



# Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV 89040

July 10, 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 June 26, 2024. (For Possible Action)

IV. Approval of the Agenda for July 10, 2024, and Hold, Combine, or Delete any Items. (For Possible Action)

V. Informational Items

NONE

VI. Planning and Zoning

^^

**07/16/24 PC**

1. **TM-24-500043-THE MESA'S AT LOGANDALE, LLC:**  
**TENTATIVE MAP** consisting of 158 residential lots and 17 common lots on 81.04 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Yamashita Street and the south side of Gubler Avenue within Moapa Valley. (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: July 31, 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

June 26, 2024

## DRAFT MINUTES

---

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

Secretary: Judith Metz, 702-397-6475. [Judith.Metz@clarkcountynv.gov](mailto:Judith.Metz@clarkcountynv.gov)

Liaison: William Covington, 702-455-2540, [William.Covington@ClarkCountyNV.gov](mailto:William.Covington@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 Minutes of May 1, 2024.

**Moved by: Lois Hall**

**Action: Approved**

**Vote: 3-0/Unanimous**

IV. Approval of Agenda for June 26, 2024.

**Moved by: Lori Houston**

**Action: Approved**

**Vote: 3-0/Unanimous**

V. Information Items

NONE

VI. Planning & Zoning

**07/17/24 BCC**

1. **ZC-24-0252-KEATTE KENNETH J FAMILY TRUST & KEATE CRAIG & ROBERT TRS: ZONE CHANGE** to reclassify a portion of 3.43 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a CG (Commercial General) Zone. Generally located on the southwest corner of Moapa Valley Boulevard and Jones Street within Moapa Valley (description on file). MK/sd/ng (For possible action)
2. **VS-24-0254-KEATTE KENNETH J FAMILY TRUST & KEATE CRAIG & ROBERT TRS: VACATE AND ABANDON** a portion of right-of-way being Jones Street located between Moapa Valley Boulevard and Bonelli Avenue, and a portion of right-of-way being Bonelli Avenue located between Jones Street and Andersen Street within Moapa Valley (description on file). MK/sd/ng (For possible action)
3. **WS-24-0253-KEATTE KENNETH J FAMILY TRUST & KEATE CRAIG & ROBERT TRS: WAIVER OF DEVELOPMENT STANDARDS** to reduce buffering and screening. **DESIGN REVIEW** for a proposed convenience store with gasoline station on a portion of 3.43 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Moapa Valley Boulevard and Jones Street within Moapa Valley. MK/sd/ng (For possible action)

ZC-24-0252 – Explanation by Rich Piggot regarding discussions with Clark County regarding flood concerns and need for enlarged lot to accommodate those concerns.

**Moved by: Lori Houston**  
**Action: Approved**  
**Vote 3/0 Unanimous**

VS-34-0254 – Concerns regarding wording of the item. It reads as Applicant “give up” ROW. Mr. Piggot explains they are giving Clark County ROW.

**Moved by: Jill Williams**  
**Action: Approve with change in verbiage for ROW as depicted in map supplied to Board.**  
**Vote: 3/0 Unanimous**

WS-24-0253 – Mr. Piggot has worked with Clark County for minor changes to enable improved flood conditions, while keeping intended aesthetics. Site plan given to Board to better detail the intended changes.

**Moved by: Jill Williams**  
**Action: Approval**  
**Vote: 3/0 Unanimous**

VII. General Business

NONE

VIII. Public Comment

Joe Davis reports on Main St. improvements. Great job by Eagle View and Wheeler Electric. Jill gave an update on the renovations at the airport, and more projects that will be happening. Lois reported on her stuffed animal drive for Kids, and how well it is going. Lori updated the 4<sup>th</sup> of July celebration and invited everyone to attend. Also, reminder August 10<sup>th</sup> is the 4<sup>th</sup> annual water ballon event. Mendis Cooper (OPD5) reported and thanked Mr. Piggot for their cooperation with the power issues on site. He said they have been great to work with.

IX. Next Meeting Date is July 10, 2024

X. Adjournment at 8PM.



**ATTACHMENT A  
MOAPA VALLEY TOWN ADVISORY BOARD  
ZONING AGENDA  
WEDNESDAY, 7:00 P.M., JULY 10, 2024**

**07/16/24 PC**

1. **TM-24-500043-THE MESA'S AT LOGANDALE, LLC:**  
**TENTATIVE MAP** consisting of 158 residential lots and 17 common lots on 81.04 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Yamashita Street and the south side of Gubler Avenue within Moapa Valley. (For possible action)

07/16/24 PC AGENDA SHEET

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**TM-24-500043-THE MESA'S AT LOGANDALE, LLC:**

**TENTATIVE MAP** consisting of 158 residential lots and 17 common lots on 81.04 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the east side of Yamashita Street and the south side of Gubler Avenue within Moapa Valley. MK/hw/xx (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) - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 81.04
- Project Type: Single-family detached residential subdivision
- Number of Lots: 158 residential lots & 17 common lots
- Density (du/ac): 1.95
- Minimum/Maximum Lot Size (square feet): 7,950/66,777 (gross and net)

The plans depict a single-family residential detached development totaling 158 single-family lots and 17 common lots on 81.04 acres located on the south side of Gubler Avenue and the east side of Yamashita Street. The density of the overall development is shown at 1.95 dwelling units per acre. The lots range in size from a minimum gross and net acreage of 7,950 square feet up to a maximum gross and net acreage of 66,777 square feet, or approximately 1.53 acres. All lots along the perimeter of the proposed development are over 1 acre. The development is broken down into 3 different portions with a western, eastern, and southern portion separated into a total of 10 separate blocks. A nearly 71,000 square foot open space area bisects the northern portion of the site into the eastern and western portions. Blocks 1, 2, 5, 6, and 7 (west half) comprised the western portion, while Blocks 3, 4, 7 (east half), 8, and 9, comprise the eastern portion. Block 10 comprises the entirety of the southern portion. All perimeter lots will be accessed from the surrounding perimeter streets. Blocks 5, 6, and 7 (west half) will be accessed from Yamashita Street and will be reached through a grided street system consisting of a 48 foot wide public street. Blocks 7 (east half), 8, and 9 will be accessed from Lou Street and will be reached through a grided street system consisting of a 48 foot wide public street. The interior lots of Block 10 will



## **Analysis**

### **Comprehensive Planning**

This request meets the tentative map requirements and standards for approval as outlined in Title 30. The proposed subdivision map matches the original approved design of ZC-18-0819, as amended by AV-24-900236, and complies with all applicable conditions. For these reasons, staff can support this tentative map.

### **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 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### **Building Department - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0261-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DEVIN PERRY

**CONTACT:** DEVIN PERRY, 10651 PROFESSIONAL CIRCLE, SUITE A, RENO, NV 89521

be accessed from the intersection of Lou Street and Claridge Avenue and will be reached with a T-shaped 48 foot wide public street network with terminating cul-de-sacs. The plans indicate that water and sewer will be provided locally. The plans show that street landscaping consisting of a single row of alternating Red Push Pistache (*Pistacia x 'Red Push'*) and Willow Acacia (*Acacia Salicina*) trees will be provided along all perimeter streets in all portions of the subject site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
AV-24-900236	Reduced the number of lots and minor changes to arrangement of lots for an approved single-family residential PUD subdivision	Approved by ZA	June 2024
ET-23-400007 (VS-18-0820)	Second extension of time to vacate and abandon a portion of Whitmore Street and Ash Street	Approved by BCC	March 2023
ET-23-400006 (ZC-18-0819)	Second extension of time to reclassify the site from R-U to R-E zoning for a 167 lot single-family residential PUD subdivision	Approved by BCC	March 2020
ET-21-400010 (ZC-18-0819)	First extension of time to reclassify the site from R-U to R-E zoning for a 167 lot single-family residential PUD subdivision	Approved by BCC	April 2021
ET-21-400009 (VS-18-0820)	First extension of time to vacate and abandon a portion of Whitmore Street and Ash Street	Approved by BCC	April 2021
VS-18-0820	Vacated and abandoned a portion of Whitmore Street and Ash Street	Approved by BCC	December 2018
ZC-18-0819	Reclassified the site from R-U to R-E zoning for a 167 lot single-family residential PUD subdivision	Approved by BCC	December 2018
VS-0184-17	Vacated and abandoned a portion of Whitmore Street – expired	Held no date	August 2017
ZC-0183-17	Reclassified the site from R-U to R-D zoning for an 80 lot residential subdivision - expired	Held no date	August 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Outlying Neighborhood (up to 0.5 ac/du) & Edge Neighborhood (up to 1 du/ac)	RS80 & RS40	Single-family residential & undeveloped
South	Edge Neighborhood (up to 1 du/ac)	RS80 & RS40	Single-family residential
East	Open Lands	RS80	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS80	Single-family residential & 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.