



# Moapa Valley Town Advisory Board

Moapa Valley Recreation Center

325 N. Cooper St.

Overton, NV. 89040

June 9, 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 and is/will be available on the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

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](mailto:Amelia.Smith@ClarkCountyNV.gov)

County Liaison(s): William Covington, 702-455-2540, [William.Covington@ClarkCountyNV.gov](mailto:William.Covington@ClarkCountyNV.gov)

- 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 May 12, 2021. (For possible action)
- IV. Approval of the Agenda for June 9, 2021 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

NONE

VI. Planning and Zoning

**06/16/21 BCC**

1. **ZC-21-0208-ROBISON, DELL H. & PEARL W. FAM TR & ROBISON, PEARL W. TRS: ZONE CHANGE** to reclassify 0.7 acres from an R-U (Rural Open Land) Zone to an R-E (Rural Estates Residential) Zone for a future residential development in the Moapa Valley Overlay District. Generally located on the south side of Navajo Avenue and the west side of Moapa Valley Boulevard within Moapa Valley (description on file). MK/rk/jd (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: July 14, 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

Overton Post Office - 275 Moapa Valley Blvd. Overton, NV. 89040

Logandale Post Office - 3145 N. Moapa Valley Blvd Logandale, NV. 89021

Green Valley Grocery - 3685 N. Moapa Valley Blvd. Logandale, NV. 89021

<https://notice.nv.gov>



## Moapa Valley Town Advisory Board

May 12, 2021

### MINUTES

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Board Members:	Lois Hall- Chairperson – <b>PRESENT</b> Megan Porter- Vice Chairperson – <b>PRESENT</b> Kristen Pearson – <b>ABSENT</b>	Shana Munn – <b>PRESENT</b> Brian Burris – <b>PRESENT</b>
Secretary:	Amelia Smith, 702-704-4572, <a href="mailto:Amelia.Smith@ClarkCountyNV.gov">Amelia.Smith@ClarkCountyNV.gov</a>	
Liaison:	William Covington, 702-455-2540, <a href="mailto:William.Covington@ClarkCountyNV.gov">William.Covington@ClarkCountyNV.gov</a>	

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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 April 14, 2021 Minutes

**Moved by: Brian Burris**  
**Action: Approved**  
**Vote: 4-0 Unanimous**

- IV. Approval of Agenda for May 12, 2021

**Moved by: Meggan Porter**  
**Action: Approved**  
**Vote: 4-0/Unanimous**

V. Informational Items

1. Town Board representative to provide an update discussing the current phase of the Transform Clark County Master Plan & Development Code rewrite process, focusing on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities. This is your opportunity to provide feedback to the County on the process and to ensure the updated Master Plan reflects what's important to your community. (for discussion only)

Mario Bermudez and Paul Doerr from Clark County Comprehensive Planning were present and gave a basic synopsis of what's been discussed so far. There are 11 land use plans County wide. All the land use plans are being consolidated and the categories will receive name changes. There are 21 zoning categories and 21 land use categories which has overcomplicated the process. One of the goals is to get rid of redundant language and make the plan easier to understand. The deadline for comments will be the end of May.

2. Moapa Valley Town Advisory Board will temporarily change their meeting location from the Moapa Valley Community Center to the Moapa Valley Recreation/Senior Center due to construction. (for discussion only)

VI. Planning & Zoning

NONE

VII. General Business

NONE

VIII. Public Comment

By request of Commissioner Kirkpatrick, Amelia let the board know that Criss Angel was in the process of applying for a sign permit for the installation of a roof sign (on the old Sugars building). It seems at one time the building had a roof sign, but the County has been unable to locate records for the previous sign. In the meantime, as Criss is going through the permit process, Amelia asked the board if they were in favor of Criss installing the sign ahead of obtaining the permit. The board unanimously expressed their support of Criss installing the sign since it is fitting with other businesses in the area. Lois Hall- Moapa Valley Friends of the Independence Day Celebration met and had locked in a July 3<sup>rd</sup> date. It's not called 4<sup>th</sup> of July this year due to it taking place on July 3<sup>rd</sup>. they are currently looking for volunteers. They'll be serving packaged meals and need help with distribution.

IX. Next Meeting Date

The next regular meeting will be June 9, 2021

X. Adjournment

The meeting was adjourned at 7:17 p.m.

DRAFT

## Property Information

### Property Information

**Parcel:** 041-34-801-014  
**Owner Name(s):** LANDHOLDING SERIES OF SOPHINVEST L L C  
**Site Address:** 0  
**Jurisdiction:** CC Moapa Valley - 89021  
**Sale Date:** 03/2021  
**Sale Price:** \$39,500  
**Estimated Lot Size:** 0.71  
**Construction Year:**  
**Recorded Doc Number:** 20210319 00002532  
**Aerial Flight Date:**

### Zoning and Planned Landuse

**Zoning Classification:**  
Rural Open Land [1.5 Units per Acre] (R-U)  
**Planned Landuse:**  
RN - Rural Neighborhood  
**Land Use Plan Area:** Northeast County  
**Community District:** 5

### Legal Description

### Ownership History

### Residential Information

### Commercial Information

### Appraisal

### Flood Zone

### Elected Officials

### Link Info

1: 2,000

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Points of Interest

Resources





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <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 (AR)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ZC-21-0208</u> DATE FILED: <u>4/27/21</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Moapa Valley</u> TAB/CAC DATE: <u>6/9/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/16/21</u> FEE: <u>\$1,050.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Landholding Series of Sophinvest LLC</u> ADDRESS: <u>304 S Jones Blvd Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89107</u> TELEPHONE: <u>702-371-2730</u> CELL: <u>702-308-6805</u> E-MAIL: <u>nathalie@gottschalk.us</u>
	<b>APPLICANT</b>  NAME: <u>same as above</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>same as above</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 041-34-801-014

PROPERTY ADDRESS and/or CROSS STREETS: Navajo Avenue & Moapa Valley Blvd Logandale NV 89021

PROJECT DESCRIPTION: change zoning

(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.

Nathalie Gottschalk  
Property Owner (Signature)\*

Nathalie Gottschalk, Manager  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 03/25/2021 (DATE)

By NATHALIE GOTTSCHALK

NOTARY PUBLIC: Kary R. Bowles



\*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.

Landholding Series of Sophinvest LLC  
304 S Jones Blvd Suite 300  
Las Vegas, Nevad 89107

April 5, 2021

Clark County Comprehensive Planning  
500 S Grand Central Parkway, Box 551741  
Las Vegas NV 89155-1741

Re: APN 041-34-801-014

Dear Sir or Madam:

I am the manager of Landholing Series of Sophinvest and would like to request a change of zoning from RU to RE of the above named parcel located on Navajo Avenue Logandale, Nevada 89021. The RE zoning is a conforming zone change to the Northeast Land Use Plan, which designates this property as rural neighborhood (up to 2.5 dwelling units per acre with an approved PUD). The purpose is to build a single family home in the future. The current zoning of the parcel would not allow me to subdivide the property any further than the current 0.71 acres. In closing, the future R.E lots will be similar in size to the lots directly West of the subject parcel. Thank you for you time.

Yours truly,

  
\_\_\_\_\_



06/16/21 BCC AGENDA SHEET

FUTURE RESIDENTIAL DEVELOPMENT  
(TITLE 30)

NAVAJO AVE/MOAPA VALLEY BLVD  
(MOAPA VALLEY)

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-21-0208-ROBISON, DELL H. & PEARL W. FAM TR & ROBISON, PEARL W. TRS:**

**ZONE CHANGE** to reclassify 0.7 acres from an R-U (Rural Open Land) Zone to an R-E (Rural Estates Residential) Zone for a future residential development in the Moapa Valley Overlay District.

Generally located on the south side of Navajo Avenue and the west side of Moapa Valley Boulevard within Moapa Valley (description on file). MK/rk/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

041-34-801-014

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 0.7
- Project Type: Future residential development

**Site Plan**

This request is a conforming zone boundary amendment with no specific development plans. Currently, the property is zoned R-U and is considered an illegal nonconforming lot due to the size of the parcel. The zoning request will allow the property owner to build a single family residence on their property. The site has frontage along Navajo Avenue to the north.

**Applicant's Justification**

The applicant indicates that the request conforms to the Northeast County Land Use Plan and will allow them to build a single family residence on the property.

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-U	Undeveloped
East	Residential Rural (up to 0.5 du/ac)	R-U	Single family residential
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

The request to R-E zoning conforms to the Northeast County Land Use Plan. The proposed zoning is consistent with existing zoning to the west of this site. Currently, the property is zoned R-U and is considered an illegal nonconforming lot due to the size of the parcel. By approving the zone boundary amendment will allow the property owner to build a single family residence on their property. 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.

#### Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review;
- Right-of-way dedication to include the spandrel at the northeast corner of the site;
- Nevada Department of Transportation approval.

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0192-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LANDHOLDING SERIES OF SOPHINVEST, LLC

**CONTACT:** LANDHOLDING SERIES OF SOPHINVEST LLC, 304 S. JONES BLVD.,  
SUITE 300, LAS VEGAS, NV 89107

DRAFT