



## Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV 89040

October 9, 2024

7:00pm

### AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486 Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Judy Metz, (702) 397-6475
  - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155 & Moapa Valley Community Center 320 N. Moapa Valley Blvd. Overton, NV. 89040
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/MoapaValleyTAB>.

Board/Council Members: Janice Ridondo – Chairperson  
 Jill Williams Perkins – Vice Chair  
 Lois Hall  
 Lori Houston

Secretary: Judith Metz, 702-397-6475. [Judith.Metz@ClarkCountyNV.gov](mailto:Judith.Metz@ClarkCountyNV.gov)  
 Business Address: Moapa Valley Community Center  
 320 N. Moapa Valley Blvd. Overton, NV. 89040

County Liaison(s): William Covington, 702-455-2540, [William.Covington@ClarkCountyNV.gov](mailto:William.Covington@ClarkCountyNV.gov)  
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

#### I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

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

III. Approval of Minutes for September 25, 2024. (For Possible Action)

IV. Approval of the Agenda for October 9, 2024, and Hold, Combine, or Delete any Items. (For Possible Action)

V. Informational Items

NONE

VI. Planning and Zoning

**11/05/24 PC**

1. **UC-24-0472-SNELLING, RODNEY REX & WENDY:**  
**USE PERMIT** for a communication tower.  
**DESIGN REVIEW** for a communication tower on a portion of 3.93 acres in an RS40 (Residential Single-Family 40) Zone. Generally located on the south side of Frehner Avenue, 188 feet east of Lyman Street within Moapa Valley. MK/rr/kh (For possible action)

**11/06/24 BCC**

2. **WS-24-0489-HARDY MAURICE W. & ANN REV LIV TR & HARDY MAURICE W. & ANN TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) full off-sites; and 2) paved legal access for a proposed minor subdivision map on 2.07 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Tank Road, 380 feet west of Pioneer Road within Moapa Valley. MK/lm/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: November 13, 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

September 25, 2024

## DRAFT MINUTES

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

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

Liaison: William Covington, 702-455-2540, William.Covington@ClarkCountyNV.gov

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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 28, 2024.

**Moved by: Lois Hall**

**Action: Approved**

**Vote: 3-0/Unanimous**

IV. Approval of Agenda for September 25, 2024.

**Moved by: Lori Houston**

**Action: Approved**

**Vote: 3-0/Unanimous**

V. Information Items

NONE

VI. Planning & 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)

**Nikki Staheli made the presentation as they are now the owners of record. Board comments this WS appears to be identical to WS-24-0423 that was before them at their previous meeting. It was suggested they reach out to the Cannons(WS-24-0423, the Planner, Commissioner or her liaison to clarify what needs to be done. Maybe the HOA had CCRs that may apply.**

**Motion: Lois Hall**

**Action: Approval**

**Vote: 3-0/Unanimous**

VII. General Business

NONE

VIII. Public Comment

1. VFW is preparing for Veterans Day Parade.
2. MV Chamber of Commerce Car Show is scheduled for Saturday 10/12 @ 8AM at the Fairgrounds.
3. MV Library 10/4 - 4PM to 6PM MONSTER BASH
4. Thurs. 2-6PM Teens programming all month. Tomorrow is study skills and utilizing Communication Skills.
5. Marcus Jensen lives in Logandale and has been tracking the project for 3 years for the cement plant. He invited everyone to an informational meeting at OLSHACS tomorrow evening at 6PM. Bridgesource has said they will attend.
6. Trunk or Treat is Monday, 10/28/24 at the Fairgrounds.
7. Lori Houston requested info on getting a dump station at the Fairground or in the Valley.
8. Rural Road Show – here tomorrow. Helps with start up businesses. Noon-2PM
9. Perkins Field Open House – Saturday, October 5<sup>th</sup>, from 8AM-1P

IX. Next Meeting October 9, 2024.

X. Adjournment at 7:28PM.

**ATTACHMENT A  
MOAPA VALLEY TOWN ADVISORY BOARD  
ZONING AGENDA  
WEDNESDAY, 7:00 P.M., OCTOBER 9, 2024**

11/05/24 PC

1. **UC-24-0472-SNELLING, RODNEY REX & WENDY:**  
**USE PERMIT** for a communication tower.  
**DESIGN REVIEW** for a communication tower on a portion of 3.93 acres in an RS40 (Residential Single-Family 40) Zone. Generally located on the south side of Frehner Avenue, 188 feet east of Lyman Street within Moapa Valley. MK/rr/kh (For possible action)

11/06/24 BCC

2. **WS-24-0489-HARDY MAURICE W. & ANN REV LIV TR & HARDY MAURICE W. & ANN TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) full off-sites; and 2) paved legal access for a proposed minor subdivision map on 2.07 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Tank Road, 380 feet west of Pioneer Road within Moapa Valley. MK/lm/kh (For possible action)

11/05/24 PC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**UC-24-0472-SNELLING, RODNEY REX & WENDY:**

**USE PERMIT** for a communication tower.

**DESIGN REVIEW** for a communication tower on a portion of 3.93 acres in an RS40 (Residential Single-Family 40) Zone.

Generally located on the south side of Frehner Avenue, 188 feet east of Lyman Street within Moapa Valley. MK/rr/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

041-26-201-003 ptn

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 1405 Frehner Avenue
- Site Acreage: 3.93 (portion)
- Project Type: Communication tower
- Building Height (feet): 64

**Site Plan**

The plan indicates that the subject property is located on the south side of Frehner Avenue and 188 feet east of Lyman Street. There is an existing single-family residence located along the eastern side of the property. An accessory garage structure is located to the north of the residence. The plan depicts a proposed 64 foot tall self-supporting monopole communication tower with associated equipment located within a 50 foot by 50 foot fenced compound on the north western side of the property. The tower is proposed to be set back 105 feet 7 inches from the north property line along Frehner Avenue, 98 feet 2 inches from the west property line and 386 feet 3 inches from the east property line. The fenced compound is proposed to be connected to the street by a 30 foot wide utility and access easement. The compound will be accessed by a 12 foot wide double swing gate located within an 6 foot high screen fence. The compound will contain the communication tower, several equipment cabinets, and a back-up emergency diesel generator. A gate in an existing chain-link fence along the front property line provides access from the street into the site.

Landscaping

Landscaping is not proposed or required with this use permit request.

Elevations

The plans depict a 64 foot tall monopole communication tower located in the center of a fenced compound surrounded by a security fence. The tower will have 1 antenna array mounted near the top of the tower which is proposed to have 9 antennas and 6 radio modules. The plans indicate the locations on the tower for two future antenna arrays.

Applicant's Justification

The applicant states that the proposed communication tower is needed to improve coverage and expand telecommunications network capacity to meet customer demand throughout Clark County. The applicant states the facility will provide residents, visitors, and businesses with reliable wireless service and will enhance emergency services which is vital to the safety of the surrounding community. The applicant is also proposing a use permit to allow a reduced setback from residential development to the west. The communication tower will operate year-round and will be unmanned. A maintenance crew will service the tower as needed. The applicant indicates that the communication tower will be painted to match the surrounding development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-19-0129	Reclassified the site from R-U to R-A zoning	Approved by BCC	April 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands & Public Use	PF	Fire station & Clark County Fair Grounds
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS80	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS40	Undeveloped & single-family residence
West	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**

Use Permit

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.

The proposed communication tower is adjacent to a single-family residence on a separate property located to the west of the site. The common property line is approximately 98 feet from the closest point of the proposed communication tower. The tower is proposed to be 64 feet in height and is located on a parcel that is greater than 2.5 acres requiring a setback that is 300% of the height of the tower or 192 feet. Therefore, the tower would need to be set back at least 94 feet farther to the east to meet these requirements. Currently the tower is proposed to be setback approximately 386 feet from the east property line, which borders an undeveloped residential parcel. Therefore, there is enough room to relocate the tower to the east to meet all required residential setbacks from both property lines. The applicant has not provided a justification as to why the communication tower cannot be relocated to meet the setback requirement. Therefore, staff cannot support 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 applicant indicates that the tower will be painted to match the surrounding development to minimize its visibility. The design of the tower can accommodate more than 1 antenna array as required. A 6 foot high fence with landscape fabric is provided to screen the ground-level equipment and the tower base from the surrounding area which is subject to Section 30.04.06 Residential Adjacency. While the design is appropriate, staff cannot support the use permit due to the proximity of the tower to an adjacent residential use. Therefore, staff recommends denial of the design review.

#### **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 bond (or other guarantee per Section 30.03.08B.2) is required prior to the



construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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 (CCWRB)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: STATE 48 DEVELOPMENT CONSULTING**

**CONTACT: STATE 48 DEVELOPMENT CONSULTING, 14301 N. 87TH STREET #105,  
SCOTTSDALE, AZ 85260**

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**WS-24-0489-HARDY MAURICE W. & ANN REV LIV TR & HARDY MAURICE W. & ANN TRS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) full off-sites; and 2) paved legal access for a proposed minor subdivision map on 2.07 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the south side of Tank Road, 380 feet west of Pioneer Road within Moapa Valley. MK/lm/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

041-27-401-005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Waive full off-sites (paving, curb, gutter, sidewalk, streetlights) where required per Section 30.04.08C.
2. Waive paved legal access on Tank Road from the west side of Pioneer Road to the site where required per Section 30.04.08C.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.07
- Project Type: Minor subdivision map single-family residential
- Number of Lots: 2
- Density (du/ac): 0.96
- Minimum/Maximum Lot Size (square feet): 40,000/48,500

**Site Plan**

The proposed single-family residential minor subdivision map (MSM-24-600030) depicts 2 lots with a density of 0.96 units per acre. The applicant has submitted a minor subdivision to create 2 lots on the south side of the west end of Tank Road. Access to the site is through Tank Road (private drive) from Pioneer Road. The western portion of the site is within the greater than 12% grade (Hillside).

Applicant's Justification

The applicant indicates that there are no current plans to develop the site, and it is requested that the site remains natural desert landscaping until the time it is developed with residences. Because the parcel map is for mapping purposes only, it is requested that Tank Road remains a gravel road along with all of the surrounding roads (Pioneer Road and Mills Street). Tank Road is currently only used by 5 residences, and it terminates at the water tank on top of the hill to the west.

**Surrounding Land Use**

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

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.

**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 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**

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 compliance with Hillside standards per 30.04.05K is required with future development; 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**

- Coordinate with the Division of Air Quality for dust control;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 24 feet for Tank Road and County approved turnaround.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that there are no public sanitary sewer facilities available and none are planned within the next 5 years.

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

**APPLICANT: BRYCE HARDY**

**CONTACT: BRYCE HARDY, P.O. BOX 1336, LOGANDALE, NV 89021**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 041-26-201-003

PROPERTY ADDRESS/ CROSS STREETS: 1405 FREHNER AVE, LOGANDALE, NV 89021 (N Lyman St & Frehner Ave)

### DETAILED SUMMARY PROJECT DESCRIPTION

Vertical Bridge is proposing to install a new 64' wireless communications facility located at (36.604275,-114.473498) with associated equipment in a 50' x 50' lease area, surrounded by a fence compound with utility and access easements.

### PROPERTY OWNER INFORMATION

NAME: Rodney and Wendy Snelling  
ADDRESS: 1405 Frehner Ave  
CITY: Logandale STATE: NV ZIP CODE: 89021  
TELEPHONE: (970)301-3628 CELL (970)301-3628 EMAIL: rileybug62812@gmail.com

### APPLICANT INFORMATION (must match online record)

NAME: Tiffany Passehl  
ADDRESS: 14301 N. 87th Street #105  
CITY: Scottsdale STATE: AZ ZIP CODE: 85260 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: (307)287-5780 CELL (307)287-5780 EMAIL: tiffany@state48consulting.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Tiffany Passehl  
ADDRESS: 14301 N. 87th Street #105  
CITY: Scottsdale STATE: AZ ZIP CODE: 85260 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: (307)287-5780 CELL (307)287-5780 EMAIL: tiffany@state48consulting.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 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.

Rodney Rex Snelling / Wendy Snelling Property Owner (Print) 06/25/2024 Date  
Property Owner (Signature)\*

#### DEPARTMENT USE ONLY

- |                              |                             |                              |                               |                             |  |                             |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|-----------------------------|
| <input type="checkbox"/> AL  | <input type="checkbox"/> AR | <input type="checkbox"/> EI  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input checked="" type="checkbox"/> TC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ALR | <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"/> VU            | OTHER                       |

PROJECT ID: UC-24-0472

DATE RECEIVED: 11/05/24

PROJECT NAME:

PROJECT LOCATION: Moapa Valley

APPLICANT: Tyler (tpd)

DATE: 8/21/24

FEE: \$1,000.00

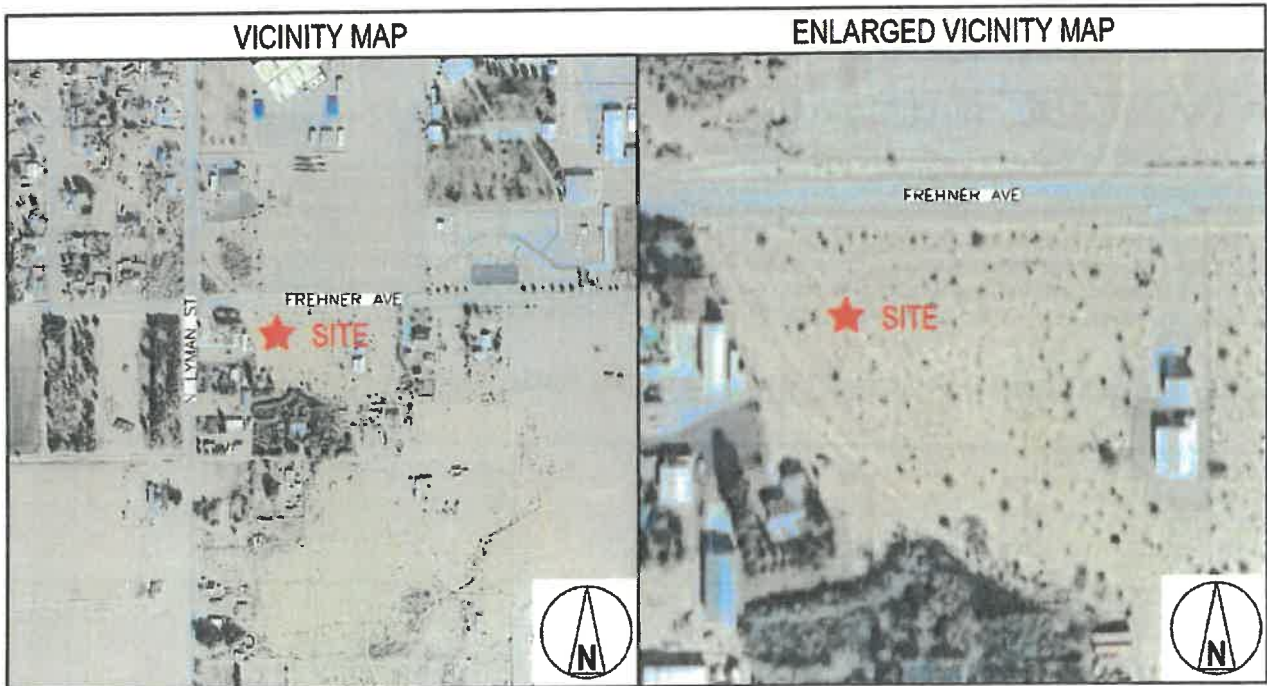
**Justification Letter:**

**Site Name:** LSV\_HARDY\_LYMAN (VB US-NV-5081)  
**Parcel Number:** 041-26-201-003  
**Site Address:** 1405 FREHNER AVE. LOGANDALE, NV 89021  
**Site Coordinates:** (36.604275, -114.473498)

**Directions from Harry Reid International Airport:**

FROM HARRY REID INTERNATIONAL AIRPORT, 5757 WAYNE NEWTON BLVD, LAS VEGAS, NV 89119. HEAD SOUTH ON WAYNE NEWTON BLVD HARRY REID INTERNATIONAL AIRPORT, 5757 WAYNE NEWTON BLVD, LAS VEGAS, NV 89119. HEAD SOUTH ON WAYNE NEWTON BLVD TOWARD TERMINAL 1 ZERO LEVEL. USE THE RIGHT 2 LANES TO TURN SLIGHTLY RIGHT TO STAY ON WAYNE NEWTON BLVD. USE THE LEFT LANES TO TURN SLIGHTLY LEFT ONTO TERMINAL 1 DEPARTURES. USE THE RIGHT LANE TO TURN LEFT ONTO WAYNE NEWTON BLVD. USE THE RIGHT 2 LANES TO TAKE THE RAMP TO AIRPORT EXIT/I-215/I-15/RENTAL CAR RETURN. MERGE ONTO MCCARRAN AIRPORT CONNECTOR/PARADISE RD. USE THE 2ND FROM THE RIGHT LANE TO MERGE ONTO I-215 W VIA THE RAMP TO LAS VEGAS. MERGE ONTO I-215 W. USE THE RIGHT 2 LANES TO TAKE EXIT 12A FOR I-15 N TOWARD LAS VEGAS. USE THE RIGHT 2 LANES TO TAKE THE RAMP ONTO I-15 N. KEEP RIGHT TO STAY ON I-15 N. TAKE EXIT 93 FOR NV-169 TOWARD LOGANDALE/OVERTON. TAKE THE RAMP TO LAS VEGAS. TURN RIGHT ONTO NV-169 S/N MOAPA VALLEY BLVD. TURN LEFT ONTO HARDY AVE. CONTINUE ONTO FREHNER AVE. ARRIVE AT PROPOSED SITE.

**Vicinity Map:**





**Purpose of Request:**

Vertical Bridge is committed to improving coverage and expanding telecommunications network capacity to meet customer demand throughout Clark County. Vertical Bridge is proposing to install a new 64' Self Support Tower with associated equipment, in a 50' x 50' area, on Parcel 041-26-201-003 at (36.604275,-114.473498) The owners of the parcel, Rodney and Wendy Snelling, have approved the installation of the new cell tower. Tiffany Passehl as the applicant will be submitting all required documents on behalf of Vertical Bridge. Tiffany will be applying for a Use Permit per Section 30.03.08(B)(L), however since the proposed tower does not meet the setback requirement from residential development, an additional use permit will be required to allow a 98' setback.

**Description of Proposal:**

This will be a new Wireless Telecommunications Facility. Vertical Bridge proposes to install a new 64' Self Support Tower with associated equipment, in a 50' x 50' area, surrounded by a 6' high Chain Link Fence compound, with utility and access easements as seen in the attached exhibits. The wireless cell tower will operate year-round, seven (7) days per week 24 hours a day. Occupancy type is unmanned. Maintenance crew will service cell tower as needed. N/A for parking spaces or ADA parking. The WCF will be painted #8732W Frontier Tan to match the surrounding development.

**Relationship to Surrounding Properties:**

This wireless facility will provide residents, visitors, and businesses with high quality reliable wireless service for both personal and business purposes but also most importantly enhances emergency services, which is vital to the safety of the surrounding community.

**Location and Accessibility:**



*Tiffany Passehl*

Tiffany Passehl  
Project Manager  
State 48 Development Consulting  
14301 N. 87th Street #105 Scottsdale, AZ 85260  
Mobile: (307)287-5780  
Email: tiffany@state48consulting.com







# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 04127401005

PROPERTY ADDRESS/ CROSS STREETS: Tank Road + Pioneer Logandale, NV

**DETAILED SUMMARY PROJECT DESCRIPTION**

This application is to divide an approximate 2 acre parcel into 2 one acre parcels. There is no plan to build or develop on either parcel. The land is desert land on a private dirt road.

**PROPERTY OWNER INFORMATION**

NAME: Maurice W. Hardy and Ann M. Hardy Revocable Living Trust  
 ADDRESS: P.O. Box 144  
 CITY: Logandale STATE: NV ZIP CODE: 89021  
 TELEPHONE: 702-398-3313 CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**APPLICANT INFORMATION (must match online record)**

NAME: Bryce Hardy  
 ADDRESS: P.O. Box 1336  
 CITY: Logandale STATE: NV ZIP CODE: 89021 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-305-2111 CELL 702-305-2111 EMAIL: brycehardy1336@gmail.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: Bryce Hardy  
 ADDRESS: P.O. Box 1336  
 CITY: Logandale STATE: NV ZIP CODE: 89021 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-305-2111 CELL 702-305-2111 EMAIL: brycehardy1336@gmail.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.

Ann M. Hardy Property Owner (Signature)\*      Ann M. Hardy Property Owner (Print)      June 12, 2024 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) 24-0489 ACCEPTED BY JM  
 PC MEETING DATE \_\_\_\_\_ DATE 9/7/24  
 BCC MEETING DATE 11/6/24 FEES 800.00  
 TAB/CAC LOCATION Mojave Valley DATE 10/9/24 WS-24-0489

June 12, 2024

To Whom It May Concern:

I am writing to request a waiver for the following items on the "Parcel Map Review Letter" that was issued for MSM-24-600030. For each item, a justification explanation will also be provided.

1. **Landscaping Requirement.** Per 30.04.01 There are no plans to develop this site, and it is requested that the current natural, desert landscape be continued.
2. **Provide evidence that street paving exists to the site.** Per 30.04.01 Currently, Tank Road is a gravel road and all surrounding roads are also gravel. Pioneer Road that connects to Tank Road is also gravel. Tank Road does not lead to any other roads. It is only used by five residential properties and it terminates at the water tank on the top of the hill. It is requested that Tank Road maintain the same level of road conditions in the surrounding area and remain a gravel road.
3. **Full off-site Improvements for Tank Road.** Per 30.04.08 Because this division is for mapping purposes only, there are no plans to build structures on these properties. For this reason, it is requested that off-site improvements not be required for an area that is not being developed.

The purpose of this division is for mapping purposes only. There are no immediate plans to build any structures on the properties. The current state of the area would not be changing in any manner. The only difference would be the property would now be around one acre instead of two.

For these reasons, it is requested that the requirements of 1) Landscaping requirements, 2) Paved legal access, and 3) Full off-site improvements on Tank Road

Thank you,



Ann Hardy (owner)