



Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV. 89040

October 13, 2021

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, 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 Amelia Smith at 702-704-4572.**
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/MoapaValleyTAB>

Board/Council Members: Lois Hall, Chairperson
 Megan Porter, Vice Chairperson
 Kristen Pearson
 Shana Munn
 Brian Burris

Secretary: Amelia Smith, 702-704-4572, Amelia.Smith@ClarkCountyNV.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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 11, 2021. (For possible action)
- IV. Approval of the Agenda for October 13, 2021 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

NONE

VI. Planning and Zoning

11/03/21 BCC

- 1. **DR-21-0511-NELSON, SCOTT & BROWER-NELSON, NYCOLE:**
DESIGN REVIEW for finished grade for a proposed single family residential structure on 1.9 acres in an R-A (Residential Agricultural) Zone. Generally located on the east side of Adelia Street, approximately 136 feet north of Robison Avenue within Moapa Valley. MK/sd/jo (For possible action)

- 2. **ZC-21-0510-LEAVITT FAMILY TRUST:**
ZONE CHANGE to reclassify 0.6 acres from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to a C-2 (General Commercial) Zone.
USE PERMITS for the following: **1)** vehicle (automobile) repair; **2)** recreational vehicle repair; and **3)** watercraft repair.
WAIVERS OF DEVELOPMENT STANDARDS **1)** reduce the separation from a vehicle (automobile) repair, recreational vehicle repair, and watercraft repair facility to a residential use; **2)** reduce building setback; **3)** permit service bay doors to face a street; **4)** eliminate landscaping (including detached sidewalk); **5)** permit a freestanding sign to not be located within a curbed landscaped or rockscaped area; **6)** reduce setback for a freestanding sign; **7)** allow a roof sign; **8)** eliminate the sidewalk around the perimeter of the building; **9)** eliminate the pedestrian walkway from the adjacent public sidewalk to the principal building entrance; **10)** mechanical screening; and **11)** eliminate parking lot striping.
DESIGN REVIEWS for the following: **1)** vehicle (automobile), recreational vehicle, and watercraft repair facility; and **2)** signage in the Moapa Valley Overlay District. Generally located on the south side of Moapa Valley Boulevard, 580 feet west of Whitmore Street within Moapa Valley (description on file). MK/md/jd (For possible action)

VII. General Business

1. Review and finalize fiscal year budget request(s) and take public input regarding the budget request(s). (For possible action)
2. Clark County requests the Moapa Valley Town Advisory Board to nominate a representative for the 2021/2022 Community Development Advisory Committee (CDAC). (for possible action)

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

IX. Next Meeting Date: November 10, 2021.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Moapa Valley Community Center - 320 N. Moapa Valley Blvd. Overton, NV. 89040
<https://notice.nv.gov>



Moapa Valley Town Advisory Board

August 11, 2021

MINUTES

Board Members:	Lois Hall- Chairperson – PRESENT Megan Porter- Vice Chairperson – PRESENT Kristen Pearson – PRESENT	Shana Munn – PRESENT Brian Burris – PRESENT
Secretary:	Amelia Smith, 702-704-4572, Amelia.Smith@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 June 9, 2021 Minutes

Moved by: Brian Burris

Action: Approved

Vote: 5-0 Unanimous

- IV. Approval of Agenda for August 11, 2021

Moved by: Megan Porter

Action: Approved

Vote: 5-0/Unanimous

V. Informational Items

1. Review that the Transform Clark County land use plan map accurately applies compatible density or intensity conversions from the existing land use categories to the proposed land use categories. (for discussion only)

They're changing the category names. The process began January 2020 and should be complete by December 2022. Brian - noticed that residential density has been changed and asked how that impacts the community. Mario- that only impacts the areas located in the city.

2. Flooding update (for discussion only)

Amelia - plans near the fairgrounds - grant submitted to the BLM July 2016 and Clark County received January 2020. This timeline was impacted by Covid.

Permission has been given to rebuild the dam near the power company. An application was submitted December 2019 and was received May 2021. This project will have to be properly engineered and will be at the mercy of the state's process/timelines.

Taylor Leavitt - ditch on Cottonwood gets backed up. Amelia - the pipes installed in the ditch are there illegally and there's a problem with them being private, at varying grades, and the pipes are different sizes. There is a neighbor working with Public Works to see if anything can be done.

Kurt Lytle - could we have drainage engineers attend a future meeting to discuss the process. Also, could they bring maps, project plans, flood control plan and discuss the different types of storms and how they impact the community. Brian - could we also get someone from the County to discuss the design, planning, and construction process.

VI. Planning & Zoning

NONE

VII. General Business

1. Review previous fiscal year budget request(s) and take public input regarding suggestions for the next budget request(s). (For possible action)

They will not take a vote on the item tonight but will continue discussing requests for the next two meetings. Brian asked for an update on the potential of installing a splash pad at the Overton park. He was under the impression that it was already funded. Amelia – will have an update by next meeting.

The board discussed combining items 2, 8 & 3 since they're all related. Brian believed materials were going to be donated; he will follow up by next meeting. Brian mentioned that the shooting complex could be funded through the NRA and would like to look into County grants. Amelia let Brian know that she would put him in touch with a grant person. It was discussed that the BMX track had already been attempted in the past, but it didn't receive enough use. Believes if this is set as a multiuse then it would serve more purpose to the community. Would like to find a permanent place for the RC races to take place.

Although a dump station is being planned at Terrible Herbst the board would still like to keep the option for a dump station at the Fairgrounds

VIII. Public Comment

Kurt Lytle – asked about the roads list. Amelia let him know that no additional roads will be added to the list until the existing list has been paved. Amelia will send Kurt a copy of the current list.

Samantha Empey – 1200 Cottonwood, issues with subdivision and being required to pave Willow. Amelia will talk with staff and see what her options are.

IX. Next Meeting Date

The next regular meeting will be September 15, 2021

X. Adjournment

The meeting was adjourned at 8:02 p.m.

DRAFT

07013502015

X Q

Property Information

Parcel: 07013502015

Owner Name(s): NELSON SCOTT and
BROWER-NELSON NYCOLE

Site Address: 440 N ADELIA ST

Jurisdiction: CC Moapa Valley - 89040

Sale Date: 10/2017

Sale Price: \$50,000

Estimated Lot Size: 1.89

Recorded Doc Number: 20210129 00002723

Aerial Flight Date: 5/5/2020

Print

Zoning and Planned Land Use

Planned Land Use:

RS - Residential Suburban

Zoning Classification:

Residential Agricultural (1 Unit per Acre) (R-A)

Land Use Plan Area: Northeast County

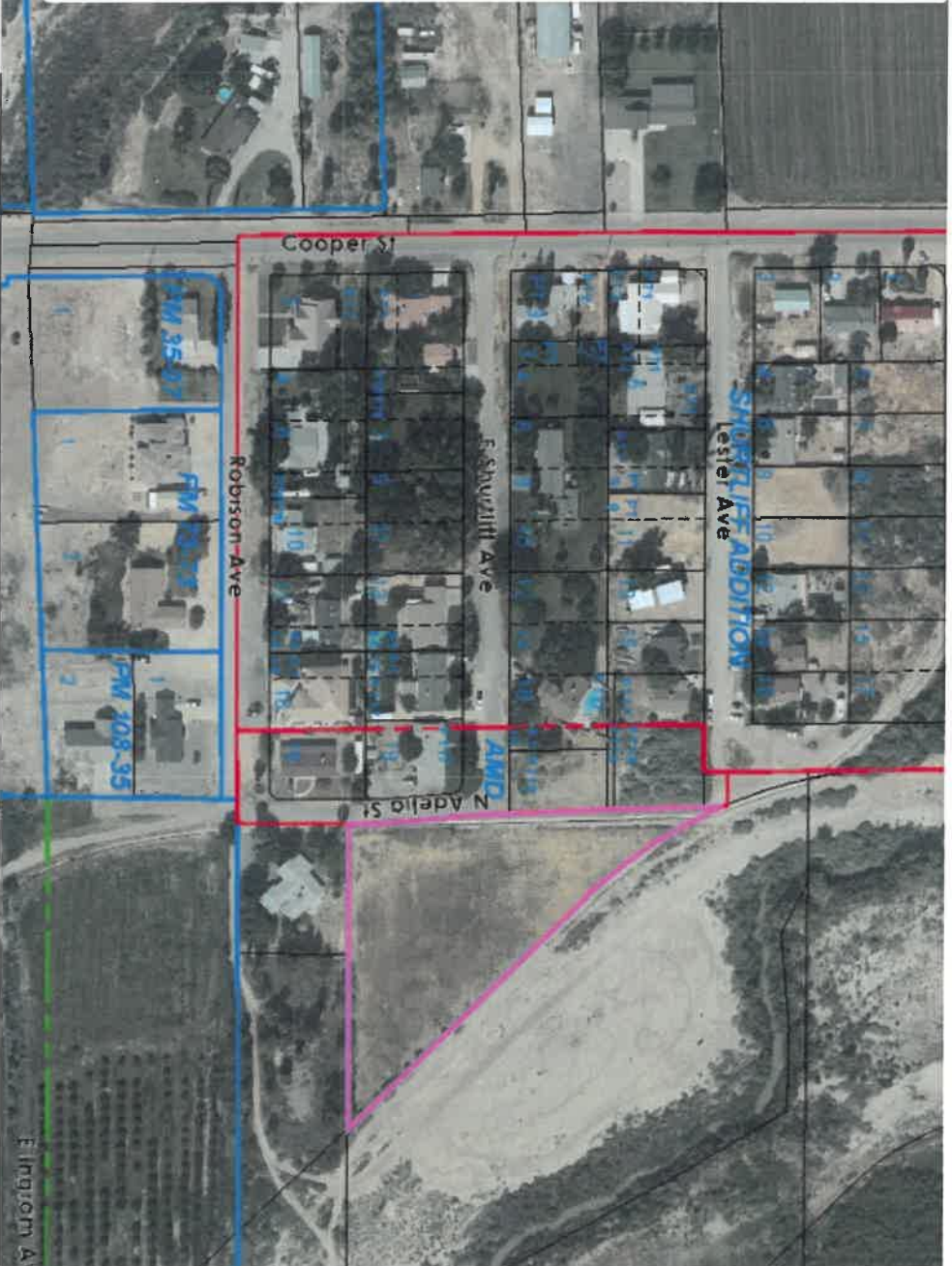
Community District: 5

Legal Description

Ownership

Flood Zone

Custom Colors





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 <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input 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>DR-21-0511</u> DATE FILED: <u>9/13/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Moupa Valley</u> TAB/CAC DATE: <u>10/13/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/3/21</u> FEE: <u>\$675</u>		
		PROPERTY OWNER NAME: <u>Scott Nelson, Nycole Brower-Nelson</u> ADDRESS: <u>440 N Adelia St</u> CITY: <u>Overton</u> STATE: <u>NV</u> ZIP: <u>89040</u> TELEPHONE: <u>(702) 281-7433</u> CELL: <u>(702) 281-7433</u> E-MAIL: <u>nelsonscottk1@gmail.com</u>	
	APPLICANT NAME: <u>Scott Nelson</u> ADDRESS: <u>Po Box 1053</u> CITY: <u>Overton</u> STATE: <u>NV</u> ZIP: <u>89040</u> TELEPHONE: <u>(702) 281-7433</u> CELL: _____ E-MAIL: <u>nelsonscottk1@gmail.com</u> REF CONTACT ID #: _____		
		CORRESPONDENT NAME: <u>Scott Nelson</u> ADDRESS: <u>Po Box 1053</u> CITY: <u>Overton</u> STATE: <u>NV</u> ZIP: <u>89040</u> TELEPHONE: <u>(702) 281-7433</u> CELL: _____ E-MAIL: <u>nelsonscottk1@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 070-13-502-015

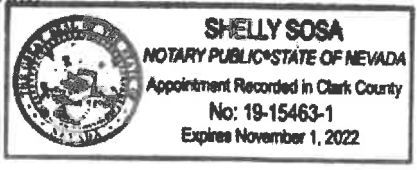
PROPERTY ADDRESS and/or CROSS STREETS: 440 N. Adelia St Overton NV 89040

PROJECT DESCRIPTION: Building Single family residence

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

[Signature] Scott Nelson
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 6/22/2021 (DATE)
 By Scott Nelson
 NOTARY PUBLIC: Shelly Sosa



*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.

DR-21-0511

To Whom it may concern,

From what I found the Public works asked for design review because of this County code 30.32.040 (9) Any request to increase the finished grade over 18 inches shall be considered by the Board through a design review as a public hearing. Justification for the proposal shall be provided with the submittal.

I am building my house above the 18 inches because the civil engineer who performed my drainage study thought it was best to do so because of the location of the house near the muddy river flood channel, please note that my the proposed location of my house and does not fall into a flood zone but part of my property does. My property is on 1.89 acres.

Finished floor elevation 1269.2, 17.25 inches above the 18 inches..

Property location 440 N. Adelia St Overton Nv 89040

Parcel # 070-13-502-015

Thank you for your consideration

Scott Nelson

11/03/21 BCC AGENDA SHEET

FINISHED GRADE
(TITLE 30)

ADELIA ST/ROBISON AVE
(MOAPA VALLEY)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-21-0511-NELSON, SCOTT & BROWER-NELSON, NYCOLE

DESIGN REVIEW for finished grade for a proposed single family residential structure on 1.9 acres in an R-A (Residential Agricultural) Zone.

Generally located on the east side of Adelia Street, approximately 136 feet north of Robison Avenue within Moapa Valley. MK/sd/jo (For possible action)

RELATED INFORMATION:

APN:
070-13-502-015

DESIGN REVIEW:
Increase the finished grade to 36 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 50% increase).

LAND USE PLAN:
NORTHEAST COUNTY (MOAPA VALLEY) - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Number of Lots/Units: 1
- Project Type: Single family residential

Site Plans

The plans depict a proposed single family residence that requires an increase in the finished grade. The property is currently undeveloped, and the owner will be building a new residence that currently is near a flood channel and the applicants engineer who provided a drainage study for the applicant has advised that an increase in finished grade will alleviate possible flooding.

Landscaping

Landscaping is not a part of this application.

Applicant's Justification

The applicant states that an increase in finished grade will help protect his residence from flooding by way of drainage issues. The applicant notes that the main residence will not be built within any existing flood zone.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Residential Suburban (1 du/ac)	R-A	Undeveloped
West	Residential Suburban (5 du/ac)	R-1	Single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

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.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);

- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA); and 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: SCOTT NELSON

CONTACT: SCOTT NELSON, PO BOX 1053, OVERTON, NV 89040

DRAFT

07013101016

Property Information

Parcel: 07013101016
Owner Name(s): LEAVITT FAMILY TRUST
Site Address: 475 N MOAPA VALLEY BLVD
Jurisdiction: CC Moapa Valley - 89040
Sale Date: Not Available
Sale Price: Not Available
Estimated Lot Size: 0.59
Construction Year: 1982
Recorded Doc Number: 20131030 00003431
Aerial Flight Date: 5/5/2020

Print

Zoning and Planned Land Use

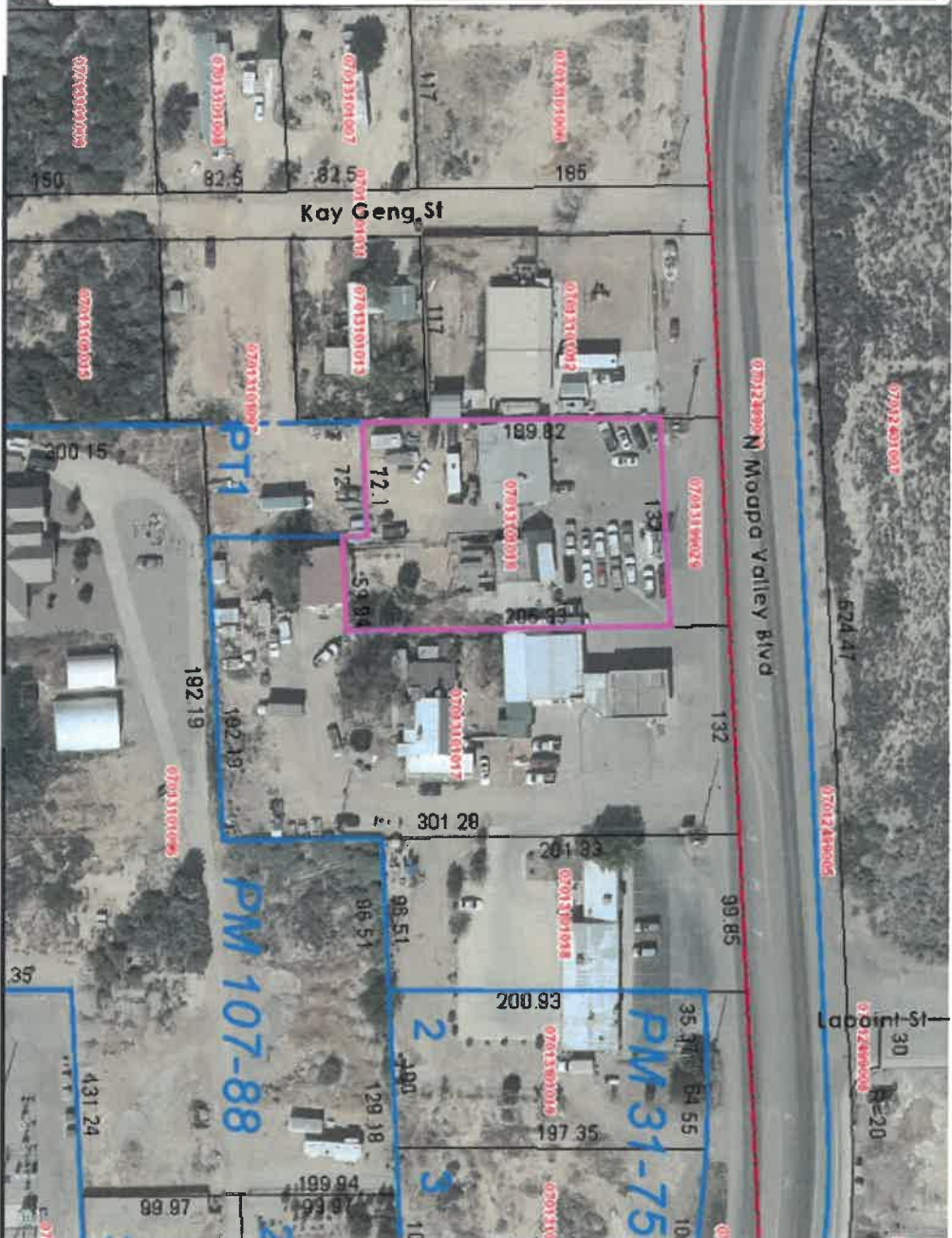
Planned Land Use:
CG - Commercial General
Zoning Classification:
Local Business (C-1)
Land Use Plan Area: Northeast County
Community District: 5

Legal Description

Ownership

Flood Zone

Electrical Address





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 checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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>20-21-0510</u> DATE FILED: <u>9/10/21</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>MOAPA VALLEY</u> TAB/CAC DATE: <u>10/13/21 @ 7:00</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>11/3/21 @ 9:00 AM</u> FEE: <u>\$2,875.00</u>
	PROPERTY OWNER NAME: <u>VK Leavitt</u> ADDRESS: <u>475 N. Moapa Valley Bl.</u> CITY: <u>Overton</u> STATE: <u>NV</u> ZIP: <u>89040</u> TELEPHONE: _____ CELL: <u>702 202 8898</u> E-MAIL: <u>VKLeavitt1937@gmail.com</u>
	APPLICANT NAME: <u>Lois S. Hall</u> ADDRESS: <u>491 N. Moapa Valley Bl - Box 1161</u> CITY: <u>Overton</u> STATE: <u>NV</u> ZIP: <u>89040</u> TELEPHONE: <u>702-994-9802</u> CELL: _____ E-MAIL: <u>LCAL1023@AOL.COM</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Lois S. Hall</u> ADDRESS: <u>491 N Moapa Valley Bl - Box 1161</u> CITY: <u>Overton</u> STATE: <u>NV</u> ZIP: <u>89040</u> TELEPHONE: <u>702-994-9802</u> CELL: _____ E-MAIL: <u>LCAL1023@AOL.COM</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 070-13-101-016
 PROPERTY ADDRESS and/or CROSS STREETS: MVB + Kay Geng
 PROJECT DESCRIPTION: Conforming zone change

(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.

 _____
 Property Owner (Signature)* V.K. LEAVITT
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 09/03/2021 (DATE)

By Vicki Kay Leavitt
 NOTARY PUBLIC: Rachael Paice



*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.

REVISION #2

REVISED JUSTIFICATION LETTER

APR 21-101089

**PLANNER
COPY**

1. Asking for a Conforming Zone Change from a C-1/C-2 zoning district to a C-2 zoning district. This is an existing business that has been operating for decades.

2. We are asking for a Special Use Permit allowing a vehicle repair facility within a C2 zoning district. Again, this is an existing business that has been operating for decades and we are just trying to get it conforming

3. We are asking for a Waiver of Development Standards for the following:
 - a. Reduce the separation requirement from a vehicle repair facility to a single family residential use to 0 feet where a minimum of 200 feet is required. The residence is owned by the owners of said garage. It is zoned as C-2.
 - b. Permit existing service bay doors to face a public street (Moapa Valley Blvd). The building has been standing for years.
 - c. Eliminate street landscaping. There is no place for landscaping. We tried trees in movable containers (per Tom Collins recommendations) and they all got root bound and died.
 - d. Eliminate interior parking lot landscaping. There is no space for landscaping and we have to move vehicles and trailers through the spaces.
 - e. Eliminate the required five (5) foot wide pedestrian walkway around the existing buildings. There is already space around the office building and customers are not allowed in the garage area (safety reasons)/
 - f. Eliminate screening requirement from public view for the existing rooftop mounted equipment. The only equipment on the roof are AC units.

- g. Reduce the setback for an existing freestanding sign to 2 feet where a minimum of 10 feet is required. Signage has been there for decades.**
- h. Eliminate required striping for parking spaces. There is striping but partially covered by mud from recent flooding. If we try to pressure wash the parking lot, we would lose the striping.**

4. Design Review for a vehicle repair facility.

**PLANNER
COPY**

11/03/21 BCC AGENDA SHEET

VEHICLE REPAIR
(TITLE 30)

MOAPA VALLEY BLVD/WHITMORE ST
(MOAPA VALLEY)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-21-0510-LEAVITT FAMILY TRUST:

ZONE CHANGE to reclassify 0.6 acres from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to a C-2 (General Commercial) Zone.

USE PERMITS for the following: 1) vehicle (automobile) repair; 2) recreational vehicle repair; and 3) watercraft repair.

WAIVERS OF DEVELOPMENT STANDARDS 1) reduce the separation from a vehicle (automobile) repair, recreational vehicle repair, and watercraft repair facility to a residential use; 2) reduce building setback; 3) permit service bay doors to face a street; 4) eliminate landscaping (including detached sidewalk); 5) permit a freestanding sign to not be located within a curbed landscaped or rockscaped area; 6) reduce setback for a freestanding sign; 7) allow a roof sign; 8) eliminate the sidewalk around the perimeter of the building; 9) eliminate the pedestrian walkway from the adjacent public sidewalk to the principal building entrance; 10) mechanical screening; and 11) eliminate parking lot striping.

DESIGN REVIEWS for the following: 1) vehicle (automobile), recreational vehicle, and watercraft repair facility; and 2) signage in the Moapa Valley Overlay District.

Generally located on the south side of Moapa Valley Boulevard, 580 feet west of Whitmore Street within Moapa Valley (description on file). MK/md/jd (For possible action)

RELATED INFORMATION:

APN:
070-13-101-016

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation from a vehicle (automobile) repair, recreational vehicle repair; and watercraft repair facility to a residential use to zero feet where a minimum separation of 200 feet is required per Table 30.44-1 (a 100% reduction).
2. Reduce the building setback to zero feet for an existing building where a minimum setback of 10 feet is required per Table 30.40-4 (a 100% reduction).
3. Permit existing service bay doors to face the street (Moapa Valley Boulevard) where no service bay door shall face a street unless screened with landscaping or a building per Table 30.44-1.
4. a. Eliminate street landscaping, including a detached sidewalk, where required per Section 30.64.030.
b. Eliminate interior parking lot landscaping where required per Section 30.64.030.

- c. Eliminate landscaping adjacent to a less intensive use (single family residence) where landscaping is required per Table 30.64-2 and Figure 30.64-11 with 1 tree per 20 feet.
5. Permit an existing freestanding sign to not be located within a curbed landscaped or rockscaped area where required per Table 30.72-1.
6. Reduce setback for an existing freestanding sign to 2 feet where 10 feet is required from a street (Moapa Valley Boulevard) per Table 30.72-1 (an 80% reduction).
7. Allow an existing roof sign where not permitted per Chapter 30.72.
8. Eliminate the sidewalk around the perimeter of an existing building where a 5 foot wide sidewalk is required to separate buildings from pavement for parking aisles and spaces per Section 30.60.050.
9. Eliminate the pedestrian walkway from the adjacent public sidewalk to the principal building entrance where a 5 foot wide walkway is required to connect the adjacent public sidewalk to the principal building entrance per Section 30.60.050.
10. Waive mechanical equipment screening where required per Table 30.56-2.
11. Eliminate parking lot striping where all parking areas must be paved and striped per Section 30.60.020.

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 475 N. Moapa Valley Boulevard
- Site Acreage: 0.6
- Project Type: Vehicle repair facility
- Number of Stories:
- Building Height (feet): 14 (office)/13 (garage/repair facility)
- Sign Height (feet): 40
- Sign Area (square feet): 96 (freestanding sign)/48 (roof sign)
- Square Feet: 2,076 (garage/repair facility)/480 (office)
- Parking Required/Provided: 14/17

History & Request

The applicant is requesting a conforming zone boundary amendment from a C-1 zone and C-2 zone to a C-2 zoning district to permit the operation of a vehicle repair facility. UC-0407-16 was approved by the Board of County Commissioners in August 2016 to permit vehicle maintenance on the C-1 zoned portion of the site (west half of property) and vehicle repair on the C-2 zoned portion of the site (east half of the property). UC-0407-16 (AR-0137-17) was a first application for review of the vehicle maintenance and repair facility; however, the use permit expired in August 2021. The C-1 zoning district prohibits vehicle repair, and the request to a C-2 zoning district permits the applicant to request a use permit for a vehicle repair facility. The conforming zone boundary amendment request necessitates multiple waiver requests for the existing site conditions associated with this application, which are addressed in the forthcoming analysis. There are no active Code enforcement or zoning violations for the subject property.

Site Plans

The plans depict an existing single story vehicle repair facility and office building on a 0.6 acre site. The existing vehicle repair building, located on the west portion of the site, is set back 70 feet from the north property line, adjacent to Moapa Valley Boulevard, zero feet from the west property line, adjacent to an existing single family residence, 65 feet from the south property line, and 80 feet from the east property line. The existing office, located on the east portion of the site, is set back 70 feet from the north property line, 70 feet from the west property line, 95 feet from the south property line, and 30 feet from the east property line. The vehicle repair facility and office building require 14 parking spaces where 17 parking spaces are provided. Access to the site is granted via an existing commercial driveway located adjacent to Moapa Valley Boulevard.

Landscaping

Street and interior parking lot landscaping is not provided for the site.

Elevations

The plans depict an existing vehicle repair garage measuring 13 feet in height consisting of a metal exterior with a standing seam metal roof. The exterior of the building is painted in blue, while the 4 overhead bay doors on the south elevation are painted in yellow. The trim of the building is painted in yellow. The office building measuring 14 feet in height and consists of an exterior wood siding with a standing seam and asphalt shingled roof.

Floor Plans

The plans depict a vehicle repair facility consisting of 2,076 square feet with 4 service bays and a storage room. The plans also depict an office building measuring 480 square feet that includes a waiting room and restroom facilities.

Signage

The plans depict an existing freestanding sign with an overall height of 40 feet. The sign is set back 2 feet from the right-of-way, Moapa Valley Boulevard, and is not located within a landscaped area. The freestanding sign consists of 3 tenant panels and measures 96 square feet in area. The sign is set back a minimum of 80 feet and 185 feet from the west and south property lines, respectively. The pole of the freestanding sign is painted black. The roof sign is affixed to the office building with a height of 4 feet and measures 48 square feet in area. The roof sign is painted in blue, gold, and white representing the branding of the products sold at the vehicle repair center.

Applicant's Justification

The applicant states the vehicle repair business and associated buildings have been located on the site for several decades. The conforming zone change is necessary for the operation of the proposed vehicle repair facility. The single family residence to the west of the vehicle repair facility is currently owned by the operators of said repair facility. All site conditions and signage are existing, including the absence of street and parking lot landscaping. The parking lot striping is partially covered by mud from recent flooding and pressure washing the lot would remove the paint. Customers are not allowed in the vehicle repair garage for safety reasons.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0407-16 (AR-0137-17)	First application for review for vehicle maintenance and repair - expired	Approved by BCC	November 2012
UC-0407-16	Vehicle maintenance and repair with waivers to allow service bay doors to face the street, reduced the separation from vehicle maintenance to a residential use, reduced the separation from vehicle repair to a residential use, reduced landscaping, reduced parking, and modifications to an existing vehicle maintenance facility	Approved by BCC	August 2016
UC-0501-12 (ET-0021-13)	First extension of time to commence and review off-site improvements in conjunction with a vehicle maintenance facility - expired	Approved by BCC	April 2013
UC-0501-12 (WC-0020-13)	Waiver of conditions for street landscaping requirements for a use permit for vehicle maintenance - expired	Approved by BCC	April 2013
UC-0501-12	Vehicle maintenance with waivers for landscaping, separation from a residential use, trash enclosure, and allowed service bay doors to face a street - expired	Approved by BCC	October 2012

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential suburban (up to 8 du/ac) & Commercial General	C-1 & C-2	Right-of-way & undeveloped
South	Commercial General	R-T & C-2	Commercial buildings & undeveloped
East	Commercial General	C-2	Commercial buildings
West	Residential suburban (up to 8 du/ac)	C-1	Single family residential & manufactured home

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis
Current Planning
Zone Change**

The Commercial General land use category allows medium to high intensity retail and service commercial uses, and typically includes more intense general commercial characteristics. The requested conforming zone boundary amendment is within the range of non-residential intensities anticipated for the project site by the Northeast County Land Use Plan. General Commercial (C-2) zoning conforms to the Commercial General land use category, and C-2

zoning is consistent and compatible with the surrounding commercial related uses in the area; therefore, staff can support the conforming zone boundary amendment.

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Use Permits #1 through #3

The vehicle repair is consistent with the range of commercial buildings and uses that exist along this portion of Moapa Valley Boulevard. The use has been at this location for several decades and has provided a necessary and vital service for the community residents in the immediate area. The vehicle repair will occur inside the existing building, and staff does not anticipate any negative impacts from the continued repair use; therefore, staff recommends approval.

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.

Waivers of Development Standards #1 & #2

Staff typically does not support reductions to the separation requirement between repair facilities and residential uses. However, the existing vehicle repair facility is set back 240 feet away from the existing single family residence to the south. Furthermore, the existing single family residence immediately to the west of the project site is owned by the operator/owner of the repair facility. The vehicle repair facility has been in operation for several decades, and there are no active Code enforcement or zoning violations on the subject property; therefore, staff can support this request.

Staff typically does not support setback reductions for commercial buildings when adjacent to a residential use. However, aerial photographs and assessor's records indicate the commercial building has been located on the subject property for over 3 decades. The existing setbacks for the repair facility should have minimal to no impact on the surrounding land uses and properties; therefore, staff recommends approval.

Waiver of Development Standards #3

Staff does not object to the request to permit the existing overhead bay doors to face Moapa Valley Boulevard. The undeveloped tract of land, adjacent to the north side of Moapa Valley Boulevard, is zoned C-2 with a planned land use of Commercial General. Furthermore, the overhead bay doors are not oriented to any residential uses; therefore, staff recommends approval.

Waiver of Development Standards #4a

There is minimal to no street landscaping along this portion of Moapa Valley Boulevard, with the exception of the existing front yard landscaping in conjunction with the single family residence to the west of the project site. Furthermore, there are not any sidewalks, detached or attached, adjacent to this segment of Moapa Valley Boulevard, with the exception of the attached sidewalk in conjunction with the North Shore Inn, located 300 feet to the northeast of the repair facility. Staff typically does not support requests to waive street landscaping and detached sidewalk requirements; however, the lack of street landscaping and detached sidewalk is consistent with multiple surrounding properties and land uses in the immediate area; therefore, staff recommends approval.

Waiver of Development Standards #4b

The intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environment conditions by providing shade and reducing storm water run-off, and to provide buffer areas between land uses of varying intensity. Staff typically does not support requests to waive parking lot landscaping; however, aerial photographs indicate the lack of parking lot landscaping for the 2 existing commercial properties immediately to the east of the project site. The lack of parking lot landscaping is consistent with the majority of surrounding commercial properties; therefore, staff recommends approval.

Waiver of Development Standards #4c

The intent of landscaping adjacent to a less intensive use is to provide an appropriate landscape area to mitigate any impact a commercial use may have on an adjacent residential use. Staff typically does not support requests of this nature; however, the owner of the single family residence immediately to the west of the project site is also the operator/owner of the repair facility. Therefore, staff recommends approval.

Waivers of Development Standards #5 through #7 & Design Review #2

Staff would typically not support a request to waive the landscaping and setback standards for a freestanding sign. However, since this is an existing site condition, and the waiver requests will have minimal to no impact on the surrounding land uses and properties, staff can support these requests.

Staff finds the height and design of the existing freestanding sign is compatible with other freestanding signs in the immediate area. A recent photograph of the signs provided by the applicant indicates they are well maintained and remain in good condition. The roof sign should not impact any of the surrounding land uses and properties.

Waivers of Development Standards #8 & #9

The requested waivers will enable the continued use of the site as a vehicle repair facility. Based on the existing site conditions, it would not be practical to construct the required 5 foot wide pedestrian walkway around the perimeter of the building. Staff finds the waivers will have minimal to no impact on the subject property; therefore, recommends approval.

Waiver of Development Standards #10

Staff finds the lack of screening for the existing mechanical equipment will have minimal to no impact on the surrounding properties and land uses; therefore, staff can support this request.

Waiver of Development Standards #11

Staff typically would not support a request to waive parking lot striping; however, the site plan demonstrates there are more parking spaces available than what are required for the vehicle repair facility. Furthermore, the configuration of the parking lot is an existing condition. Therefore, staff recommends approval.

Design Review #1

Staff finds the existing vehicle repair facility is consistent with Goal 1 of the Comprehensive Master Plan, which in part promotes economic viability with developments that are compatible with adjacent land uses. The vehicle repair use has been in continued operation on the project site for several decades and is compatible with the surrounding properties and land uses; therefore, staff can support this request.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County is currently rewriting Title 30 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 use permits, waivers of development standards, and design reviews must commence within 2 years of the approval date or they will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CALVIN HALL

**CONTACT: CALVIN HALL, CAL'S REPAIR CENTER, PO BOX 1161, OVERTON, NV
89040**

DRAFT

Moapa Valley Budget Requests:
Discussed 8.11.21

Parks and Recreation

1. Finish ball fields & add play area for children. Add shade for bleachers with misters.
2. Clark County Fairgrounds Upgrades: **MVTAB combined items 2, 3 & 8 and is now reflected as one item.**
 - Fix and cover Rodeo Arena bleachers & add walkway.
Description: Bleachers need to be brought to ADA standards including handicapped accessible seating. Lack of visibility is an issue because the bleachers are same height. The board would like the walkway to be lowered so avoid visibility issues when event goers are going to concessions and using the restroom.
 - Extend the JR Livestock's existing awning heading into the area by approximately 6'.
 - 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 COVER ONLY 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 septic 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.
4. 4-H building enlarged (livestock building at the Fairgrounds)
5. Add splash pad to Logandale Park
6. New chairs with new storage racks for community center.
7. Add a separately designated pickle ball court to the Logandale Park.

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
2. Construct a BMX track by Fire Station #73
Description: Would need a group, similar to the way little league runs the baseball games, to run the track. It would be a club ran by volunteers who would maintain the track.



*Board, Commission or Committee
Application*

General Information

Name of Board, Commission or Committee: _____

Applicant Name: _____

Home Address: _____ City _____ Zip _____

Mailing Address: _____ City _____ Zip _____

Home Phone: _____ Cell Phone: _____

Work Phone: _____ Fax: _____

Email Address: _____

Employer: _____ Occupation: _____

Availability

Please provide the times you are available to serve on this Board/Commission/Council.

Relevant Affiliations

Please list below any other committees you are currently serving on. Please list, if applicable, the jurisdiction and the term of appointment. If you were appointed by an individual and not by a local jurisdiction please include that information.

Skills and Experience

Please provide a brief description of your qualifications; include any special skills, interests, experience or training which you possess that would benefit the work of this Board, Commission or Council:

Please attach a **required** resume/letter of interest.

I certify that the information provided is true and accurate to the best of my knowledge.

Signature

Date

You may deliver this application to the Clark County Social Service Department, 1600 Pinto Lane, Las Vegas NV 89106 or mail to the following address:

Community Resources Management Unit
Attn: CDAC Coordinator 1600 Pinto Lane, Las Vegas – NV 89106
(This document becomes a public record once it has been received by Clark County.)