



Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV 89040

September 25, 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 28, 2024. (For Possible Action)

IV. Approval of the Agenda for September 25, 2024, and Hold, Combine, or Delete any Items. (For Possible Action)

V. Informational Items

NONE

VI. Planning and Zoning

10/15/24 PC

1. **WS-24-0458-LOPEZ, JOHN M. TRUST & LOPEZ, JOHN M. TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a proposed single-family residence on 0.57 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Bronze Eagle Circle, approximately 160 feet south of Gubler Avenue within Moapa Valley. MK/my/kh (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: October 9, 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 28, 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 August 14, 2024.

Moved by: Jill Williams Perkins

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for August 28, 2024.

Moved by: Lois Hall

Action: Approved

Vote: 4-0/Unanimous

V. Information Items

NONE

VI. Planning & 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)

Presentation by Kannon Evans. Process of getting plans approved. Half acre lot. – 2500+ sq. ft. home. Streets are private (HOA) Board members of the HOA were here in support of the applicant. No homes have this size (40') setback. Majority are 15-22'. Property lines are in the middle of the road.

Motion by: Jill Williams Perkins
Action: Approval
Vote: 4/0 - Unanimous

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)

Presentation by Billy Pulsipher and Laura Dreja. A number of people had questions regarding traffic issues and Emergency Services. They were answered and discussed. They are hiring 120 youth to work the event. He disclosed daily hours of operation. Most people were concerned about traffic on Liston and Whipple. No one spoke against the event.

Motion: Janice Ridondo
Action: Approval
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 Possible Action)

After audience and Board discussions, Dog Park, and Bicycle Paths and Racks added to the list. See Attached Final Approved Budget Request.

Motion by: Lori Houston

Action: Approval

Vote: 4/0 - Unanimous

VIII. Public Comment

1. MVRP got a \$50,000 grant and wants to create a community garden in Overton, representing our agricultural past.
2. Yesenia Lujan made a presentation for new Health Care in the Valley.
3. Library presented their September Plans, and a reminder of their 10/4 Monster Bash.
4. MVFD Station #74 9/11 Walk in remembrance of those lost.
5. Day of Service – September 7th.
6. Young Eagles Day – October 5th.

IX. Next Meeting Date is September 11, 2024

X. Adjournment at 8:05PM.

Approved Moapa Valley Budget Requests:
August 28,2024 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. Bike paths and Bike racks. Enclosed Dog Park.

**ATTACHMENT A
MOAPA VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 7:00 P.M., SEPTEMBER 25, 2024**

10/15/24 PC

1. **WS-24-0458-LOPEZ, JOHN M. TRUST & LOPEZ, JOHN M. TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a proposed single-family residence on 0.57 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Bronze Eagle Circle, approximately 160 feet south of Gubler Avenue within Moapa Valley. MK/my/kh (For possible action)

10/15/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0458-LOPEZ, JOHN M. TRUST & LOPEZ, JOHN M. TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a proposed single-family residence on 0.57 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the east side of Bronze Eagle Circle, approximately 160 feet south of Gubler Avenue within Moapa Valley. MK/my/kh (For possible action)

RELATED INFORMATION:

APN:

041-34-101-047

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setback to 20 feet where 40 feet is required per Section 30.02.04 (a 50% reduction).

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 0.57
- Project Type: Single-family residence
- Number of Stories: 2
- Building Height (feet): 22
- Square Feet: 2,974

Site Plan

The plan depicts a proposed single-family residence on 0.57 acres. Access to the site will be from Bronze Eagle Circle. The front setback is shown at a minimum of 20 feet from the edge of the right-of-way to the west, and because of the variations in the front face of the structure, some sections of the proposed single-family residence would be setback up to 30 feet. The rear (east) setback for the proposed residence is shown as 51 feet, while the setback from the south and north property lines are shown at 30 feet and 40 feet respectively.

Landscaping

Landscaping is not a part of this request.

Elevations

Elevations depict a proposed 2 story single-family residence with varying rooflines and a maximum height of 22 feet. The exterior of the house will feature decorative elements such as tile roofing and stone veneer.

Floor Plans

The plans depict multiple bedrooms, bathrooms, a kitchen, a home office, and 2 double car garages.

Applicant's Justification

The applicant states that other homes in the area were developed with reduced setbacks and they want to have a uniform neighborhood. Additionally, the applicant states that they want a larger backyard and that wouldn't be possible without approval of the proposed waiver.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-04-0824	Reclassified from RS80 to RS20 zoning	Approved by BCC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (Up to 8 du/ac)	RS20	Single-family residential
East	Mid-Intensity Suburban Neighborhood (Up to 8 du/ac)	RS5.2 & RS80	Single-family residential & undeveloped
West	Mid-Intensity Suburban Neighborhood (Up to 8 du/ac)	RS20	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

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.

Other homes in the area were built before the Code update, allowing their setbacks to be measured from the centerline of the street, as opposed to how they are measured today from

back-of-curb per updated Title 30. Although, this home will need to comply with current Title 30 standards which dictate measurement from the back-of-curb. Additionally, Code allows the front setback for 50% of the primary structure width to be reduced by 12 feet if enhanced decorative features are provided. The applicant could redesign their house to reduce the front setback by 12 feet for 50% of the primary structure width, as it appears enhanced decorative features are provided. However, the proposed design doesn't qualify for the setback reduction as it is for more than 50% of the structure width. Providing the aforementioned architectural enhancement and redesigning the house would remove the need for a waiver. For these reasons, 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)

- No comment

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STEVE STAHELI

CONTACT: STEVE STAHELI, P.O. BOX 1317, LOGANDALE, NV 89021

DRAFT

WS-24-0458



Department of Comprehensive Planning Application Form

**PLANNER
COPY**

ASSESSOR PARCEL #(s): 041-34-101-047

PROPERTY ADDRESS/ CROSS STREETS: Bronze Eagle Circle Lot 2

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: Steve & Nikki Staheli
ADDRESS: PO Box 1317
CITY: Logandale STATE: NV ZIP CODE: 89021
TELEPHONE: (702) 379-0829 CELL: _____ EMAIL: smstaheli@gmail.com snstaheli@hotmail.com

APPLICANT INFORMATION (must match online record)

NAME: Steve Staheli
ADDRESS: PO Box 1317
CITY: Logandale STATE: NV ZIP CODE: 89021 REF CONTACT ID # _____
TELEPHONE: _____ CELL: (702) 379-0829 EMAIL: snstaheli@hotmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Steve Staheli
ADDRESS: PO Box 1317
CITY: Logandale STATE: NV ZIP CODE: 89021 REF CONTACT ID # _____
TELEPHONE: (702) 379-0829 CELL: _____ EMAIL: snstaheli@hotmail.com

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

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

[Signature] Property Owner (Signature) Steve Staheli Property Owner (Print) 7-28-24 Date

- DEPARTMENT USE ONLY:
- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input 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 | <input type="checkbox"/> OTHER _____ |

APPLICATION # (s)	<u>WS-24-0458</u>	ACCEPTED BY	<u>MY</u>
PC MEETING DATE	<u>10/15/24</u>	DATE	<u>8/15/24</u>
HCC MEETING DATE	<u>_____</u>	FEES	<u>\$800</u>
TAB/CAL LOCATION	<u>Mapa valley</u>	DATE	<u>09/25/24</u>
			<u>\$800</u>

WS-24-0458

Justification Letter

Staheli SFR

Bronze Eagle Circle, Lot #2 Logandale NV. 89021

PLANNER
COPY

We are requesting a waiver for our property, which is lot #2, .57 acre lot on Bronze Eagle circle, in Logandale NV. We would like to change the 40' set back, to a proposed 20' set back for our single family residential home. The 20' setback would only pertain to about 30% of the front of the house, with the rest of the house being setback 25-30'. All 4 of the existing homes in the small 8 lot subdivision currently have between a 18-20' setback from the back of curb. The subdivision was configured in a way that resulted in each of the middle lots being fairly wide and not very deep. With the change to a 40' set back it would leave these lots with very little room for a backyard. We are wanting to keep homes uniform in the area with the 20 ft set back and give our family more space for a backyard. Thank you for your consideration.

Sincerely,

Steve & Nikki Staheli

snstaheli@hotmail.com

