



Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV. 89040

December 1, 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 November 10, 2021. (For possible action)
- IV. Approval of the Agenda for December 1, 2021 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

NONE

VI. Planning and Zoning

12/07/21 PC

- 1. **WS-21-0478-WEST COAST PROPERTIES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative sign (roof).
DESIGN REVIEW for a proposed roof sign in conjunction with an approved commercial restaurant use on 0.3 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Moapa Valley Boulevard and the south side of Perkins Avenue within Moapa Valley. MK/bb/jo (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: January 12, 2022.

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

November 10, 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 October 13, 2021 Minutes

Moved by: Megan Porter
Action: Approved
Vote: 5-0 Unanimous

IV. Approval of Agenda for November 10, 2021

Moved by: Brian Burris
Action: Approved
Vote: 5-0/Unanimous

V. Informational Items

1. Logandale Trails Planning Area

The Bureau of Land Management (BLM) Las Vegas Field Office will be presenting their land use planning efforts for the Logandale Trails planning area. The Logandale Trails area is currently managed as part of the Southern Nevada Extensive Recreation Management Area. The BLM is proposing to amend the 1998 Las Vegas RMP to designate Logandale Trails as a Special Recreation Management Area (SRMA). It would also develop a Recreation Area Management Plan (RAMP) and a Travel Management Plan (TMP). (for discussion only)

Kenny Kendrick (BLM) - Project Lead, explained that the BLM is holding a virtual public meeting on November 17 where they are currently looking to amend the 1998 Las Vegas Resource Management Plan in order to designate the Logandale Trails as a Special Recreation Management Area.

Related documents provided by the BLM can be found on the Clark County Website using this link: <https://clarkcountynv.gov/MoapaValleyTAB>.

Brian Burris asked how the designation is being chosen? Kenny Kendrick – explained that the BLM has contracted out a group who is in charge of collecting data and taking inventory of the routes. Kenny - They are accepting input from anyone who wishes to be involved.

Lori Houston expressed concern that there is an outside group in charge of collecting data and stated that there needed to be local involvement in the process. Lori asked if the BLM was using the current maps and GPS data used by PIC? Kenny - yes and they are also working with groups who use the trails such as the Vegas Valley 4 Wheelers.

VI. Planning & Zoning

12/07/21 PC

1. **VS-21-0613-TOLSTER, SEAN & BROADHEAD JACEY:**

VACATE AND ABANDON a portion of right-of-way being Claridge Avenue located between Heyer Street and Mateuse Street within Moapa Valley (description on file). MK/bb/jd (For possible action)

Moved by: Lois Hall

Action: Approved

Vote: 5-0/Unanimous

There were 4 neighbors present in support of this request

VII. General Business

NONE

VIII. Public Comment

Lori Houston expressed the need for more medical facilities/groups in the valley. The Valley is in need of a primary care office.

IX. Next Meeting Date

The next regular meeting will be December 1, 2021

X. Adjournment

The meeting was adjourned at 7:22 p.m.

DRAFT



OpenDoor v. 1.3

☰ 07013801007 X Q

Advanced Search ▾

📄 Property Information

🖨️ Print

Parcel: 07013801007
Owner Name(s): WEST COAST PROPERTIES LLC
Site Address: 309 S MOAPA VALLEY BLVD
Jurisdiction: CC Moapa Valley - 89040
Sale Date: 05/2021
Sale Price: \$280,000
Estimated Lot Size: 0.32
Construction Year: 1941
Recorded Doc Number: 20210517 00001580
Aerial Flight Date: 5/5/2020

🏠 Zoning and Planned Land Use

📄 Legal Description

👤 Ownership

📄 Appraisal

📍 Flood Zone

👤 Elected Officials

🔍 SunGard Query





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p><input type="checkbox"/> CONFORMING (ZC)</p> <p><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS-21-0478</u> DATE FILED: <u>8-25-2021</u></p> <p>PLANNER ASSIGNED: <u>B88</u></p> <p>TAB/CAC: <u>Moapa Valley</u> TAB/CAC DATE: <u>12-1-21</u></p> <p>PC MEETING DATE: <u>12-2-21 PC</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>475</u></p>
	PROPERTY OWNER	<p>NAME: <u>Christopher Sarantakos</u></p> <p>ADDRESS: <u>1 Club Point Court</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u></p> <p>TELEPHONE: <u>702-802-1369</u> CELL: <u>same</u></p> <p>E-MAIL: <u>Cangel@apwi.net</u></p>
	APPLICANT	<p>NAME: <u>Dave Monk</u></p> <p>ADDRESS: <u>4325 W Patrick Ln #155</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-795-7446</u> CELL: <u>702-203-7204</u></p> <p>E-MAIL: <u>dave@uniquesigns.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Dave Monk</u></p> <p>ADDRESS: <u>4325 W Patrick Ln #155</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-795-7446</u> CELL: <u>702-203-7204</u></p> <p>E-MAIL: <u>dave@uniquesigns.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 07013801007

PROPERTY ADDRESS and/or CROSS STREETS: 309 Moapa Valley Blvd

PROJECT DESCRIPTION: Building Signs

(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 informing the public of the proposed application.

Property Owner (Signature)*

Criss Angel

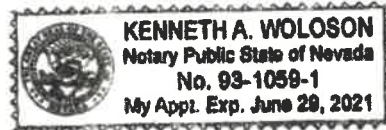
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON

By Kenneth A. Wołoson 8/17/21 (DATE)

NOTARY PUBLIC: Kenneth A. Wołoson



*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.



20th of July, 2021

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

Re: Justification Letter

Project Address: 309 S Moapa Valley Blvd

To whom it may concern,

The building located at the presented address is undergoing owner and business renewal therefore requiring new signage. As the appointed contractor, it is in best interest to owner to establish attention-worthy signage to promote and identify the new business. The presented and approved signage consists of a roof sign cabinet with illuminated channel letters. The intension of the primary sign to be located on the roof is to have the most exposure and attract customers.

I can be contacted at dave@uniquesigns.com or 702-203-7204.

Thank you

A handwritten signature in black ink, appearing to read 'Dave Monk', with a large, sweeping loop at the end.

Dave Monk
Owner
dave@uniquesigns.com

WS-21-0478
PLANNER
COPY

12/07/21 PC AGENDA SHEET

SIGNAGE
(TITLE 30)

MOAPA VALLEY BLVD/PERKINS AVE
(MOAPA VALLEY)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0478-WEST COAST PROPERTIES, LLC:

WAIVER OF DEVELOPMENT STANDARDS for alternative sign (roof).
DESIGN REVIEW for a proposed roof sign in conjunction with an approved commercial restaurant use on 0.3 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Moapa Valley Boulevard and the south side of Perkins Avenue within Moapa Valley. MK/bb/jo (For possible action)

RELATED INFORMATION:

APN:
070-13-801-007

WAIVER OF DEVELOPMENT STANDARDS:
Allow an alternative roof sign where not allowed per Section 30.72.040.

LAND USE PLAN:
NORTHEAST COUNTY (MOAPA VALLEY) - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 309 Moapa Valley Blvd.
- Site Acreage: 0.3
- Project Type: Signs
- Number of Stories: 1
- Building Height (feet): 15.5
- Square Feet: 42

Site Plan

The site plan depicts a single story, 2,120 square foot commercial building, on 0.3 acres with a paved parking lot and access from Perkins Avenue and Moapa Valley Boulevard. The applicant is remodeling the existing restaurant.

Landscaping

The property has small palm trees on the north side of the building. Landscaping is not a part of this application.

Elevations

The plans depict a single story building with access doors and windows on the north, east, and west sides of the building. The building has been repainted with new decorative brick accents. The mansard style parapet wall has been painted grey.

Signage

The plan depicts four, approximately 1 foot by 8 foot, LED channel letter wall signs totaling 32 square feet on the eastern elevation facing Moapa Valley Boulevard. The roof sign is a cabinet with illuminated channel letters, approximately 42 square feet, oriented towards Moapa Valley Boulevard. The sign is 8 feet wide and sits upon an aluminum mounting plate on the top of the parapet wall.

Applicant's Justification

The owner is operating a restaurant in Moapa Valley and proposing a new roof sign to draw the attention of the public. The roof sign cabinet will have illuminated channel letters and will be 5 feet high by over 8 feet wide. The applicant is proposing a roof sign to get the most exposure possible.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Commercial General	C-2	Retail & bar
West	Commercial General	C-2	Single family residential & pet grooming

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards & Design Review

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. The applicant is remodeling a longstanding restaurant within Moapa Valley. The building has been updated with paint and decorative brick elements. The color scheme and signage are part of the improvements to the site. Staff does not anticipate any negative impacts from the sign as it is facing away from the residential property to the west. In addition, the sign will not be any more of an impact than the existing mechanical equipment on the roof.

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

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: UNIQUE SIGNS

CONTACT: UNIQUE SIGNS, 4325 W. PATRICK LN #155, LAS VEGAS, NV 89118