITIONS** for a use permit for a gravel pit and rock crushing operation to have until July 21, 2022, to discontinue the use on 35.3 acres in an R-U (Rural Open Land) Zone within the Moapa Valley Design Overlay District.

Generally located on the south side of Bowman Road (alignment) and the west side of Mallard Street (alignment), 0.5 miles west of Moapa Valley Boulevard within Moapa Valley. MK/al/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**

041-16-801-001 through 041-16-801-004

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 35.3
- Project Type: Gravel pit and rock crushing operation

**History**

The original application was to re-establish land use entitlements on a 35.3 acre site in Moapa Valley for a gravel pit operation involving the extraction, crushing, screening, and washing of sand and gravel, together with storage of related equipment, bins, stockpiles, and scales. The operation was originally approved in September 1994; however, that application expired prompting the applicant to reapply in 2005. The use permit was approved with a time limit of 7 years for review. In 2012 the applicant filed for an extension of time UC-0932-05 (ET-0092-12) to continue the gravel pit and rock crushing operation. The extension of time was approved until July 21, 2022, to discontinue the use. The applicant wants to continue to operate the facility and has filed this request to waive the condition to discontinue the use.

**Previous Conditions of Approval**

Listed below are the approved conditions for UC-0932-05 (ET-0092-12):

- Until July 21, 2022, to discontinue the use;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for denial of an extension of time.

Listed below are the approved conditions for UC-0932-05:

- Subject to 7 years for review;
- All applicable standard conditions for the application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date, or it will expire.

**Applicant's Justification**

The applicant indicates that the gravel pit and rock crushing operation have been in business for nearly 30 years. The facility has an exceptional safety record and employs up to 20 members of the community when work is warranted. This is a successful business and should remain in operation. The applicant believes the requirement to discontinue the use should be removed and based on the length of time the facility has been in operation requests no further requirements for review.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0932-05 (ET-0092-12)	First extension of time for a gravel pit and rock crushing operation	Approved by PC	September 2012
UC-0932-05	Gravel pit and rock crushing operation	Approved by PC	July 2025
UC-1086-94	Gravel pit and rock crushing operation – expired	Approved by BCC	September 1994

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Open Lands	R-U	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Single family residential & agricultural uses

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

The site is located in a rural area with little development adjacent to the site. With the original approval of the use permit the Planning Commission determined this was an appropriate location for a gravel pit and rock crushing operation. Staff finds that there have been no significant changes in this area that would make this use no longer appropriate for the area and can support the continued operation of the facility. However, circumstances could change in the future at which time the gravel pit and rock crushing operation would no longer be appropriate for the area. There are similar existing facilities in other locations in the County where when the uses were established the sites were in rural undeveloped areas but over several years developments that are not compatible with these uses have surrounded these facilities which has led to conflicts between the property owners. Part of the reason why in the Code (Table 30.44-1) there is a requirement for the Planning Commission or Board of County Commissioners to establish a time limit for these uses to be discontinued is to help ensure that there are no conflicting land uses adjacent to each other in the future. Therefore, staff can support the request to allow the business to continue operations at this time, but staff does not support the request to allow the use to continue without any reviews in the futures.

### **Staff Recommendation**

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:**

#### **Current Planning**

- Until July 21, 2032, to discontinue the use or submit an extension of time application as a public hearing to extend the time limit.
- 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.

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

- No comment.

#### **Fire Prevention Bureau**

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTEST:**

**APPLICANT:** JMR CONSULTING, LLC  
**CONTACT:** JMR CONSULTING, LLC, PO BOX 1632, OVERTON, NV 89040

06/08/22 BCC AGENDA SHEET

LIFT STATION  
(TITLE 30)

LEWIS AVE/DEER ST  
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-22-400061 (ZC-1375-06)-CLARK COUNTY WATER RECLAMATION:**

**WAIVER OF CONDITIONS** of a zone change for future public facilities requiring a design review as a public hearing on final plans to address landscaping and buffering (intense landscaping) from adjacent residences and to address location of generators on 2.9 acres in a P-F (Public Facility) Zone in the Moapa Valley Design Overlay District.

Generally located on the south side of Lewis Avenue, 200 feet east of Deer Street within Moapa Valley. MK/al/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**

071-19-101-002

**LAND USE PLAN:**

NORTHEAST COUNTY (MOAPA VALLEY) - PUBLIC USE

**BACKGROUND:**

**Project Description:**

**General Summary:**

- Site Address: N/A
- Site Acreage: 2.9
- Project Type: Lift station for a wastewater collection system
- Number of Stories: 1
- Building Height (feet): 18.5
- Square Feet: 1,716
- Parking Required/Provided: 0/0

**History & Request**

ZC-1375-06 was a request by the Clark County Water Reclamation District (CCWRD) to reclassify this site to a P-F zone for a future public facility in conjunction with the wastewater collection system for Moapa Valley. ZC-1375-06 was submitted and approved without plans and the zone change was approved by the Board of County Commissioners with the condition requiring a design review as a public hearing on final plans to address landscaping and buffering (intense landscaping) from adjacent residences and to address location of generators. The CCWRD has submitted a companion item (DR-22-0220) for a lift station on this site.

Wastewater collection systems work by using gravity flow to move wastewater through the system to the collection point/treatment facility. Where the wastewater collection lines go to deep into the ground to allow for gravity flow a lift station is used to raise the wastewater to a higher elevation to re-establish gravity flow. There is an existing lift station within the right-of-way of Lewis Avenue just north of the site. Per the applicant this existing facility is nearing the end of its productive life and in need of replacement. The applicant is proposing to replace the existing lift station with an updated facility that will improve the wastewater collection system and remove the lift station from the center of the right-of-way of Lewis Avenue. The CCWRD has submitted this request to waive the requirement for intense landscaping to buffer this site from the adjacent residences.

**Previous Conditions of Approval**

Listed below are the approved conditions for ZC-1375-06:

**Current Planning**

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing on final plans to address landscaping and buffering (intense landscaping) from adjacent residences and to address location of generators;
- All applicable standard conditions for this application type.

**Public Works**

- Drainage study and compliance;
- Provide paved legal access;
- Execute a restrictive covenants agreement (deed restrictions).

**Applicant's Justification**

The applicant indicates that the proposed facility will improve the wastewater collection system for Moapa Valley and remove an existing facility from the right-of-way. The adjacent property owners have reviewed the plans for the facility and have submitted letters in support of the request.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1375-06	Reclassified the site to P-F zoning for future public facilities	Approved by BCC	November 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Outlying Neighborhood (up to 0.5 du/ac)	R-U	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Undeveloped

**Related Applications**

Application Number	Request
DR-22-0220	A design review for a lift station for a water reclamation facility 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**

This site is in a P-F zoning district and there are no set standards for landscaping within this zoning district. Landscaping standards for a project in a P-F zoning district are based on the plans that are approved for the development. The zone change for this site was approved without plans and with a condition for a design review as a public hearing, which was to address intense landscaping to buffer the site from the adjacent residences. The CCWRD has submitted a companion item (DR-22-0220) for a lift station on this site, which is not providing intense landscaping to buffer the adjacent residences and they are requesting that the intense landscaping be waived. The CCWRD has met with the adjacent property owners, who have reviewed the plans for the facility and have submitted letters in support of the request. Since the CCWRD has met with the property owners and obtained their support of the development, staff supports this request.

**Staff Recommendation**

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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

- No comment.

**Public Works - Development Review**

- No comment.

**TAB/CAC:**

**APPROVALS:** 5 letters

**PROTEST:**



**APPLICANT: CLARK COUNTY WATER RECLAMATION DISTRICT**  
**CONTACT: CLARK COUNTY WATER RECLAMATION DISTRICT, 5857 E. FLAMINGO**  
**RD., LAS VEGAS, NV 89122**



06/08/22 BCC AGENDA SHEET

LIFT STATION  
(TITLE 30)

LEWIS AVE/DEER ST  
(MOAPA VALLEY)

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-22-0220-CLARK COUNTY WATER RECLAMATION:**

**DESIGN REVIEWS** for the following: 1) a lift station; and 2) finished grade for a water reclamation facility on 2.9 acres in a P-F (Public Facility) Zone in the Moapa Valley Design Overlay District.

Generally located on the south side of Lewis Avenue, 200 feet east of Deer Street within Moapa Valley. MK/al/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
071-19-101-002

**DESIGN REVIEWS:**

1. A lift station in conjunction with a wastewater collection system.
2. Increase finished grade by 40 inches where a maximum of 36 inches is standard per Section 30.32.040.

**LAND USE PLAN:**  
NORTHEAST COUNTY (MOAPA VALLEY) - PUBLIC USE

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: N/A
- Site Acreage: 2.9
- Project Type: Lift station for a wastewater collection system
- Number of Stories: 1
- Building Height (feet): 18.5
- Square Feet: 1,716
- Parking Required/Provided: 0/0

**Background**

The plan depicts a facility that is part of the wastewater collection system for Moapa Valley. Wastewater collection systems work by using gravity flow to move wastewater through the system to the collection point/treatment facility. Where the wastewater collection lines go to

deep into the ground to allow for gravity flow a lift station is used to raise the wastewater to a higher elevation to reestablish gravity flow. There is an existing lift station within the right-of-way of Lewis Avenue just north of the site. Per the applicant this existing facility is nearing the end of its productive life and in need of replacement. The applicant is proposing to replace the existing lift station with an updated facility that will improve the wastewater collection system and remove the lift station from the center of the right-of-way.

#### Site Plan

Portions of the facility will be underground; however, there will be a building located in the central portion of the site to house equipment for the improved facility. The building is set back approximately 285 feet from the south property line, approximately 80 feet from the east and west (side) property lines, and 240 feet from Lewis Avenue (front property line). AC pavement will be provided along portions of the front of the lot, along the sides of the lot and around the building. A landscape area will be provided that will be surrounded by the pavement. This will be an unmanned facility and designate parking spaces will not be provided on the site. However, the paved areas around the building will provide ample space for vehicles to park during maintenance and repairs. Set back approximately 150 feet from Lewis Avenue the plans depict a 6 foot high ornamental steel fence along the front of the facility with sliding gates. Combinations of ornamental fencing, ranch style wire fencing, and block walls will be provided around this with per agreements with the adjacent property owners.

#### Landscaping

The plan shows landscaping in the front of the lot in the area between the on-site pavement consisting of trees, shrubs, and ground cover. The proposed landscaping has been reviewed by the adjacent property owners, who have submitted letters in support of the proposed landscape plan.

#### Elevations

The plans depict a 1 story building with a maximum height of approximately 18.5 feet. The building has a pitched roof with concrete tile roofing material. The building will be constructed of decorative concrete block. The plans show faux shutters on the north side of the building facing Lewis Avenue to have the appearance of windows giving the building more of a residential appearance. There are 2 roll-up doors on the south side of the building to provide access the generator room and order control room for large equipment. Standard doors are located on the east and west sides of the building.

#### Floor Plan

The plan depicts a 1,716 square foot building that is divided into 3 rooms. These rooms consist of a generator room for a back-up generator with fuel storage, an electrical room, and an odor control room.

#### Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed facility will improve the wastewater collection system for Moapa Valley and remove an existing facility from the right-of-way.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1375-06	Reclassified the site to P-F zoning for future public facilities	Approved by BCC	November 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Outlying Neighborhood (up to 0.5 du/ac)	R-U	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Undeveloped

**Related Applications**

Application Number	Request
WC-22-400061 (ZC-1375-06)	A waiver of conditions for intense landscaping adjacent to existing residential uses 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  
Design Review #1**

The approval of this request will improve the wastewater collection system for Moapa Valley. This new facility will also remove an existing lift station from the center of Lewis Avenue. The building is setback away from the street and with its pitched roof and faux shutters has a residential appearance to help the building blend in with this rural neighborhood. Additionally, the applicants have met with the adjacent property owner who have reviewed the plans and submitted letters in support of the project. Therefore, staff supports this design review.

**Public Works - Development Review**

**Design Review #2**

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- 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. Substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- No comment.

**TAB/CAC:**

**APPROVALS:** 5 letters

**PROTESTS:**

**APPLICANT:** CLARK COUNTY WATER RECLAMATION DISTRICT

**CONTACT:** CLARK COUNTY WATER RECLAMATION DISTRICT, 5857 E. FLAMINGO RD., LAS VEGAS, NV 89122