



Moapa Valley Town Advisory Board
Moapa Valley Community Center
320 N. Moapa Valley Blvd.
Overton, NV 89040
November 29, 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) 385-7486 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
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 November 1, 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 November 29, 2023, and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

NONE

VI. Planning and Zoning

12/19/23 PC

1. **VS-23-0693-VISSER LYNN T & TONI M:**
VACATE AND ABANDON easement of interest to Clark County located between Paul Avenue and Moapa Valley Boulevard, and between Mateusc Street and Moapa Valley Boulevard within Moapa Valley (description on file). MK/nai/jd (For possible action)
2. **WS-23-0737-MAHON ROBERT & SKINNER WENDY A:**
WAIVER OF DEVELOPMENT STANDARDS to reduce separation for an accessory building in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone within the Moapa Valley Overlay District. Generally located on the north side of Anasazi Avenue, 531 feet west of Moapa Valley Boulevard within Moapa Valley. MK/tpd/syp (For possible action)

VII. General Business

Reminder to Board Members – Annual CE & FDS Filings are due by January 15, 2024.

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: December 13, 2023.

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
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

November 1, 2023

DRAFT MINUTES

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

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

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

I. Call to Order, Invocation, Pledge of Allegiance, Roll Call
The meeting was called to order at 7:00 p.m.

II. Public Comment

NONE

III. Approval of Minutes of October 11, 2023

Moved by: Jill Williams

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for November 1, 2023

Moved by: Lois Hall

Action: Approved

Vote: 4-0/Unanimous

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

V. Information Items

Chairperson Janice Ridondo read the plaque and awarded Mark Brandvik the plaque with much thanks from the people of Moapa Valley, and reference to Vernon's legendary stories of how we got here to this day.

VI. Planning & Zoning

NONE

VII. General Business

NONE

VIII. Public Comment

Report on the Emergency Management Agenda, Pomegranate Festival and Resources Fair. Information on the Veteran's Day Parade. Parade info can be found at Ace Hardware, and Home Hardware or online. Thank you to Joe Davis, who came up with answers to organizers questions. The picnic will be at the Fairgrounds immediately following the parade.

Update on the Perkins Field Airport. It will officially close at 4pm on 11/6/2023 for the renovations.

Thank you to Commissioners for coming to a compromise on the Logandale Sports Center.

Kelly Kennison w/TLC reports they have been able to hold 2 assemblies for Mental Health resources. Both were a success.

IX. Next Meeting Date is November 15, 2023

X. Adjournment @ 7:14

**ATTACHMENT A
MOAPA VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 7:00 P.M., NOVEMBER 29, 2023**

12/19/23 PC

1. **VS-23-0693-VISSER LYNN T & TONI M:**
VACATE AND ABANDON easement of interest to Clark County located between Paul Avenue and Moapa Valley Boulevard, and between Mateuse Street and Moapa Valley Boulevard within Moapa Valley (description on file). MK/nai/jd (For possible action)

2. **WS-23-0737-MAHON ROBERT & SKINNER WENDY A:**
WAIVER OF DEVELOPMENT STANDARDS to reduce separation for an accessory building in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone within the Moapa Valley Overlay District. Generally located on the north side of Anasazi Avenue, 531 feet west of Moapa Valley Boulevard within Moapa Valley. MK/tpd/syp (For possible action)

12/19/23 PC AGENDA SHEET

EASEMENT
(TITLE 30)

LOU JEAN AVE/MATEUSE ST
MOAPA VALLEY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0693-VISSER LYNN T & TONI M:

VACATE AND ABANDON easement of interest to Clark County located between Paul Avenue and Moapa Valley Boulevard, and between Mateuse Street and Moapa Valley Boulevard within Moapa Valley (description on file). MK/nai/jd (For possible action)

RELATED INFORMATION:

APN:
041-35-401-008

LAND USE PLAN:
NORTHEAST COUNTY (MOAPA VALLEY) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 25 foot wide drainage easement that runs along the south side of APN 041-35-401-008. The applicant indicates that the purpose of the request is for the County to maintain the drainage easement.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0473-03	Vacated and abandoned a public right of way to Clark County	Approved by PC	May 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Outlying Neighborhood (up to 0.5 du/ac)	R-U	Single family residential
East	Outlying Neighborhood (up to 0.5 du/ac)	R-U	Undeveloped

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 the drainage easements that is 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

- Drainage study and compliance;
- 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: LYNN VISSER

CONTACT: LYNN VISSER, 2125 MATEUSE STREET, PO BOX 190, LOGANDALE, NV 89021



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: VS-23-0693

Property Owner or Subdivision Name: VISSER LYNN T & TONI M

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** 11/15/2023 **PC** 12/05/2023 **BCC** _____

Add this application to the: **TAB/CAC** 11/29/2023 **PC** 12/19/2023 **BCC** _____

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) _____
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: Public Works was working with the applicant. PW now does not have any further comments
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: Public Works was working with the applicant. PW now does not have any further comments

Change initiated by: NAI Date: 11/1/2023

Change authorized by: NGM Date: 11/1/2023

Change processed by: CT Date: 11/1/2023

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 041-35-401-008

Town Board(s): Moapa Valley



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: VS-23-0693

Property Owner or Subdivision Name: VISSER LYNN T & TONI M

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** 11/15/2023 **PC** 12/05/2023 **BCC** _____

Add this application to the: **TAB/CAC** 11/29/2023 **PC** 12/19/2023 **BCC** _____

Change(s) to be made:

Held no date specific

Withdrawn

No change to meeting(s) _____

Amend Write-up

Renotify

Make a public hearing (Radius: _____)

Rescheduling

Other: Public Works was working with the applicant. PW now does not have any further comments

Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____

Refund

80%

100% (please include justification for full refund below)

AMOUNT OF REFUND\$: _____

Reason for Change: Public Works was working with the applicant. PW now does not have any further comments

Change initiated by: NAI Date: 11/1/2023

Change authorized by: NGM Date: 11/1/2023

Change processed by: CT Date: 11/1/2023

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 041-35-401-008

Town Board(s): Moapa Valley



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0693</u>	DATE FILED: <u>5/23/23</u>
		PLANNER ASSIGNED: _____ TAB/CAC: <u>Moapa Valley</u>	TAB/CAC DATE: <u>11-15-23</u>
		PC MEETING DATE: <u>12/5/2023</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$875.00</u>	

PROPERTY OWNER	NAME: <u>Lynn Visser</u>		
	ADDRESS: <u>2125 MATROSA ST</u>		
	CITY: <u>LEGANORE</u>	STATE: <u>NV</u>	ZIP: <u>89021</u>
	TELEPHONE: <u>801 791 2426</u>	CELL: <u>801 791 2426</u>	
	E-MAIL: <u>Lvisser4@gmail.com</u>		


APPLICANT	NAME: <u>LYNN VISSER</u>		
	ADDRESS: <u>2125 MATROSA ST</u>		
	CITY: <u>LEGANORE</u>	STATE: <u>NV</u>	ZIP: <u>89021</u>
	TELEPHONE: _____	CELL: <u>801 791 2426</u>	
	E-MAIL: <u>Lvisser4@gmail.com</u>	REF CONTACT ID #: _____	


CORRESPONDENT	NAME: <u>LYNN VISSER</u>		
	ADDRESS: <u>2125 MATROSA ST</u>		
	CITY: <u>LEGANORE</u>	STATE: <u>NV</u>	ZIP: <u>89021</u>
	TELEPHONE: _____	CELL: <u>801 791 2426</u>	
	E-MAIL: <u>Lvisser4@gmail.com</u>	REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 041-35-401-000

PROPERTY ADDRESS and/or CROSS STREETS: 2125 MATROSA ST
LEGANORE, 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 indicate 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 hereon 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.


 Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 5-23-23 (DATE)
 By: Lynn Visser
 NOTARY PUBLIC Diane Scarcelli

Lynn Visser
 Property Owner (Print)

 Diane Scarcelli
 Notary Public
 State of Nevada
 My Commission Expires: 09/15/2026
 Certificate No: 22-0495-01

*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.

15-23-0093

DRAINAGE EASMENT VACATION

Property Owner: Lynn & Toni Visser

Address: 2125 Mateuse St, Logandale, NV 89021

APN# 041-35-401-008

Previous order of Vacation for streets and drainage VS-0473-03

To Whom It May Concern,

We are submitting a request that the drainage easement that was along side Lou Jean Avenue that was vacated under VS-0473-03 is also vacated.

When we bought the house 10 years ago there was no mention anywhere that there was at one time a road on the South end of the property that was vacated. It wasn't until our neighbor mentioned that he and the other residents that owned sections on this parcel that there was no need for the roads and went through the process to have them vacated.

I called the county to confirm the info and the county verified the vacation of the roads and sent me the vacation order. When I questioned the drainage easement the person at the county said that there was a drainage study done that was on record and until there was a drainage study done that indicated that there was no need for the drainage easement that it had to stay.

I did contact an engineering firm Alpha Engineering that reevaluated the drainage easement and determined that due to the 65' drainage on APN 070-02-101-020, 070-02-101-015, and 070-02-101-014. See attachment "A" from Alpha Engineering, the drainage easement located on our lot APN041-35-401-008 is not required.

The vacation order indicates that the 25' drainage easement is to be publicly maintained. According to the county, this means that the county workers are to maintain the drainage easement.

In the 10 years that I have lived here there has been no one from the county that has made any effort to maintain the drainage easement, mowing grass, taking care of weeds, and getting rid of gophers and filling in their holes to prevent someone from injuring and ankle or something.

This 25' drainage easement is on private property and is not open to the public for regular access.

Regards,

Lynn Visser

801-791-2426

**PLANNER
COPY**

ATTACHMENT A
MOAPA VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 7:00 P.M., NOVEMBER 29, 2023

12/19/23 PC

1. **VS-23-0693-VISSER LYNN T & TONI M:**
VACATE AND ABANDON easement of interest to Clark County located between Paul Avenue and Moapa Valley Boulevard, and between Mateuse Street and Moapa Valley Boulevard within Moapa Valley (description on file). MK/nai/jd (For possible action)

2. **WS-23-0737-MAHON ROBERT & SKINNER WENDY A:**
WAIVER OF DEVELOPMENT STANDARDS to reduce separation for an accessory building in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone within the Moapa Valley Overlay District. Generally located on the north side of Anasazi Avenue, 531 feet west of Moapa Valley Boulevard within Moapa Valley. MK/tpd/syp (For possible action)

12/19/23 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

ANASAZI AVE/MOAPA VALLEY BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0737-MAHON ROBERT & SKINNER WENDY A:

WAIVER OF DEVELOPMENT STANDARDS to reduce separation for an accessory building in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone within the Moapa Valley Overlay District.

Generally located on the north side of Anasazi Avenue, 531 feet west of Moapa Valley Boulevard within Moapa Valley. MK/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

041-34-810-016

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the separation between a proposed RV cover building and an existing storage building to 3 feet where a minimum of 6 feet is required per Table 30.40-1 (a 50% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1540 Anasazi Ave
- Site Acreage: 1
- Project Type: Accessory detached structure
- Building Height (feet): 14

History, Site Plans, & Request

The plans depict an existing single family residence on 1 acre. There is an existing metal storage building on the northeast side of the parcel. The plans show a proposed metal RV cover to the west of the storage. The proposed building is set back 5 feet from the west property line and 3 feet from the existing storage building.

The applicant had submitted an application (WS-21-0718) in 2021 to reduce the setback to the west property line to zero feet while maintaining a 6 foot separation from the storage building.

The application was denied at the Moapa Valley Town board and withdrawn at the Planning Commission meeting. The applicant is now submitting for a reduced separation with an accessory structure that is less wide and shorter in height than the previous structure.

Elevations

The accessory structure is constructed of steel post with a metal roof and is 14 feet in height. It is open on 1 side, enclosed on 2 sides, and partially open on the other side.

Floor Plans

The structure is 1,920 square feet with 1,440 of it being used for RV storage while 480 square feet is enclosed. The enclosed area is attached to the north end of the structure, measuring 20 feet long and 24 feet wide.

Applicant's Justification

The applicant indicates that this is a reduced separation request. The structure will be used as a carport for an RV/trailer.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0718	Waiver of development standards for an accessory structure	Withdrawn	May 2022

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

Staff finds that the applicant has made an effort to follow Title 30 standards regarding the accessory structure. While staff does not typically support a request to reduce separation of any kind, from a property line or another structure, the applicant has proposed some separation. There is mature landscaping existing on the site that makes it difficult to put the proposed structure anywhere else on the lot. The proposed structure will meet required setbacks and is

screened from the public right-of-way by existing landscaping. Also, this accessory structure is reduced in size from the previous request (WS-21-0718). It is for this fact that 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WENDY SKINNER

CONTACT: JMR CONSULTING, LLC, PO BOX 1632, OVERTON, NV 89040



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: WS-23-0737

Property Owner or Subdivision Name: WENDY SKINNER & ROBERT MAHON

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** _____ **PC** _____ **BCC** 12/20/23

Add this application to the: **TAB/CAC** _____ **PC** 12/19/23 **BCC** _____

Change(s) to be made:

Held no date specific

Withdrawn

No change to meeting(s) 11/29/23 Moapa Valley

Amend Write-up

Renotify

Make a public hearing (Radius: _____)

Rescheduling

Other: MOVE FROM THE 12/20 BCC TO THE 12/19 PC

Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____

Refund

80%

100% (please include justification for full refund below)

AMOUNT OF REFUND\$: _____

Reason for Change: APPLICATION TO REDUCE BUILDING SEPARATION NOT REQUIRED TO APPEAR BEFORE BCC; THEREFORE, RESCHEDULE TO THE PLANNIN COMMISSION..

Change initiated by: tpd Date: 11/09/23

Change authorized by: MND Date: 11/09/23

Change processed by: CT Date: 11/09/23

Follow up assigned to: TPD Instructions: TPD

Parcel Number(s): 041-34-810-016

Town Board(s): MOAPA VALLEY



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 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>23-0737</u> DATE FILED: <u>10/23/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Moapa Valley</u> TAB/CAC DATE: <u>11/29/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/10/23</u> FEE: <u>475</u>
	PROPERTY OWNER NAME: <u>Wendy Skinner & Robert Mahon</u> ADDRESS: <u>1540 Anasazi Ave</u> CITY: <u>Logandale</u> STATE: <u>NV</u> ZIP: <u>89021</u> TELEPHONE: <u>702-250-8881</u> CELL: _____ E-MAIL: <u>wskinner1@hotmail.com</u>
	APPLICANT NAME: <u>same</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>JMR Consulting, LLC</u> ADDRESS: <u>PO Box 1632</u> CITY: <u>Overton</u> STATE: <u>NV</u> ZIP: <u>89040</u> TELEPHONE: <u>702-419-7387</u> CELL: _____ E-MAIL: <u>janiceridondo@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 041-34-810-016

PROPERTY ADDRESS and/or CROSS STREETS: 1540 Anasazi Ave

PROJECT DESCRIPTION: Waiver for setback requirement for RV shade structure

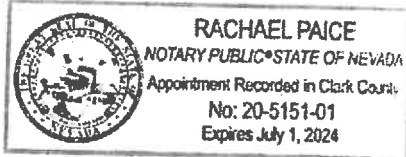
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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


Wendy Skinner
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 09/30/2023 (DATE)
 By Wendy Skinner

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.

Planner Copy

JMR Consulting, LLC



October 16, 2023

Clark County Zoning and Planning

500 S Grand Central Pkwy

Las Vegas, NV. 89155

WS-23-0137

Reference: – Justification letter for Wendy Skinner/Robert Mahon, property owners of APN 041-34-810-016; to waive a residential development standard.

Dear Recipient:

JMR Consulting, LLC, on behalf of my client, applicants Wendy Skinner and Robert Mahon, respectfully submit this justification letter with an application to waive three-feet from an existing structure (detached metal storage building) where six-feet is the residential development standard, a 50% reduction.

The use of the structure is to cover an RV, the cover is 80' by 24' approximately 1,920 square feet. The width of the concrete pad is 32' – extending from the existing metal storage building to a shared block wall on the west side of property. The existing metal storage building is 50' by 40' approximately 2,000 square feet.

To keep the setback from the shared block wall at five-feet, the placement of the RV shade structure will cause a self-imposed hardship, thus the need to request a three-foot waiver from the existing metal storage building on the owner's property.

There is an enclosed 20' by 24' portion on the north end of the metal RV cover, however the portion of the RV cover alongside the entire length of the existing metal storage building is completely open space.

NOTE: Previous waiver (WS-21-0718) for the five-feet from the west shared property line was withdrawn in 2022.

Sincerely,



Janice*

JMR Consulting, LLC
PO Box 1632
Overton, NV 89040

WS-23-0737

