



Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV 89040

August 28, 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
 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
 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 August 14, 2024. (For Possible Action)

IV. Approval of the Agenda for August 28, 2024, and Hold, Combine, or Delete any Items. (For Possible Action)

V. Informational Items

NONE

VI. Planning and Zoning

09/17/24 PC

1. **WS-24-0423-EVANS KANNON & COURTNEY:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a proposed single-family residence on 0.52 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Whitney's Dream Avenue and the west side of Grand Slam Street within Moapa Valley. MK/rp/syp (For possible action)

09/18/24 BCC

2. **UC-24-0407-KIMBO SLICE ENTERPRISES, LLC:**
USE PERMITS 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) residential adjacency standards; 5) full off-site improvements (curb, gutter, sidewalk, streetlights and paving); 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/bb/syp (For possible action)

VII. General Business

Review previous Fiscal Year Budget requests and take public input regarding requests for the next Fiscal Year Budget. (For Possible Action)

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

IX. Next Meeting Date: September 11, 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>

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



Moapa Valley Town Advisory Board

August 14, 2024

DRAFT MINUTES

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

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

Liaison: **William Covington, 702-455-2540, 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 July 31, 2024.**

Moved by: Jill Williams Perkins

Action: Approved

Vote: 4-0/Unanimous

IV. **Approval of Agenda for August 14, 2024.**

Moved by: Lois Hall

Action: Approved

Vote: 4-0/Unanimous

V. Information Items

NONE

VI. Planning & Zoning

08/21/24 BCC

1. **VS-24-0245-SILVER MEADOW PROPERTIES, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Moapa Valley Boulevard located between Whipple Avenue and Hardy Avenue, and a portion of a right-of-way being Whipple Avenue located between Moapa Valley Boulevard and Paiute Street (alignment) within Moapa Valley (description on file). MK/lm/syp (For possible action)

Motion by: Lori Houston

Action: Approved

Vote: 4/0 - Unanimous

2. **UC-23-0913-SILVER MEADOW PROPERTIES, LLC:**
USE PERMITS for the following: 1) reduce separation from a gasoline station to a residential use; 2) reduce separation from a convenience store to a residential use; 3) reduce separation from a vehicle wash to a residential use; and 4) allow vehicle wash service bay doors to face a street (Whipple Avenue).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) alternative street landscaping (Whipple Avenue); 3) reduce landscape buffer adjacent to less intensive use; 4) exterior colors; 5) allow a talk box to face a residential development; 6) allow alternative signage; and 7) reduce throat depth.
DESIGN REVIEWS for the following: 1) convenience store and gasoline station with vehicle wash; 2) alternative parking lot landscaping; 3) signage; 4) lighting; and 5) finished grade on 2.6 acres in a C-2 (General Commercial) Zone within the Moapa Valley Overlay District. Generally located on the east side of Moapa Valley Boulevard and the south side of Whipple Avenue within Moapa Valley. MK/lm/syp (For possible action)

Comments and concerns: 1. What happens to the other GVG? 2. Noise and traffic on Whipple. 3. Crosswalks needed. 4. Need for a Traffic Study. 5. Noise of talk box and carwash within 60' from door to their house. 6. Whipple is the pathway to the Elementary School and Fairgrounds. 7. Why can't they use their lot across the street from this one? 8. Carwash needs to be moved. 9. Need for a buffer zone to residences. 10. Sign is too high and no animated signage that might distract drivers. 11. Speed limit needs to be reduced at that intersection.

Board would like them to re-design and return to the MVTAB.

Motion by Lois Hall

Action: Denial

Vote: 4/0 - Unanimous

09/04/24 BCC

3. **ZC-24-0324-LANDHOLDING SERIES OF SOPHINVEST, LLC:**
ZONE CHANGE to reclassify 1.43 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley (description on file). MK/hw (For possible action)

Motion by Lois Hall
Action: Approved
Vote: 4/0 – Unanimous

4. **WS-24-0325-LANDHOLDING SERIES OF SOPHINVEST, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase driveway width; 3) eliminate streetlights; and 4) allow an attached sidewalk.
DESIGN REVIEW for a single-family attached (duplex) residential development on 1.43 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley. MK/hw/syp (For possible action)

Comments & Concerns: 1. Maintenance of rental property. 2. Worried about criminal interest, narcotics and other problems if not properly managed. 3. Need for a streetlight at the corner of Randall and Tres Lobos. 4. Need increased landscaping, not reduced.

Motion by Jill Williams Perkins
Action: Approval with denial of #1 and #3
Vote: 4/0 – Unanimous

5. **TM-24-500064-LANDHOLDING SERIES OF SOPHINVEST, LLC:**
TENTATIVE MAP consisting of 5 residential lots on 1.43 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley. MK/hw/syp (For possible action)

Discussion of the need for a block wall along Randall and back of the property. Board wants a block wall, not chain link.

Motion by Lois Hall
Action: Approved w/condition of block wall
Vote: 4/0 – Unanimous

VII. General Business

Review previous Fiscal Year Budget requests and take public input regarding requests for the next Fiscal Year Budget (For discussion only).

See attached revised Budget for 2024.

VIII. Public Comment

Airport starting Phase 2

Republic Services reports on larger item pick-up on trash day pick up.

Cooper St. bridge needs reflectors.

School Zone sign down on Thomas St. for Mack Lyon M.S.

Rural Roundup for businesses will be here 9/26/2023.

People are complaining that the Clinic has been closed when they go there.

IX. Next Meeting Date is August 28, 2024

X. Adjournment at 9:15PM.

Moapa Valley Budget Requests:
August 14, 2024 MVTAB Meeting

Parks and Recreation

1. Extend the JR Livestock's existing awning heading into the area by approximately 6'.
2. Commercial dumping station for Fairgrounds
Description: Clark County staff will work to identify a location; there are two possible sites: the east side of the Fairgrounds or at a site located off the main boulevard.
Additional Comments for Clarification: this item is to request a commercial dumping station to serve RV's/visitors. This should be connected to sewer lines.
3. New chairs with new storage racks for community center.
4. Fund generators for the Moapa Valley Community Center, Senior Rec. Center, and the Clark County Fairgrounds to assist the public during power outages and other community emergencies.
5. Overton Park walking paths, with benches and workout stations.

Moapa Valley Budget Requests:
August 30,2023 MVTAB Meeting

Parks and Recreation

1. Extend the JR Livestock's existing awning heading into the area by approximately 6'.
2. Cover Existing Practice Arena with possible lighting
Description: The board discussed looking at two possibilities- a brand new covered arena or covering the existing arena and requested a cost comparison from Horseman's Park. During the 7.10.19 MVTAB meeting Janice provided the cost for Horseman's Park in the amount of \$4,777,000. The town board members discussed the possibility of a self-imposed tax which could be added to the ballot during an election cycle.
3. Commercial dumping station for Fairgrounds
Description: Clark County staff will work to identify a location; there are two possible sites: the east side of the Fairgrounds or at a site located off the main boulevard.
Additional Comments for Clarification: this item is to request a commercial dumping station to serve RV's/visitors. This should be connected to sewer lines.
4. 4-H building enlarged (livestock building at the Fairgrounds)
5. New chairs with new storage racks for community center.
6. Fund generators for the Moapa Valley Community Center, Senior Rec. Center, and the Clark County Fairgrounds to assist the public during power outages and other community emergencies.
7. Overton Park walking paths, with benches and workout stations.

Other

1. Shooting area with lights and maintained road (N. 200 acres of Heyer on the East side of Heyer)
Description: Board needs the County and BLM to designate the area of the shooting park so residents can legally shoot there. Shooting at night would be more convenient because of the desert heat.
NOTES: Brian Burris is interested into looking at possible funding from the NRA and Clark County

**ATTACHMENT A
MOAPA VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 7:00 P.M., AUGUST 28, 2024**

09/17/24 PC

1. **WS-24-0423-EVANS KANNON & COURTNEY:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a proposed single-family residence on 0.52 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Whitneys Dream Avenue and the west side of Grand Slam Street within Moapa Valley. MK/rp/syp (For possible action)

09/18/24 BCC

2. **UC-24-0407-KIMBO SLICE ENTERPRISES, LLC:**
USE PERMITS 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) residential adjacency standards; 5) full off-site improvements (curb, gutter, sidewalk, streetlights and paving); 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/bb/syp (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0423-EVANS KANNON & COURTNEY

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a proposed single-family residence on 0.52 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the south side of Whitney's Dream Avenue and the west side of Grand Slam Street within Moapa Valley. MK/rp/syp (For possible action)

RELATED INFORMATION:

APN:

041-22-211-020

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setback for a proposed primary building (single-family residences) to 20 feet where 40 feet is required per Section 30.02.04B (a 50% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

• Site Address: 1939 Whitney's Dream Avenue

• Site Acreage: 0.52

• Project Type: Single-family residence front setback reduction

• Number of Stories: 1

• Building Height (feet): 18.5

• Square Feet: 2,513

Site Plans

The plans show the subject parcel on the south side of the Whitney's Dream Avenue. The front of the house faces Whitney's Dream Avenue, while the vehicular access is from Grand Slam Street. The residence is set back 20 feet from Whitney's Dream Avenue where 40 feet is required, which necessitates a waiver of development standards.

Landscaping

Landscaping is not a part of this application.

Elevations

The plans depict a single-family residence that is 18 feet 6 inches in height. The residence features a stucco, cultured stone finish, and wooden column with roof tiles.

Floor Plans

The plans depict a 2,513 square foot single-family residence with a 2 car garage, front porch, mudroom, laundry, kitchen, dining room, 5 bedrooms, and 3 bathrooms.

Applicant's Justification

The applicant states that due to the abnormal shape to build, the required setback of 40 feet from back-of-curb would limit the space to build and would make the look abnormally placed and an odd standout in the neighborhood. The applicant indicated that the request of this waiver will allow more space in the backyard for landscape. The applicant believes it would be more desirable for the community to prioritize space behind the house rather than the front.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped & single-family residential
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

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

Waiver 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.

Typically, staff does not support requests to reduce setbacks without the provision of mitigating measures. The proposed front setback reduction is a self-imposed hardship and is likely to adversely affect the existing residences in the neighborhood. The applicant has not provided justification as of why the house cannot be redesigned with proper size to meet the required setbacks. Therefore, staff cannot support this request.

Staff Recommendation
Denial.

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
If approved:

- 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KANNON EVANS

CONTACT: KANNON EVANS, P.O. BOX 1677, LOGANDALE, NV 89021



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS-24-0423

Property Owner or Subdivision Name: EVANS KANNON & COURTNEY

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC 8/27/2024** PC _____ BCC _____

Add this application to the: **TAB/CAC 8/28/2024** PC _____ BCC _____

Change(s) to be made:

- Held no date specific
- Withdrawn
- No change to meeting(s) PC 9/17/2024
- Amend Write-up
- Renotify
- Make a public hearing (Radius: _____)
- Rescheduling
- Other: Delete from TAB Moapa 8/27/2024 and add to TAB Moapa Valley 8/28/2024

Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____

Refund
 80%
 100% (please include justification for full refund below)

AMOUNT OF REFUND\$: _____

Reason for Change: Staff error, delete from TAB Moapa 8/27/2024 and add to TAB Moapa Valley 8/28/2024

Change initiated by: rp Date: 7/31/2024

Change authorized by: HW Date: 7/31/2024

Change processed by: smm Date: 7/31/2024

Follow up assigned to: rp Instructions: please return to roxy.

Parcel Number(s): 041-22-211-020

Town Board(s): Moapa Valley

24-0423

1939 Whitney's Dream Ave Land Use Justification Letter

To whom it may concern,

This letter is being written regarding the Land Use permit required by the Department of Comprehensive Planning for a front setback reduction at 1939 Whitney's Dream, Logandale, Nevada, 89021. We are requesting a Waiver of Development Standards for a front setback to be 20 feet where 40 feet is required per section 30.02.04.

The front setback as required by the newly updated Unified Building Code is 40 feet from the curb. The required setback is quite long and leaves less than 30 feet that is required for the rear setback. Due to the abnormal shape of the usable building area from the shape of the street, the required setbacks give us very limited space to build and would make the house look abnormally placed and an odd standout in the neighborhood. It would not allow for much space in the backyard for needed landscaping and use of the space. It would be more desirable for us and the community to prioritize space behind the house rather than in front of it.

For these reasons listed we are asking that the front setback be changed to 20 feet from the curb instead of the listed requirement of 40 feet. This change will allow us more flexibility in our structure planning and add to the appeal of the community. We will also be following the landscape requirements listed in Title 30.

We hope that you will consider these reasons and grant us permission for a front setback reduction. Thank you.

Sincerely,

Kannon and Courtney Evans

725-219-2345

evans.kannon@gmail.com



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 041-22-211-020

PROPERTY ADDRESS/ CROSS STREETS: 1939 Whitney's Dream Ave., Logandale, NV, 89021

DETAILED SUMMARY PROJECT DESCRIPTION

The project is a single family residence at the address above. The application is for a Land Use front setback reduction. The newly updated development code requires a 40' setback from the curb to the front of the structure. This does not allow for adequate space in the backyard of our planned 2,513 sq.ft home on .52 acres. We are requesting the front setback be changed to 20'.

PROPERTY OWNER INFORMATION

NAME: Kannon & Courtney Evans
 ADDRESS: P.O. Box 876
 CITY: Logandale STATE: NV ZIP CODE: 89021
 TELEPHONE: _____ CELL 725-219-2345 EMAIL: Evans.Kannon@gmail.com

APPLICANT INFORMATION

NAME: Kannon & Courtney Evans
 ADDRESS: P.O. Box 876
 CITY: Logandale STATE: NV ZIP CODE: 89021 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 725-219-2345 EMAIL: Evans.Kannon@gmail.com

CORRESPONDENT INFORMATION

NAME: Kannon Evans
 ADDRESS: P.O. Box 876
 CITY: Logandale STATE: NV ZIP CODE: 89021 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 725-219-2345 EMAIL: Evans.Kannon@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.

[Signature]
 Property Owner (Signature)*

Kannon Evans
 Property Owner (Print)

5-30-24
 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 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) WS-24-0423
 PC MEETING DATE 9/17/24
 BCC MEETING DATE _____
 TAB/CAC LOCATION Miapa Valley

ACCEPTED BY RP
 DATE 7/28/24
#800

DATE 8/27/24

8/28/24

Handwritten text, possibly a signature or name.

2-30-54

Handwritten notes, possibly "Handwritten" and "2-30-54".

152-510-251

Handwritten notes, possibly "Handwritten" and "2-30-54".

Handwritten notes, possibly "Handwritten" and "2-30-54".

152-510-251

Handwritten notes, possibly "Handwritten" and "2-30-54".

Handwritten notes, possibly "Handwritten" and "2-30-54".

152-510-251

Handwritten notes, possibly "Handwritten" and "2-30-54".

Large block of handwritten text, possibly a list or detailed notes.

Handwritten text, possibly a signature or name.

010-55-51-000



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS-24-0423 ..

Property Owner or Subdivision Name: EVANS KANNON & COURTNEY

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** 8/27/2024 **PC** _____ **BCC** _____

Add this application to the: **TAB/CAC** 8/28/2024 **PC** _____ **BCC** _____

Change(s) to be made:

- Held no date specific
- Withdrawn
- No change to meeting(s) PC 9/17/2024
- Amend Write-up
- Renotify
- Make a public hearing (Radius: _____)
- Rescheduling
- Other: Delete from TAB Moapa 8/27/2024 and add to TAB Moapa Valley 8/28/2024

Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____

Refund

80%

100% (please include justification for full refund below)

AMOUNT OF REFUND\$: _____

Reason for Change: Staff error, delete from TAB Moapa 8/27/2024 and add to TAB Moapa Valley 8/28/2024

Change initiated by: rp Date: 7/31/2024

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Parcel Number(s): 041-22-211-020

Town Board(s): Moapa Valley

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0407-KIMBO SLICE ENTERPRISES, LLC:

USE PERMITS 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) residential adjacency standards; 5) full off-site improvements (curb, gutter, sidewalk, streetlights and paving); 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/bb/syp (For possible action)

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 (a 100% reduction).
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 (a 100% reduction).
4. Allow a zero foot 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

Access to the site is from Pioneer Road, which 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 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 is necessary 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 areas of between 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 lot area to the east side of Pioneer Road where the corn mazes and pumpkin patches area located. 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

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.

Elevations

No new buildings are proposed.

Floor Plans

The barns and sheds are 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.

Applicant's Justification

The applicant is proposing to operate a recreational facility with corn maze and related activities. The Moapa Valley corn maze has been available in the fall to residents in and out of Clark County since 2014. The applicant purchased the subject property with the intent of creating a family friendly environment in this part of Clark County. The special uses, waivers, and design review are related to the proposed corn maze, pumpkin patch, hayrides, themed paint ball activities, haunted barn, pig races, pedal cart track, petting zoo, and related accessory seasonal farm food sales. This proposal will provide an opportunity for the residents of Clark County to enjoy the amenities proposed, including seasonal activities in October related to the corn maze and pumpkin patch. The proposed uses will provide employment opportunities for this rural area of Clark County.

Prior Land Use Requests

Application Number	Request	Action	Date
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
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.

Policy 5.1.3 of the Master Plan encourages the development and support of local businesses which contribute to regional economic pillars, such as tourism. Staff finds that support of this use permit will support a local business, which forms part of a larger set of businesses, which draws tourism dollars to the Clark County area, and nearby businesses as well. The proposed recreational facility will involve several activities directly related to traditional agriculture seasonal events like hayrides, pumpkin patches, and corn mazes. Other activities include the haunted barn, petting zoo with farm animals, pig racing, pedal cart track, traditional games like corn hole, horseshoes, and similar recreational activities. The paintball space is consistent with modern day activities related to seasonal events like this and are tied to modern cultural themes (zombies/aliens/movie characters). Traffic will primarily access the site from the south on existing unpaved roads connecting to SR 169. Similar activities have taken place in other areas of Moapa Valley by the same operator in the recent past. Policy NE-1.2 of the Master Plan supports a mix of uses in the Loganade area. This use supports continued open spaces with compatible uses along the Muddy River area and is supported by Policy NE-2.6 of the Master Plan. This area was proposed for development of over 200 homes at 2 different times in the past. Neither residential development was built. The proposed uses will protect the agricultural integrity of the property as supported by the Master Plan Policy NE-1.4. Policy NE-4.5 supports agricultural tourism in the northeast area of the County and specifically Moapa Valley, including some of the exact activities (corn maze) being proposed with this special use request. 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.

Waiver of Development Standards #1

Street landscaping in this location is impractical for the purposes of providing a water source without connection to a regional or municipal water source. Using a well for irrigation of street landscaping in this location, combined with the elevation difference between those areas of public access view and the specific entry to this property, would not be consistent with sustainable use of water in this part of the County. Therefore, staff supports this request.

Waiver of Development Standards #2

The applicant is proposing a use that will be limited to the provided parking spaces of the 330 parking spaces shown on the plan. The Title 30 section requiring 4,440 parking spaces is derived from a 1 per 1,000 square foot of lot area. The size of this property and nature of the uses results in a much lower intensity of uses on a greater area of land. The 330 parking spaces provided for this use is realistic considering the activities. Therefore, staff supports this request.

Waivers of Development Standards #3

The parking lot is not a permanent hard surface area and would not be an easy place to plant or maintain trees for a use occurring infrequently over the course of a calendar year. Installing trees without a permanent source of water and from a well system is not a sustainable use of water resources for the proposed intermittent use. Therefore, staff supports this request.

Waiver of Development Standards #4

The purpose of the Title 30 residential adjacency section is to promote compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur when higher-intensity development is located near residential zoning districts and manufactured or tiny home parks. No manufactured or tiny home parks are in this area. The surrounding property is all large lot residential with only 4 homes located on the eastern 20 acres of property, on the other side of the Muddy River basin. The applicant states they met with the neighbors in the past to discuss the potential October activities. The floodway has a significant amount of vegetative growth and provides approximately 200 feet of buffer area between the properties and this site. The trash enclosures are not visible from adjacent public streets and are blocked from view by elevated ground. Therefore, staff supports this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed site plan shows 2 main access driveways, with multiple on-site driveway access roads and pedestrian pathways available. The lighting will be established with the input of neighbors as agreed to in neighborhood meetings. The general location of proposed lighting and existing lighting will adequately cover areas for ingress and egress purposes. Therefore, staff supports this request.

Public Works - Development Review

Waiver of Development Standards #5

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians. Therefore, staff cannot support the waiver of development standards to not install full off-site improvements.

Waiver of Development Standards #6

Staff cannot support the request to not have paved legal access. Paved access will not only help mitigate the dust control but provides safe vehicular access to the site.

Staff Recommendation

Approval of waivers of development standards #1 through #4 and the design review denial of waivers of development standards #5 and #6.

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

If approved:

- 1 year to commence and review;
- Hours of operation limited to daytime hours.
- 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 submissions 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 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

**TAB/CAC:
APPROVALS:
PROTESTS:**

**APPLICANT: KIMBOSLICE ENTERPRISES, LLC
CONTACT: BILLY PULSIPHER, 1711 E. U.S. HWY 168, MOAPA, NV 89025**



Department of Comprehensive Planning Application Form

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

PROPERTY ADDRESS/ CROSS STREETS: _____

DETAILED SUMMARY PROJECT DESCRIPTION

Recreational and Entertainment Facility - Corn Maze, Live Entertainment, Outdoor Market with other associated uses.

PROPERTY OWNER INFORMATION

NAME: Kimbo Slice Enterprises LLC
ADDRESS: P.O. Box 571
CITY: Moapa STATE: NV ZIP CODE: 89025
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (Must match online records)

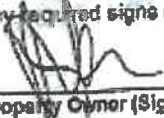
NAME: Billy Pulsipher
ADDRESS: P.O. Box 571
CITY: Moapa STATE: NV ZIP CODE: 89025 REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (Must match online records)

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: _____

*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 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.


Property Owner (Signature)

Billy Pulsipher
Property Owner (Print)

7-9-2024
Date

DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> IT	<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 checked="" type="checkbox"/> DR	<input type="checkbox"/> PUB	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # UC/WS/DR-24-0407

ACCEPTED BY [Signature]

DATE RECEIVED 9-18-2024

DATE 7-24-2024

APPLICANT Moapa Valley

DATE 8-28-2024

LAW OFFICE

Brown, Brown & Premsrirut

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

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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

July 23, 2024

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89106

RE: Justification Letter – Special Use Permit, Waivers of Development Standards, and Design Review

3715 N Pioneer Road, Moapa Valley

APNs: 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 (Applicant) in the above referenced matter. The above referenced property is located in both the RS40 and RS80 zoning districts in the rural area of Clark County. Applicant requests to utilize their 101.93 acre property for uses that are generally complementary to agricultural areas. In fact, several of the activities related to this request had been previously offered at a different location in the Moapa Valley area. The Moapa Valley Corn Maze has been available in the fall to residents in and out of Clark County since 2014. Applicant has purchased the subject property with the intent of creating a family friendly environment in the rural area of Clark County. Therefore, Applicant is requesting Special Use Permits, Waivers of Development Standards, and a Design Review for the overall project.

The facility would consist of a recreation facility and associated uses, live entertainment, and various outdoor uses. The uses are for holiday events that will primarily include the following:

Corn mazes (day maze, night maze, and a haunted maze);
Pumpkin patch;
Hay rides;
Zombie paint ball;
Haunted house; and
Pig races.

A Halloween themed event will occur only during the month of October for the following hours of operation:

Monday - Thursday 5:00 P.M. -10:00 P.M.
Friday 4:00 P.M. 11:00 P.M.

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UC/WS/DR-24-0407

Saturday 12:00 P.M. – 11:00 P.M.
Sunday 12:00 P.M – 10:00 P.M

On Friday October 25th and Saturday October 26th the hours will be extended for one additional hour. The applicant understands that it is his responsibility to make sure that all guests leave promptly at the agreed upon times. The dates and times were discussed at a neighborhood meeting and the neighbors that attended the meeting supported these hours.

The site plan depicts the placement of the light fixtures that will be around the barn area of the property. The exact location of the light fixtures for the evening corn maze are still undecided as the applicant has agreed to work with the neighbors on the best locations.

Special Use Permit for a Recreational Facility

The Moapa Corn Maze and associated uses have been a staple in Moapa Valley since 2014. This new location provides opportunities for additional amenities and will provide a consistent site for visitors to come.

Special Use Permit for Live Entertainment

Applicant would like the flexibility to provide outdoor entertainment during events with the understanding that the use cannot be within 500 feet of an adjacent residential use or district.

Waiver of Development Standards Request for:

Unpaved parking lot: Pursuant to 30.04.04(H)(1)(iv)(c), outside of Hydrographic Basin 212, the parking lot(s) can be left unpaved as long as they comply with the requirements of the Department of Environment and Sustainability (Air Quality).

Unpaved legal access: Pioneer Road is an unpaved road that would provide access to the site. It has been traditionally used for farming equipment, residential access, and other uses. The length of the road and the rural character of the area would make paving inconsistent with the area.

Parking lot and perimeter landscaping: Due to the rural nature of the area and the existing farming operations, landscaping would be inappropriate. In addition, at times the parking area is not utilized for the recreational facility, applicant would like to utilize that area for other agricultural uses.

Off-sites. Moapa Valley is a rural area where not only are off-sites rarely installed, but this site is accessed by an existing unpaved roadway. Applicant understands that Clark County Public Works in conjunction with the various Federal Lands Agencies is working on the design and construction/reconstruction of the access road to Logandale Trail System. Applicant, at the time of the final design for CCPW project, will dedicate any required right-of-way for the project.

LAW OFFICE

Brown, Brown & Premisirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

Design Review

Applicant requests a design review for the overall site and the proposed uses.

Justification

This proposal would provide an opportunity for the residents of Clark County to enjoy the amenities provided and be in an outdoor environment with their families. Applicant has provided similar opportunities in Moapa Valley but this site would provide a consistent location for the use. Applicant has been working the property and believes that by bringing the farm back to life, jobs are created for area residents as well.

Thank you for your time and consideration of these requests. Please feel free to contact me should you have any questions.

Sincerely,



David Brown

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