



Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV. 89040

September 27, 2023

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) 385-7480 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 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
Brian Burris - Vice-Chair
Jill Williams
Lori Houston
Lois Hall

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.

III. Approval of Minutes for August 30, 2023. (For possible action)

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

IV. Approval of the Agenda for September 27, 2023, and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

1. Ben Cryzewski (Clark County Dept. of Aviation) with an update on Perkins Field.
2. Clark County Parks and Recreation looking for input on Clark County Fair and Rodeo Agreement. (For Discussion only)
3. Clark County Parks and Recreation with presentation for Logandale Sports Complex. (For discussion only)

VI. Planning and Zoning

10/18/23 BCC

1. **VS-23-0580-USA & COUNTY OF CLARK (PK & COMM) LEASE:**
VACATE AND ABANDON an un-named right-of-way located between Frehner Avenue and Bunnell Avenue within Moapa Valley (description on file). MK/jor/svp (For possible action)
2. **WS-23-0579-USA & COUNTY OF CLARK (PK & COMM) LEASE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate full off-sites; 2) reduce driveway departure distance; 3) reduce driveway approach distance; and 4) reduce driveway throat depth.
DESIGN REVIEWS for the following: 1) park expansion; 2) lighting; and 3) finished grade on 40.0 acres in a P-F (Public Facility) Zone. Generally located on the southwest corner of Frehner Avenue and Heyer Street within Moapa Valley. MK/jor/svp (For possible action)

VII. General Business

1. Review Fiscal Year Budget Requests for 2023. (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.

XI. Next Meeting Date: October 11, 2023.

X. Adjournment.

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

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

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



Moapa Valley Town Advisory Board

August 30, 2023

DRAFT MINUTES

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

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 26,2023.

Moved by: Lois Hall

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for August 30, 2023

Moved by: Brian Burris

Action: Approved

Vote: 4-0/Unanimous

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

V. Information Items

Presentation by Joe Davis (MVWD) on proposed signage and placement for Overton, Moapa Valley, Welcome sign.

Mr. Davis presented a visual presentation showing the new aluminum sign w/red rock and flag stone. Lit by solar lights and landscaped with metal barrel cactuses. He added, this has been in the works for about 2 ½ years. Eagle View Construction was awarded the bid. With the waterline improvements, it should decrease the ISO, thereby reducing insurance premiums. It is our hope to facilitate more growth downtown. There will be three crosswalks added.

VI. Planning & Zoning

NONE

VII. General Business

Review previous fiscal year budget requests and take public input regarding requests for the next Fiscal year budget. (For discussion only)

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

VIII. Public Comment

Comments on RV's not slowing down. Comments on closed tennis courts at Overton Park.
Comments on Metal Barrel Cactuses could be stolen.

IX Next Meeting Date is September 13, 2023.

X. Adjournment @ 7:58PM

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

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair - TICK SEGERBLOM, Vice Chair
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KEVIN SCHILLER, County Manager

Judith Metz

From: Ben Czyzewski <bencz@lasairport.com>
Sent: Wednesday, September 13, 2023 1:12 PM
To: Judith Metz
Cc: William Covington
Subject: RE: [EXTERNAL] Fw: Ben/ w airport update.
Attachments: U08 - UPDATED ALP-9-17-2020.pdf

Good afternoon Ms. Metz,

I would like to submit the following to the Moapa Valley Town Advisory Board:

Perkins Field Improvements

- Reconstruct (remove old asphalt and pave new asphalt) the single Runway for safety.
- Re-stripe Runway 13/31 (runway designation change to 14/32 due to a magnetic variation change) per FAA requirements
- Raise the last 600-ft of the southern end of the runway by 3-ft to improve obstruction clearance for aircraft per FAA requirements
- Add new aircraft run-up area (2,000-SY) on existing parallel taxiway (new FAA design standard for pre-flight check safety purposes)
- Reconstruct (remove old asphalt and pave new asphalt) the aircraft-parking apron
- Reconstruct (remove and replace asphalt) Taxiways connectors A, C and E
- Install internally illuminated runway and taxiway airfield signs for safety purposes.
- Convert all runway and taxiway edge lighting from incandescent to LED lights.
- Six month construction duration.

Attached the current Perkins Field ALP (display ALP at meeting 2'x3' for the meeting).

Please let me know if you need additional information.

Best Regards,

Ben Czyzewski, A.I.P. - A.C.E.

Managing Director, General Aviation
Clark County Department of Aviation
PO Box 11005
Las Vegas, NV 89111-1005
(702) 261-3802
Fax: (702) 647-7508
Cellular: (702) 813-1496
Email: bencz@lasairport.com

North Las Vegas Airport – Henderson Executive Airport
Jean Sport Airport – Perkins Field

From: Judith Metz <Judith.Metz@ClarkCountyNV.gov>
Sent: Wednesday, September 6, 2023 12:54 PM
To: Ben Czyzewski <bencz@lasairport.com>
Cc: William Covington <William.Covington@ClarkCountyNV.gov>
Subject: RE: [EXTERNAL] Fw: Ben/ w airport update.

Hello again Ben,
You will be on the September 27, 2023 MVTAB meeting Agenda. The meeting starts at 7:00PM, and is held in the Moapa Valley Community Center @ 320 N. Moapa Valley Blvd.
Please confirm with me, if that works for you.

Thank you,
Judy Metz

From: Ben Czyzewski <bencz@lasairport.com>
Sent: Wednesday, September 6, 2023 12:40 PM
To: Judith Metz <Judith.Metz@ClarkCountyNV.gov>
Cc: William Covington <William.Covington@ClarkCountyNV.gov>
Subject: RE: [EXTERNAL] Fw: Ben/ w airport update.

Thank you.

From: Judith Metz <Judith.Metz@ClarkCountyNV.gov>
Sent: Wednesday, September 6, 2023 12:22 PM
To: Ben Czyzewski <bencz@lasairport.com>
Cc: William Covington <William.Covington@ClarkCountyNV.gov>
Subject: RE: [EXTERNAL] Fw: Ben/ w airport update.

Good afternoon Ben,
I have forwarded your note to Commissioner Kirkpatrick. As soon as I hear back, or she may contact you, I will let you know what meeting it will be on.

Thank you,
Judy Metz

From: Ben Czyzewski <bencz@lasairport.com>
Sent: Wednesday, September 6, 2023 12:09 PM
To: Judith Metz <Judith.Metz@ClarkCountyNV.gov>
Subject: FW: [EXTERNAL] Fw: Ben/ w airport update.

Good afternoon Ms. Metz,

The Clark County Department of Aviation will be starting construction at Perkins Field on October 10, 2023. The project will consist of replacing the runway, taxiway, tarmac and all associated lights and airfield signs. Would the Moapa Town

Advisory Board meeting be a suitable forum to address the community? If so, we would be interested in providing information pertaining to Perkins Field construction effort. Please let me know when the next meeting will be occurring and what information needs to be submitted for prior review.

Thank you very much for your assistance.

Best Regards,

Ben

Ben Czyzewski, A.I.P. - A.C.E.

Managing Director, General Aviation
Clark County Department of Aviation
PO Box 11005
Las Vegas, NV 89111-1005
(702) 261-3802
Fax: (702) 647-7508
Cellular: (702) 813-1496
Email: bencz@lasairport.com

North Las Vegas Airport – Henderson Executive Airport
Jean Sport Airport – Perkins Field



From: jill williams <jillwilliams5@yahoo.com>
Sent: Wednesday, September 6, 2023 11:47 AM
To: Ben Czyzewski <bencz@lasairport.com>
Subject: [EXTERNAL] Fw: Ben/ w airport update.

Good morning Ben,
I was just emailed from Judy.
I am going to give you Judy's email and then you can go straight through her rather than me being a middle man. Judith.Metz@ClarkCountyNV.gov
See her email to me below.
Have a good day.

jw

Sent from Yahoo Mail on Android

Good morning Jill,

As of today I have not received anything regarding this update.

Let me know, so I can pass it on to the Commissioner.

Thanks,

Judy

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

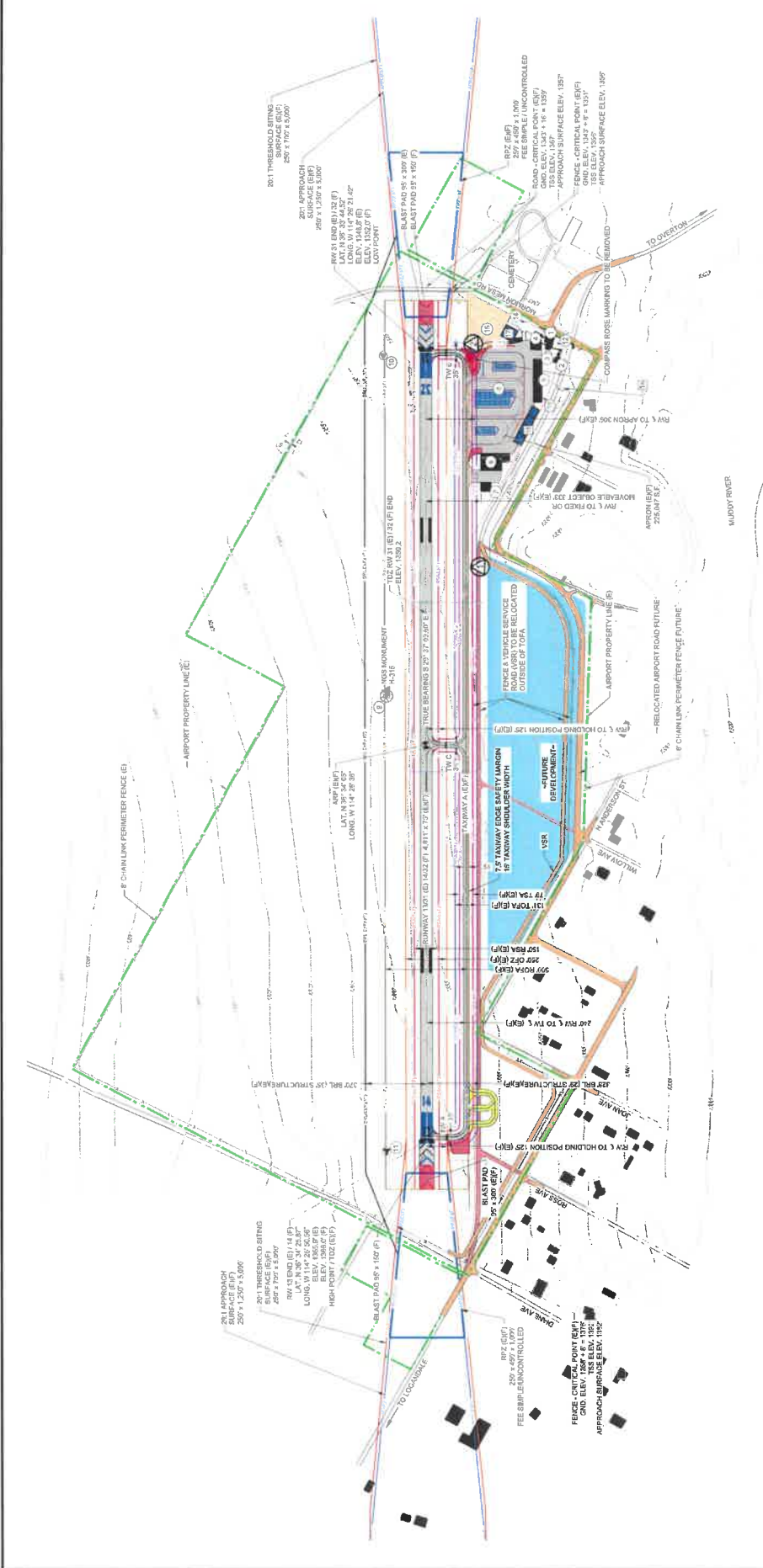
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REV.	DATE	BY	CHKD.	DESCRIPTION
1	10/01/15	IAN	IAN	ORIGINAL ISSUE
2	12/28/15	IAN	IAN	REVISED



SPONSOR APPROVAL

SUBMITTED BY: A. WASILAKIS
DIRECTOR
CLARK COUNTY DEPARTMENT OF AVIATION

DATE: _____

FAA APPROVAL

NON-STANDARD CONDITIONS

ITEM	DESCRIPTION	PROPOSED ACTION
(A)	RUNWAY 1 TO TAXIWAY N (RW 1 TO TAXIWAY N) END OF USEFUL LIFE OF PAVEMENT	REMOVE / RELOCATE ROAD & FENCE
(B)	RUNWAY 1 TO TAXIWAY N (RW 1 TO TAXIWAY N) END OF USEFUL LIFE OF PAVEMENT	RESURFACE (PERMANENT ACCESS VIA TAXIWAY E & F)

AIRPORT FACILITIES LIST

NO.	FACILITY DESCRIPTION	ELEV. (FEET)	STATUS
1	GENERAL SERVICES BUILDING	1587	EXISTING
2	ELECTRICAL WALL	1407	FUTURE
3	AIRPORT BEACON	1407	EXISTING
4	FUEL SYSTEM	1357	EXISTING
5	BOX HANGARS	1357	EXISTING
6	BOX HANGARS	1372	EXISTING
7	BOX HANGARS	1372	EXISTING
8	AIROBAPT THEATRE	1372	EXISTING
9	EXISTING	1372	EXISTING
10	FUTURE	1372	FUTURE DEVELOPMENT

NOTE: ELEVATIONS ARE ESTIMATED AND NOT BASED ON A SURVEY.



MAGNETIC ANGLE CORRECTIONS
MAGNETIC DECLINATION 11.27° EAST
GEOGRAPHIC DECLINATION 11.27° WEST
ANNUAL CHANGE 0.0000° PER YEAR
OBTAINED: 04/05/17

SCALE IN FEET
300 0 300 600

ATTACHMENT A
MOAPA VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 7:00 P.M., SEPTEMBER 27, 2023

10/18/23 BCC

1. **VS-23-0580-USA & COUNTY OF CLARK (PK & COMM) LEASE:**
VACATE AND ABANDON an un-named right-of-way located between Frehner Avenue and Bunnell Avenue within Moapa Valley (description on file). MK/jor/syp (For possible action)

2. **WS-23-0579-USA & COUNTY OF CLARK (PK & COMM) LEASE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate full off-sites; **2)** reduce driveway departure distance; **3)** reduce driveway approach distance; and **4)** reduce driveway throat depth.
DESIGN REVIEWS for the following: **1)** park expansion; **2)** lighting; and **3)** finished grade on 40.0 acres in a P-F (Public Facility) Zone. Generally located on the southwest corner of Frehner Avenue and Heyer Street within Moapa Valley. MK/jor/syp (For possible action)

RIGHT-OF-WAY
(TITLE 30)

FREHNER AVE/HEYER ST
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0580-USA & COUNTY OF CLARK (PK & COMM) LEASE:

VACATE AND ABANDON an un-named right-of-way located between Frehner Avenue and Bunnell Avenue within Moapa Valley (description on file). MK/for/syp (For possible action)

RELATED INFORMATION:

APN:

041-26-201-015

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - OPEN LANDS

BACKGROUND:

Project Description

The site plan depicts a 60 foot wide un-named right-of-way (Instrument #20020214:01386) located on the western portion of the subject parcel. This element runs north from Frehner Avenue towards Bunnell Avenue. There is also an east to west interconnect which is centrally located on this un-named portion of right-of-way, which is part of this request. This portion of right-of-way is no longer needed nor is it a part of the proposed project (Logandale Sports Complex - Phase 2).

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0083-07	Public park with baseball/softball fields and other accessory uses including but not limited to picnic areas, a pool complex, playgrounds, basketball courts, soccer fields, tennis courts, rollerblade areas, sand volleyball courts, parking areas, and waivers for a zone boundary wall, on-site paving, off-site improvements, and a design review	Approved by BCC	May 2007
WT-0822-00	Waived full off-sites (paving, curb, gutter, sidewalks, and streetlights) in conjunction with a public park	Approved by BCC	July 2000

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0821-00	Public park with baseball/softball fields and other accessory uses including but not limited to picnic areas, a pool complex, playgrounds, basketball courts, soccer fields, tennis courts, rollerblade areas, sand volleyball courts, parking areas, and waivers for a zone boundary wall, on-site paving of a parking lot, off-site improvements, and a design review - a 5 year review was not completed - expired	Approved by PC	July 2000
UC-1097-98	Public park with baseball/softball fields and other recreational uses including picnic areas, a pool complex, playgrounds, basketball courts, soccer fields, tennis courts, rollerblade areas, sand volleyball courts, parking areas, and waivers for a zone boundary wall - expired	Approved by PC	August 1998
WT-1101-98	Waived full off-sites (paving, curb, gutter, sidewalks, and streetlights) - expired	Approved by BCC	August 1998
DR-1699-95	Bicycle motocross (BMX) track with fencing and allowed 7 light poles with an overall height of 50 feet	Approved by PC	November 1995
VC-0506-87	Fairground facility with a future golf course on 190 acres - expired	Approved by PC	November 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E & R-U	Single family residential & undeveloped

Related Applications

Application Number	Request
WS-23-0579	A waiver of development standards and design review for a proposed expansion for Logandale Sports Complex park 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

Public Works - Development Review

Staff has no objection to the vacation of easements that are not necessary for site, drainage, or roadway development.

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

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GARY EDDINGTON

CONTACT: GARY EDDINGTON, SIMPSON COULTER STUDIO, 151 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119

PARK EXPANSION
(TITLE 30)

FREHNER AVE/HEYER ST
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0579-USA & COUNTY OF CLARK (PK & COMM) LEASE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate full off-sites; 2) reduce driveway departure distance; 3) reduce driveway approach distance; and 4) reduce driveway throat depth.

DESIGN REVIEWS for the following: 1) park expansion; 2) lighting; and 3) finished grade on 40.0 acres in a P-F (Public Facility) Zone.

Generally located on the southwest corner of Frehner Avenue and Heyer Street within Moapa Valley. MK/jor/syp (For possible action)

RELATED INFORMATION:

APN:

041-26-201-015

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate full off-site improvements (curb, gutter, streetlights, sidewalks, and paving) along Bunnell Avenue and Frehner Avenue where full off-site improvements are required per Chapter 30.52.
2. Reduce the driveway departure distance along Bunnell Avenue to 138 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 27% reduction).
3. Reduce the driveway approach distance on Frehner Avenue to 119 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 21% reduction).
4. Reduced the driveway throat depth to 31 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 59% reduction).

DESIGN REVIEWS:

1. A proposed park expansion for the Logandale Sports Complex (new restroom building with storage, shade structures, playground areas, decorative water tower, and other recreational areas).
2. A proposed lighting plan for the park expansion.
3. Increase finished grade to 76 inches where a maximum of 36 inches is the standard per Section 30.32.040 (an 81% increase).

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: 1201 Frehner Avenue
- Site Acreage: 40
- Project Type: Logandale Park expansion
- Number of Stories: 1 (restroom building)
- Building Height: 13 feet (restroom building)/24 feet 3 inches (water tower)/15 feet 9 inches (shade structure over picnic tables)/13 feet 3 inches (additional shade structures throughout the site)/20 (fabric shade structures - southern playground area)/23 feet 6 inches (fabric shade structures - northern playground area)
- Square Feet: 1,012 (restroom building)/82 (water tower)/1,450 (shade structure over picnic tables)/256 (additional shade structures throughout the site)/5,000 (fabric shade structures - southern playground area)/7,000 (fabric shade structures - northern playground area)
- Parking Provided: 274

Site Plan

The applicant is proposing to expand the Logandale Sports Complex. The existing baseball fields, on-site landscaping, and restroom building were a part of Phase 1. Today, the applicant is proposing Phase 2 primarily located on the central portion of the subject parcel. The western half is for a future phase.

The applicant is proposing additional baseball/softball fields complete with dugout areas and covered bleachers, new parking areas, walking paths through the ball fields, playground areas, splash pads, covered picnic areas, skate park, and pickleball courts, and a decorative water tower on the northeast corner of the site.

The applicant is proposing the following waivers of development standards: eliminate full off-site improvements (curb, gutter, streetlights, sidewalks, and paving) along Bunnell Avenue and Frehner Avenue, reduce the driveway departure distance along Bunnell Avenue to 138 feet where 190 feet, reduce the driveway approach distance on Frehner Avenue to 119 feet where 150 feet is required, and reduce the driveway throat depth to 31 feet where 75 feet is required. The applicant is also requesting to increase the finished grade to 76 inches where a maximum of 36 inches is the standard Code. The increase finished grade is located beneath the proposed baseball/softball field #3.

Landscaping

The plans depict parking lot landscaping per Figure 30.64-14 along the north and southern portion of Phase 2. A variety of trees and shrubs with decorative rock will be installed adjacent to the walking paths, entry plaza, around the proposed baseball/softball fields, around the playground areas, skate park, pickleball courts, and splash pad area. No off-site improvements along Frehner Avenue and Bunnell Avenue are proposed.

Elevations

The proposed restroom building has an overall height of 13 feet. The exterior materials include CMU block walls, and a metal roof. The plans also show a proposed decorative water tower with an overall height of 24 feet 3 inches. The park expansion also includes shade structures over the picnic tables. The overall height of this shade structure is 15 feet 9 inches. Furthermore, Phase 2 will also include shade structures throughout the site with an overall height of 13 feet 3 inches. In addition, the fabric shade structures on the southern playground have an overall height of 20 feet. The fabric shades include colors such as terracotta, navy, and yellow.

Lastly, the shade structure within the northern playground has an overall height of 23 feet 6 inches and designed to be in a tiered shape pattern, with fabric colors that are cream, terracotta, and beige.

Floor Plans

The proposed restroom building has an overall area of 1,012 square feet. This structure includes the men's and women's areas including storage room. The plans depict a decorative water tower with an overall area of 82 square feet for the main water tower area. In addition, the proposed metal shade structure over the picnic tables has an overall roof area of 1,450 square feet. Additional shade structures throughout the site will have an overall area of 256 square feet. The fabric shade structures on the southern playground have an overall area of 50 square feet and has a hexagonal shape. Lastly, there is a tier shaped shade structure within the northern play area with an overall area of 7,000 square feet.

Lighting

The proposed plan includes LED lighting within the parking lots, walking paths, skate park, trail lighting, flag pole area, water tower, adjacent to the baseball/softball fields, and pickleball courts. All exterior lighting are controlled through photocell/timeclock. Lastly, the overall height of the light poles are at a maximum of 25 feet within the parking areas. The playground areas, pickleball courts, and walking paths include 9 foot and 15 foot high light poles. The proposed sports lighting vary between 46 feet, 60 feet, and 80 feet high. The ball fields include sports lighting which face toward the ball fields only.

Applicant's Justification

Clark County designed 2 new baseball/softball fields with dirt infields and associated amenities, and playground at the Logandale Sports Complex, to provide connectivity to a previously funded Southern Nevada Public Land Management Act project, the Moapa Valley Trails Phase 1. The Logandale Sports Complex is an underdeveloped facility with only 2 existing ball fields. This project would add 2 ball fields, a playground, and other features making it a complete 4 plex, and would increase recreational opportunities, allow more space to practice and hold games and tournaments.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0083-07	Public park with baseball/softball fields and other accessory uses including but not limited to picnic areas, a pool complex, playgrounds, basketball courts, soccer fields, tennis courts, rollerblade areas, sand volleyball courts, and parking areas, waivers for a zone boundary wall, on-site paving, off-site improvements, and a design review	Approved by BCC	May 2007
WT-0822-00	Waived full off-sites (paving, curb, gutter, sidewalks, and streetlights) in conjunction with a public park	Approved by BCC	July 2000
UC-0821-00	Public park with baseball/softball fields and other accessory uses including but not limited to picnic areas, a pool complex, playgrounds, basketball courts, soccer fields, tennis courts, rollerblade areas, sand volleyball courts, and parking areas, waivers for a zone boundary wall, on-site paving of a parking lot, off-site improvements, and a design review - a 5 year review was not completed - expired	Approved by PC	July 2000
UC-1097-98	Public park with baseball/softball fields and other recreational uses including picnic areas, a pool complex, playgrounds, basketball courts, soccer fields, tennis courts, rollerblade areas, sand volleyball courts, and parking areas, and waivers for a zone boundary wall - expired	Approved by PC	August 1998
WT-1101-98	Waived full off-sites (paving, curb, gutter, sidewalks, and streetlights) - expired	Approved by BCC	August 1998
DR-1699-95	Bicycle motocross (BMX) track with fencing and allowed 7 light poles with an overall height of 50 feet	Approved by PC	November 1995
VC-0506-87	Fairground facility with a future golf course on 190 acres - expired	Approved by PC	November 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E & R-U	Single family residential & undeveloped

Related Applications

Application Number	Request
VS-23-0580	A vacation and abandonment of an un-named portion of right-of-way 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

Comprehensive Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Design Reviews #1 & #2

Staff finds that the proposed design of Phase 2 for the existing park is aesthetically pleasing and provides recreational opportunities for the surrounding community. The plans depict a playground area, splash pad, pickleball courts, new parking areas, new picnic areas, new shade structures, a renovated restroom building with storage, walking paths, and 2 new baseball/softball fields. The lighting design depicts that key areas of the park will be illuminated on a photosensitive timer. This project supports Goal 2.1 which encourages the continued expansion of the County's parks, trails, and open space system at a level that is sustainable. Staff supports these design reviews; however, staff is concerned that the applicant has the ability to redesign the site to comply with required driveway standards which in turn would eliminate all of the waiver of development standards request.

Public Works - Development Review

Waiver of Development Standards #1

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 and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Waiver of Development Standards #2

Staff cannot support the reduction of the departure distance along Bunnell Avenue. There is plenty of room on the site to design a driveway that meets the minimum distance required by Uniform Standard Drawing 222.1 and will be safer than what is proposed.

Waivers of Development Standards #3 & #4

Staff cannot support the reduction of throat depth and approach distance for the easternmost and center driveways on Frehner Avenue. There is plenty room on the site to design a driveway that meets the minimum distance required by Uniform Standard Drawing 222.1 and will be safer than what is proposed.

Design Review #3

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. However, since staff cannot support this application in its entirety, staff cannot support this design review.

Staff Recommendation

Approval of design reviews #1 and #2; denial of waivers of development standards #1, #2, #3, and #4, and design review #3.

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:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that all proposed landscaping must comply with the Southern Nevada Water Authority Plant List; the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- 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;
- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant.

- 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:

PROTESTS:

APPLICANT: GARY EDDINGTON

CONTACT: GARY EDDINGTON, SIMPSON COULTER STUDIO, 151 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-230579</u> DATE FILED: <u>8/17/23</u> PLANNER ASSIGNED: <u>LK</u> TAB/CAC: <u>Moapa valley</u> TAB/CAC DATE: <u>9/27/23</u> PC MEETING DATE: <u>10/17/23</u> BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>CLARK COUNTY NEVADA, Lisa Kremer / BLM LEASE</u> ADDRESS: <u>500 GRAND CENTRAL PARKWAY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-5817</u> CELL: _____ E-MAIL: <u>LISAK@CLARKCOUNTYNV.GOV</u>
	APPLICANT NAME: <u>Charles Card, CLARK COUNTY DEPARTMENT OF REAL PROPERTY MANAGEMENT</u> ADDRESS: <u>500 GRAND CENTRAL PARKWAY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-8344</u> CELL: <u>702-249-1111</u> E-MAIL: <u>CHARLES.CARD@CLARKCOUNTYNV.GOV</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>GARY EDDINGTON, SIMPSON COULTER STUDIO</u> ADDRESS: <u>151 E WARM SPRINGS RD.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-435-1150</u> CELL: <u>702-994-7188</u> E-MAIL: <u>GEDDINGTON@SIMPSONCOULTER.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 041-26-201-015

PROPERTY ADDRESS and/or CROSS STREETS: 1201 FREHNER AVE., LOGANDALE, NV, 89021

PROJECT DESCRIPTION: Park expansion that includes new ball fields, playgrounds, splash pad, pickle ball courts, restrooms, parking, and skate park

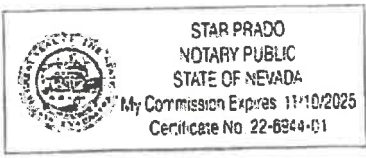
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

Lisa Kremer Lisa Kremer
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 3/14/2023 (DATE)

By Lisa Kremer, Director
 NOTARY PUBLIC: Star Prado



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

July 26, 2023

Clark County
Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

WS-23-0579

Re: Logandale Sports Complex Phase II – 1201 Frehner Ave. Logandale, NV
Justification Letter

- Land Use Application
- Design Review

A.P.N. 041-26-201-015
40 Acres

To Whom It May Concern:

On behalf of the Applicant/Owner, Simpson Coulter Studio respectfully submits the attached plans for land use entitlements and Design Review per the attached application.

DESIGN REVIEW:

Clark County will design and construct two (2) new baseball/softball fields with dirt infields and associated amenities, and playground at the Logandale Sports Complex, to provide connectivity to a previously funded SNPLMA project, the Moapa Valley Trails Phase 1 completed in Round 6. The Logandale Sports Complex is an underdeveloped facility with only two existing ballfields. This project would add two ball fields, a playground, and other features making it a complete 4-plex, and would increase recreational opportunities, allow more space to practice and hold games and tournaments.

Site Description

The site is a 40-acre site, semi-developed, with two (2) existing ball fields, restrooms, picnic tables, and water connections. The sanitary sewer at the site runs on a septic system. There are two (2) existing water meters and backflow devices that provide water for irrigation and drinking. The site has onsite power from a transformer and there is a switchgear and switch pad to power the lighting.

The County's Real Property Management has discussed half street improvements with Clark County Public Works and will requesting waivers for half street improvements around the site to remain in line with the surrounding area and maintain the desired rural nature of the area and community. Heyer Street is currently an All-terrain vehicles (ATV) friendly street. The project site is owned by the BLM and leased by Clark County. There are existing BLM grants for the existing rights-of-way. It is not anticipated that any additional BLM grants will be required.

The site is an existing site and during the initial development, the site was leased from the BLM under number N-36886 from the R&PP Act. This application included an environmental and site analysis. and was deemed acceptable.

Zoning for the site is P-F (Public Facility). The definition of P-F in Clark County's Title 30 states, "to provide for the location and development of sites suitable for necessary public buildings, structures, and uses, and related private buildings, structures, and accessory uses." The proposed improvements will be in line with the current description of zoning.

Project Description

The proposed site expansion is comprised of two (2) additional ball fields for softball and baseball. The site will have two (2) proposed asphalt parking lots; one to the north and one to the south. The north parking lot is located across the street from the entrance to the Clark County Fairgrounds and will be used to facilitate parking during the county fair and other fairground events. The parking lot will have an accessible crosswalk to the fairground main entrance and will include 217 paved parking spaces including 14 ADA accessible spaces. The south parking lot will include a drop-off area for the playground and ball fields and will have 84 paved parking spaces including 4 ADA accessible spaces.

In addition to the ball fields, the site will have a proposed restroom, shade structures, two playground areas, a splash pad, four pickleball courts, and a skate park. There will be paved concrete walkways accessing the back stops of the new fields and the existing restrooms. There will be proposed lighting at the parking lots, around the new fields and courts and the existing light poles will be upgraded to LED luminaires. In addition to the site development, there will be a roughly 8,600 linear feet of sewer line proposed to connect the new and existing restrooms to the local sewer system. There is an existing leach field that services the existing restroom that will need to be remediated.

Encumbrances

The site has legally paved public access from the north and the south of Frehner Avenue and Bunnell Ave., respectively. Frehner Avenue appears to be a fully developed rural section of road. Bunnell Ave. appears to be an older section of the fully developed residential rural section of road. To the east of the site, Heyer Street is a fully developed rural section that includes ATV travel on either side of the street.

There is an existing 60-foot dedicated right-of-way to the north on Frehner Avenue. There is an 80-foot dedicated right-of-way to the east on Heyer Street. There is an existing 70-foot dedicated right-of-way to the south on Bunnell Ave. There is an existing 60-foot roadway easement on the west side of the site. This will have to be vacated and a new easement recorded in its place to accommodate future fields and the northern parking lot.

We would respectfully request the full exemptions be made for offsite improvements along Bunnell Avenue and Frehner Avenue to maintain its rural nature. Along Heyer Street, where we are proposing a 10" sewer line to the south beginning from the intersection of Frehner and Heyer Street, we would request no improvements be required other than county standard trenching and pavement replacement.

The driveway departure at Bunnell is short of the required 150 feet and therefore request a waiver to provide 138 feet where 190 feet is required.

The proposed parking lot along Frehner Ave. on the north side of the property has three driveway approaches. The NE drive does not meet the required throat depth and therefore we request a waiver to provide 31 feet where 75 feet is required, and the center drive does not meet the required throat depth and therefore we request a waiver to provide 35 feet where 75 feet is required.

The driveway approach on Frehner is short of the required 150 feet and therefore request a waiver to provide 119 feet where 150 feet is required.

Due to the existing grades and the grading requirements of the ball fields, and to maintain maximum slopes set forth by ADA ramps and walkways along with the ball fields while tying into existing improvements we need to have a maximum fill elevation of 5-6 feet where we tie into existing onsite grades at the backside, (outfield) end of the southwest ball field where it transitions to the new parking lot. Design review request for increase finished grade to 65 inches where 36 inches is the maximum allowed.

Please feel free to contact me with any questions you may have or additional information you may need.

Respectfully,

Gary Eddington
Project Manager
702.435.1150
geddington@simpsoncoulter.com



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0580</u>	DATE FILED: <u>8/17/23</u>
		PLANNER ASSIGNED: <u>JORG MOAPA VALLEY</u>	TAB/CAC DATE: <u>9/27/23</u>
		TAB/CAC: <u>MOAPA VALLEY</u>	
		PC MEETING DATE: <u>10/17/23</u>	
		BCC MEETING DATE: _____	
		FEE: _____	

PROPERTY OWNER	NAME: <u>CLARK COUNTY NEVADA, Lisa Kremer / BLM LEASE</u>
	ADDRESS: <u>500 GRAND CENTRAL PARKWAY</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89155</u>
	TELEPHONE: <u>702-455-5817</u> CELL: _____
	E-MAIL: <u>LisaK@clarkcountynv.gov</u>

APPLICANT	NAME: <u>Charles Card, CLARK COUNTY DEPARTMENT OF REAL PROPERTY MANAGEMENT</u>
	ADDRESS: <u>500 GRAND CENTRAL PARKWAY</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: _____
	TELEPHONE: <u>702-435-1150</u> CELL: _____
	E-MAIL: <u>Charles.card@clarkcountynv.gov</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Gary Eddington, SIMPSON COULTER STUDIO</u>
	ADDRESS: <u>151 E WARM SPRINGS RD.</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-435-1150</u> CELL: <u>702-994-7188</u>
	E-MAIL: <u>Geddington@simpsoncoulter.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 041-26-201-015
041-26-201-015


PROPERTY ADDRESS and/or CROSS STREETS: 1201 Frehner ave. Logandale, NV 89021
1201 Frehner ave. Logandale, NV 89021

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.

[Signature]
 Property Owner (Signature)*

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON AUGUST 17, 2023 (DATE)
 By LISA KREMER
 NOTARY PUBLIC: [Signature]

Property Owner (Print)
 STAR PRADO
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 11/10/2025
 Certificate No: 22-6944-01



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

July 26, 2023

Clark County
Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

VS-23-0580

VS JL

Re: Logandale Sports Complex Phase II – 1201 Frehner Ave. Logandale, NV
Justification Letter

- Land Use Application
- Design Review

A.P.N. 041-26-201-015
40 Acres

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AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: VS-23-0580

Property Owner or Subdivision Name: USA & COUNTY OF CLARK

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** _____ **PC** 10/17/23 **BCC** _____

Add this application to the: **TAB/CAC** _____ **PC** _____ **BCC** 10/18/23

Change(s) to be made:

Held no date specific

Withdrawn

No change to meeting(s) 9/27/23 MOAPA VALLEY TAB

Amend Write-up

Renotify

Make a public hearing (Radius: _____)

Rescheduling

Other: _____

Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____

Refund

80%

100% (please include justification for full refund below)

AMOUNT OF REFUND\$: _____

Reason for Change: NEED TO MOVE APPLICATION TO 10/18/23 BCC MEETING

Change initiated by: JOR **Date:** 8.22.23

Change authorized by: GRC **Date:** 8.22.23

Change processed by: ds **Date:** 8.22.23

Follow up assigned to: _____ **Instructions:** _____

Parcel Number(s): 041-26-201-015

Town Board(s): MOAPA VALLEY



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: GRC

Property Owner or Subdivision Name: USA & COUNTY OF CLARK

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** _____ **PC** 10/17/23 **BCC** _____

Add this application to the: **TAB/CAC** _____ **PC** _____ **BCC** 10/18/23

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) 9/27/23 MOAPA VALLEY TAB
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: _____
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: NEED TO MOVE APPLICATION TO 10/18/23 BCC MEETING

Change initiated by: JOR Date: 8.22.23

Change authorized by: GRC Date: 8.22.23

Change processed by: ds Date: 8.22.23

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 041-26-201-015

Town Board(s): MOAPA VALLEY

Project Description

The proposed site expansion is comprised of two (2) additional ball fields for softball and baseball. The site will have two (2) proposed asphalt parking lots; one to the north and one to the south. The north parking lot is located across the street from the entrance to the Clark County Fairgrounds and will be used to facilitate parking during the county fair and other fairground events. The parking lot will have an accessible crosswalk to the fairground main entrance and will include 217 paved parking spaces including 14 ADA accessible spaces. The south parking lot will include a drop-off area for the playground and ball fields and will have 84 paved parking spaces including 4 ADA accessible spaces.

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- VS [There is an existing 60-foot dedicated right-of-way to the north on Frehner Avenue. There is an 80-foot dedicated right-of-way to the east on Heyer Street. There is an existing 70-foot dedicated right-of-way to the south on Bunnell Ave. There is an existing 60-foot roadway easement on the west side of the site. This will have to be vacated and a new easement recorded in its place to accommodate future fields and the northern parking lot.]
- WS1 [We would respectfully request the full exemptions be made for offsite improvements along Bunnell Avenue and Frehner Avenue to maintain its rural nature. Along Heyer Street, where we are proposing a 10" sewer line to the south beginning from the intersection of Frehner and Heyer Street, we would request no improvements be required other than county standard trenching and pavement replacement.]
- WS2 [The driveway departure at Bunnell is short of the required 150 feet and therefore request a waiver to provide 138 feet where 190 feet is required.]
- WS3 [The proposed parking lot along Frehner Ave. on the north side of the property has three driveway approaches. The NE drive does not meet the required throat depth and therefore we request a waiver to provide 31 feet where 75 feet is required, and the center drive does not meet the required throat depth and therefore we request a waiver to provide 35 feet where 75 feet is required.]
- WS4 [The driveway approach on Frehner is short of the required 150 feet and therefore request a waiver to provide 119 feet where 150 feet is required.]
- DR 2 [Due to the existing grades and the grading requirements of the ball fields, and to maintain maximum slopes set forth by ADA ramps and walkways along with the ball fields while tying into existing improvements we need to have a maximum fill elevation of 5-6 feet where we tie into existing onsite grades at the backside, (outfield) end of the southwest ball field where it transitions to the new parking lot. Design review request for increase finished grade to 65 inches where 36 inches is the maximum allowed.] DR 2

Please feel free to contact me with any questions you may have or additional information you may need.

Respectfully,

Gary Eddington
Project Manager
702.435.1150
geddington@simpsoncoulter.com



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-23-0579 AND VS-23-0580

REVISED MEETING DATE
As of 8/22/2023

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Moapa Valley TAB Time: 7:00 p.m.

Date: 9/27/2023

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/18/2023 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:
 - Site plans Landscape plans Elevations Floor plans Photos Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

ENTERPRISE

Carmen Hayes
(702) 371-7991
Windmill Library
7060 W. Windmill Lane, Las Vegas

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

SEARCHLIGHT

Tammy Harris/Joy Marchant, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

INDIAN SPRINGS

Rebecca Delgado
(760) 475-4672
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

MT. CHARLESTON

Meggan Holzer, Secretary
(702) 455-0341
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

SUNRISE MANOR

Jill Nikovis-Levia, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

LAUGHLIN

Tammy Harris/Joy Marchant, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

WHITNEY

Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

WINCHESTER

Valerie Levia, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Liane Lee	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Timothy Castello	(702) 455-3113*	Ross Miller	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 08/01/2023

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>

TOWN ADVISORY BOARD / CITIZENS ADVISORY COUNCIL INSTRUCTIONS

- Your official application is now assigned to a Town Advisory Board/Citizens Advisory Council meeting and the Planning Commission or the Board of County Commission Meeting. You are required to attend both meetings you are scheduled for above. See assigned meeting dates on Page 1.
- Meeting location for Town Board/Citizen Advisory Council is listed on Page 2
- Meeting location for the Planning Commission or Board of County Commission is listed on Page 1.
- A week before the Town Board meeting the staff report will be posted on the website (there is a link listed above), read the staff report and contact me with any questions that you have. You can search for your report under your designated town board location.
- The Town Board/Citizens Advisory Council provides a recommendation to the Planning Commission who takes final action on your application. At the Town Board Meeting, the board members will read the application into the record and ask you to speak about your application. It is in your best interest to bring a copy of all plans and pictures of the property (if applicable). When you speak to the Town Board you will give a brief explanation about your application and what you are requesting (similar to summarizing your justification letter). The board members will ask you questions if they have them and you will respond. If there are any members of the public that attend the meeting, they are also permitted to voice their opinions and concerns since the meeting is a public hearing. If this does happen, you will have a chance to respond to any questions about the application.
- The Town Board will provide their recommendation (negative or positive) to the Planning Commission or the Board of County Commission at the meeting, while you are there. **The Town Board/Citizens Advisory Council is a recommending body only and their recommendation is NOT FINAL ACTION.**
- Once your item is heard and a recommendation is made at the Town Board level, you may leave the meeting. Please remember to attend the second meeting you are scheduled for (Planning Commission or Board of County Commission). Final action occurs at these meetings only.
- Please feel free to contact me if you have any questions or concerns.

JILLEE OPINIANO-ROWLAND [PRINCIPAL PLANNER]

Clark County Current Planning/Zoning
500 S. Grand Central Parkway, Las Vegas, NV 89155

Email – jillee.opiniano@clarkcountynv.gov

Phone – 702.455.3132

Business Hours: Monday – Thursday 7:30 a.m. to 5:30 p.m.



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: GRC

Property Owner or Subdivision Name: USA & COUNTY OF CLARK

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** _____ **PC** 10/17/23 **BCC** _____

Add this application to the: **TAB/CAC** _____ **PC** _____ **BCC** 10/18/23

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) 9/27/23 MOAPA VALLEY TAB
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: _____
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: NEED TO MOVE APPLICATION TO 10/18/23 BCC MEETING

Change initiated by: JOR Date: 8.22.23

Change authorized by: GRC Date: 8.22.23

Change processed by: ds Date: 8.22.23

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 041-26-201-015

Town Board(s): MOAPA VALLEY



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: GRC

Property Owner or Subdivision Name: USA & COUNTY OF CLARK

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** _____ **PC** 10/17/23 **BCC** _____

Add this application to the: **TAB/CAC** _____ **PC** _____ **BCC** 10/18/23

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 - Rescheduling
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 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: NEED TO MOVE APPLICATION TO 10/18/23 BCC MEETING

Change initiated by: JOR Date: 8.22.23

Change authorized by: GRC Date: 8.22.23

Change processed by: ds Date: 8.22.23

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 041-26-201-015

Town Board(s): MOAPA VALLEY



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: VS-23-0580

Property Owner or Subdivision Name: USA & COUNTY OF CLARK

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** _____ **PC** 10/17/23 **BCC** _____

Add this application to the: **TAB/CAC** _____ **PC** _____ **BCC** 10/18/23

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) 9/27/23 MOAPA VALLEY TAB
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: _____
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: NEED TO MOVE APPLICATION TO 10/18/23 BCC MEETING

Change initiated by: JOR Date: 8.22.23

Change authorized by: GRC Date: 8.22.23

Change processed by: ds Date: 8.22.23

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 041-26-201-015

Town Board(s): MOAPA VALLEY

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

