



Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV. 89040

July 26, 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) 385-7480 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 Judy Metz, (702) 397-6475
 - 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 & 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 May 10, 2023. (For possible action)

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES - MARILYN KIRKPATRICK - WILLIAM MCCURDY II - ROSS MILLER - MICHAEL NAFT - TICK SEGERBLOM
KEVIN SCHILLER County Manager

IV. Approval of the Agenda for July 26, 2023, and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

None

VI. Planning and Zoning

08/15/23 PC

1. **PA-23-700019-SCHLAF WILLIAM M 1986 TRUST & SCHLAF WILLIAM M TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM) on 9.0 acres. Generally located on the north side of Moapa Valley Boulevard, 350 feet west of Whitmore Street (alignment) within Moapa Valley. (MK/gc) (For possible action)

2. **ZC-23-0357-SCHLAF WILLIAM M 1986 TRUST & SCHLAF WILLIAM M TRS:**
ZONE CHANGE to reclassify 9.0 acres from an R-U (Rural Open Land) Zone, R-E (Rural Estates Residential) Zone, C-1 (Local Business) Zone, and C-2 (General Commercial) Zone to an R-V-P (Recreational Vehicle Park) Zone.
USE PERMIT for accessory commercial uses (retail merchandise) in conjunction with a recreational vehicle park.
WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping adjacent to a less intensive use.
DESIGN REVIEWS for the following: **1) lighting; 2) signage; and 3) a recreational vehicle park in the Moapa Valley Overlay District. Generally located on the north side of Moapa Valley Boulevard, 350 feet west of Whitmore Street (alignment) within Moapa Valley (description on file). MK/md/syp** (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: August 9, 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

JUSTIN C. JONES - MARILYN KIRKPATRICK - WILLIAM MCCURDY II - ROSS MILLER - MICHAEL NAFT - TICK SEGERBLOM
KEVIN SCHILLER County Manager



Moapa Valley Town Advisory Board

May 10, 2023

MINUTES/DRAFT

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 7:03 p.m.

II. Public Comment

NONE

III Approval of March 15 ,2023 Minutes

Moved by: Lori Houston

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for May 10, 2023

Moved by: Jill Williams

Action: Approved

Vote: 4-0/Unanimous

V. Informational Items

1. Nancy Postma made a presentation on Aspire, Inc. All Board members were given a printed version. They are looking for support by volunteers, grants, or donations. They supply training, support and education for adolescents and adults with disabilities. They have a variety of programs and services. Atty. Byron Mills, also spoke on their behalf, and they had approximately 16 supporters and clients attend the meeting for support.
2. Tim Debaradinis made the presentation for Perkins Field Airport, and Perkins Field Flying Club. Mr. DeBaradinis explained that with the needed FAA Expansion and changes in general aviation, there will be many changes at Perkins Field. There will be many opportunities to help the infrastructure and businesses in the community. It benefits the youth, that may be interested in aviation. It should help development in surrounding areas. There were about 30 people in attendance to support the Plans. A number of them spoke on their experiences.

VI. Planning and Zoning

NONE

VII. General Business

Recommend a member of the MVTAB to serve on the local Moapa Valley Emergency Management Plan Committee. (For Possible action)

Motion by Jill Williams to recommend Lori Houston

Action: Approval

Vote: 4-0 Unanimous

VIII. Public Comment

Kenny Kendrick w/BLM announces progress on Muddy Mountain Travel Management Plan. It is nearing the end of public comment.

Lori Houston reported on the Emergency Management Plan, and encouraged people to join into the CERT Program, if they are able. She also reported that the Urgent Care, is expanding, and will be extending days, and hours of operation.

Lois Hall invited people to Overton Park to meet the people from Harbor, for a picnic and games this Saturday from 12-4PM

Jill Williams spoke regarding complaints from the public regarding Republic Services. Crews have been getting there 3 hours late, only one bin, wait in line over 3 hours. Other people in the audience agreed. Commissioner Kirkpatrick had sent a message, they are working on solutions. She hopes to have answers for us by our next meeting.

Wendy Mulcock (MVCEAB) spoke on behalf of FRSD. They are looking for support for seceding from CCSD and creating "First Regional School District". Asking Board members to send personal letter of support for their proposal. Lindsay Dalley also spoke regarding the size of CCSD, and how much better kids can be served by having regional school districts. Dr. Ken Cox,

and Tim DeBaradinis also spoke in support. There were approximately 35 people in attendance, in support of this plan.

IX Next Meeting Date

The next regular meeting will be May 30, 2023

X Adjournment

The meeting was adjourned at 8:50 p.m.

**ATTACHMENT A
MOAPA VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 7:00 P.M., JULY 26, 2023**

08/15/23 PC

1. **PA-23-700019-SCHLAF WILLIAM M 1986 TRUST & SCHLAF WILLIAM M TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM) on 9.0 acres. Generally located on the north side of Moapa Valley Boulevard, 350 feet west of Whitmore Street (alignment) within Moapa Valley. (MK/gc)
(For possible action)

2. **ZC-23-0357-SCHLAF WILLIAM M 1986 TRUST & SCHLAF WILLIAM M TRS:**
ZONE CHANGE to reclassify 9.0 acres from an R-U (Rural Open Land) Zone, R-E (Rural Estates Residential) Zone, C-1 (Local Business) Zone, and C-2 (General Commercial) Zone to an R-V-P (Recreational Vehicle Park) Zone.
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(For possible action)

08/15/23 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

MOAPA VALLEY BLVD/WHITMORE ST
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700019-SCHLAF WILLIAM M 1986 TRUST & SCHLAF WILLIAM M TRS:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM) on 9.0 acres.

Generally located on the north side of Moapa Valley Boulevard, 350 feet west of Whitmore Street (alignment) within Moapa Valley. (MK/gc) (For possible action)

RELATED INFORMATION:

APN:

070-12-401-007

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9

Applicant's Justification

The applicant states the request is compatible with the surrounding area since there are a number of properties in the area planned for Corridor Mixed-Use (CM), which allow for similar uses as Entertainment Mixed-Use (EM) such as retail, restaurants, entertainment, and office uses. The main difference between the 2 categories is that EM also encourages lodging and tourist uses. The EM designation would allow tourists to visit and support the CM designated properties in the area. Additionally, the existing hotel to the east already supports the lodging and tourist uses encouraged in the EM land use designation. There is adequate public improvements and sufficient availability of public utilities to serve the site, thus amending the land use in this area will have minimal effect on available services and future development of the area. Therefore, the request will comply with Goal NE-5 of the Master Plan which promotes balancing future growth with infrastructure and environmental constraints.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-T	Single family residential & undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	R-T, C-1, & C-2	Single family residence, undeveloped, vehicle repair facility, & commercial uses
East	Corridor Mixed-Use	C-2	Hotel
West	Public Use; Mid-Intensity Suburban Neighborhood (up to 8 du/ac); & Neighborhood Commercial	P-F, C-1, & M-1	Moapa Valley Water District facility & undeveloped

Related Applications

Application Number	Request
ZC-23-0357	Zone change to reclassify the site from R-U, R-E, C-1, and C-2 zoning to RVP zoning; with a waiver and a design review is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant requests a change from Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM). The intended primary land uses in the proposed Entertainment Mixed-Use land use designation include a mix of retail, restaurants, entertainment, gaming, lodging, and other tourist-oriented services, as well as office uses. Supporting land uses include high density residential, as well as public facilities such as civic and government uses, plazas, pocket parks, and other complementary uses.

Staff finds the request for the Entertainment Mixed-Use (EM) land use designation appropriate for this location. The adjacent property to the east is developed as a hotel, which is supportive of the lodging uses encouraged in the EM land use designation. Existing retail, restaurant, and office uses exist to the south across Moapa Valley Boulevard, which are also uses that are encouraged in the EM land use designation. The properties mentioned above are all planned as Corridor Mixed-Use and zoned C-2, and would be complementary to the proposed EM land use designation for the subject site. Although a portion of the properties to the south are planned for Mid-Intensity Suburban Neighborhood uses, the frontage of those properties along Moapa Valley Boulevard are all zoned C-1. The proposed EM land use designation will bring business to support the surrounding existing and planned commercial uses in the area. The adjacent properties to the north are planned for Compact Neighborhood (CN) (up to 18 du/ac) which could be considered supportive to EM since high density residential is considered a supporting land use in the EM land use designation. The property to the west is a Moapa Valley Water District facility, which would not be adversely impacted by the proposed EM land use

designation. Furthermore, the site is located along Moapa Valley Boulevard (a state highway) where more intensive land uses should be located. The request complies with Policy NE-4.3 of the Master Plan which encourages the expansion of recreation and tourism-related businesses that leverage the Northeast County's distinctive natural features, character, and proximity to the Las Vegas Valley, while minimizing impacts upon local communities and the environment; and Policy 1.6.3 which encourages supporting opportunities for local economic development in outlying communities.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 20, 2023 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

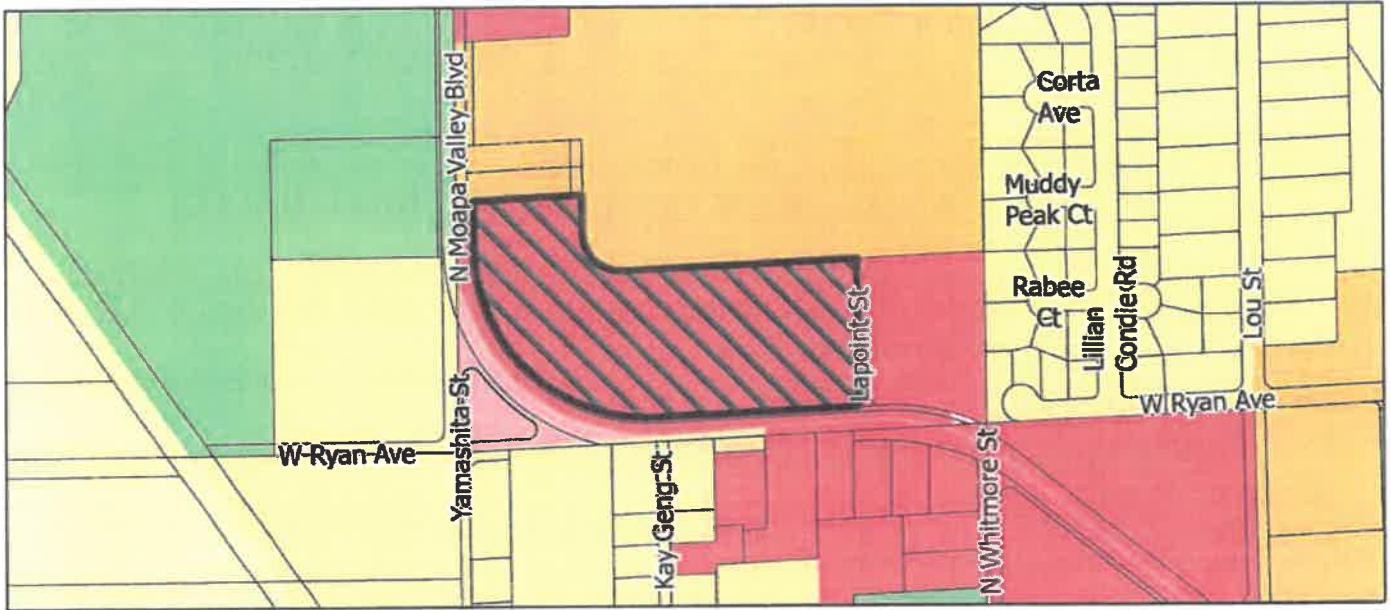
APPROVALS:

PROTEST:

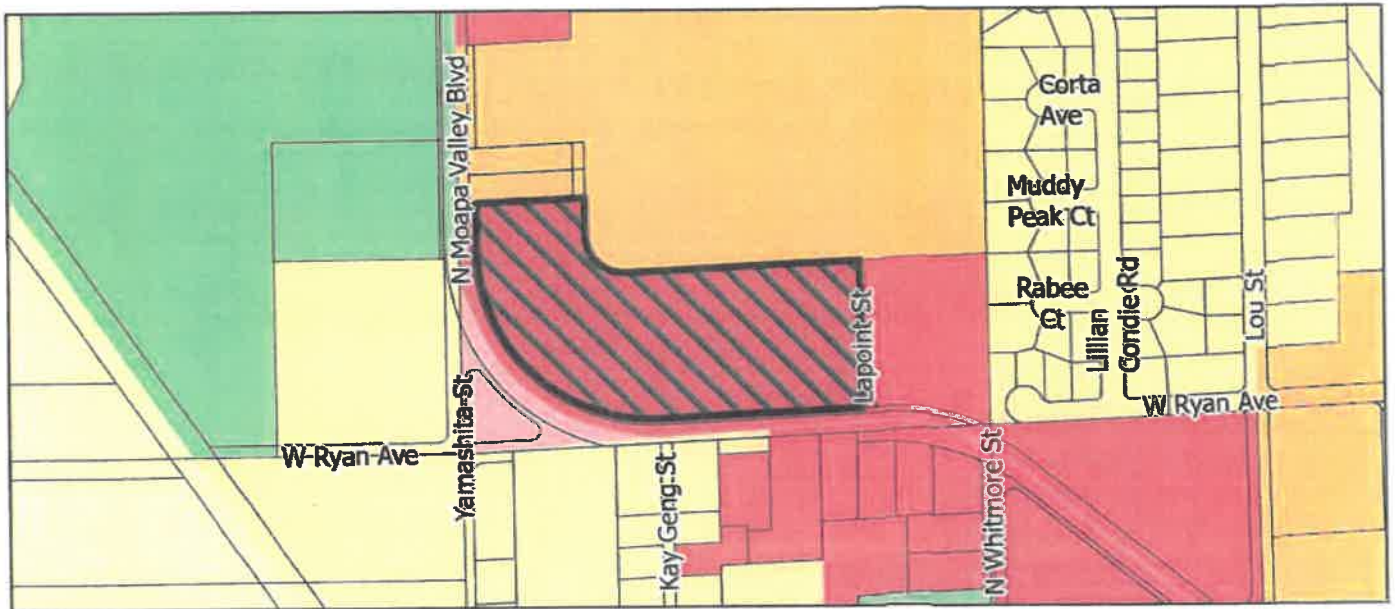
APPLICANT: BRYAN WILSON

CONTACT: BRYAN WILSON, FOCUS ENGINEERING & SURVEYING, 6949 S. HIGH TECH DRIVE, SUITE 200, MIDVALE, UT 84047

Planned Land Use Amendment PA-23-700019



Current



Requested

DRAFT

Northeast County Clark County, Nevada

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

- Planning Areas

Requested Area To Change

Note: Categories denoted in the legend may not apply to the presented area.

08/15/23 PC AGENDA SHEET

RECREATIONAL VEHICLE PARK
(TITLE 30)

MOAPA VALLEY BLVD/WHITMORE ST
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0357-SCHLAF WILLIAM M 1986 TRUST & SCHLAF WILLIAM M TRS:

ZONE CHANGE to reclassify 9.0 acres from an R-U (Rural Open Land) Zone, R-E (Rural Estates Residential) Zone, C-1 (Local Business) Zone, and C-2 (General Commercial) Zone to an R-V-P (Recreational Vehicle Park) Zone.

USE PERMIT for accessory commercial uses (retail merchandise) in conjunction with a recreational vehicle park.

WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping adjacent to a less intensive use.

DESIGN REVIEWS for the following: 1) lighting; 2) signage; and 3) a recreational vehicle park in the Moapa Valley Overlay District.

Generally located on the north side of Moapa Valley Boulevard, 350 feet west of Whitmore Street (alignment) within Moapa Valley (description on file). MK/md/syp (For possible action)

RELATED INFORMATION:

APN:

070-12-401-007

PROPOSED LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.0
- Project Type: Recreational vehicle park
- Number of Stories: 1
- Building Height (feet): 16
- Square Feet: 3,505 (clubhouse)
- Open Space Required/Provided: 5,400/25,482
- Parking Required/Provided: 18/24

Site Plans and Request

The applicant is requesting a conforming zone boundary amendment to reclassify 9 acres from an R-U, R-E, C-1, and C-2 zoning to an RVP zoning district for a proposed recreational vehicle park on the subject property. Application PA-23-700019 is the corresponding plan amendment for the subject property requesting to change the planned land use from Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM).

The plans depict a proposed recreational vehicle park consisting of 9 acres located at the northwest corner of Moapa Valley Boulevard and LaPointe Street. The park will consist of 90 recreational vehicle spaces with a centrally located clubhouse. The clubhouse features the following setbacks: 110 feet from the north property line; 178 feet from the south property line adjacent to Moapa Valley Boulevard; 286 feet from the west property line, also adjacent to Moapa Valley Boulevard; and 526 feet from the east property line. Access to the site is granted via a 30 foot wide, east/west private drive aisle connecting to a north/south private right-of-way, LaPointe Street. LaPointe Street connects to Moapa Valley Boulevard where a 5 foot wide detached sidewalk will be constructed along the State Highway. A 5 foot wide detached sidewalk is also provided along LaPointe Street. The interior of the recreational vehicle park is serviced by a series of east/west and north/south vehicle drive aisles measuring between 25 feet to 30 feet in width. A 1 way, 14 foot wide north/south drive aisle is located on the western portion of the site. The proposed development requires 18 parking spaces where 24 parking spaces are provided. No increase to finished grade beyond 36 inches is proposed with this subdivision.

Landscaping

The plans depict a street landscape area measuring a minimum of 15 feet and 19 feet in width, adjacent to Moapa Valley Boulevard and LaPointe Street, respectively. Both street landscape areas consist of 5 foot wide detached sidewalks, palm trees, shrubs, and groundcover. A 6 foot high decorative vinyl fence is located behind the street landscape areas and along the north property line, adjacent to the undeveloped parcel zoned R-T. A waiver of development standards is requested for alternative landscaping adjacent to a residential use, being the undeveloped parcel to the north with a planned land use of Compact Neighborhood. The landscape area along the north property line measures 5.5 feet in width, consisting of drought tolerant, large Evergreen shrubs in lieu of the Code required Evergreen trees. No landscaping is provided along the north property line, adjacent to the existing single family residence, due to a gravel drainage swale measuring 20 feet in width. However, immediately to the south of the drainage swale is a landscape area measuring 183 feet in length and a minimum of 10 feet in width. Three trees with shrubs and groundcover are located within this landscape area. Interior parking lot landscaping is equitably distributed throughout the site. The recreational vehicle park requires 5,400 square feet of open space where 25,482 square feet of open space is provided. The open space areas consist of the following: pool, pickleball, and playground area; 2 dog parks; and large open space area located at the southeast corner of the site.

Elevations

The clubhouse building consists of a pitched, varying roofline measuring between 14 feet to 16 feet in height with a standing seam metal roof. The exterior of the building consists of vertical, metal paneling, and an aluminum storefront window system. The clubhouse will be painted with

neutral, earth tone colors. All exterior ground mounted equipment will be screened from public view and the right-of-way utilizing building materials identical to the clubhouse.

Floor Plans

The plans depict a clubhouse building measuring 3,505 square feet in area. The clubhouse consists of the following rooms and amenities: lounge; restroom and shower facilities; laundry room; lounge area; office; storage areas; theater; waiting area; mechanical and equipment room; and merchandise area. A special use permit is required to establish an accessory commercial use for the 254 square foot merchandise area within the clubhouse.

Lighting

The plans depict the type of lighting (freestanding light poles) proposed with the recreational vehicle park, demonstrated through the photometric plan. The light poles will not exceed the maximum permissible height of 25 feet, as permitted by Code. Wall pack lighting affixed to the clubhouse building will not exceed 14 feet above finished grade. All freestanding light poles and exterior building light fixtures are full cut-off and similar in terms of design, materials, finish, color, and color of light.

Signage

A single, vertical wall sign measuring 9 feet in height and 9.5 square feet in area is located immediately adjacent to the entrance of the clubhouse building (west elevation). The vertical wall sign reads "Overton RV".

Applicant's Justification

The applicant states this lodging destination will offer all guests various interior and exterior amenities to enjoy including: an outdoor pool, clubhouse, turf open space, pickleball court, playground, and aesthetically pleasing landscape based on water-wise principles. Drought tolerant trees, shrubs and perennials will conform to the County plant species list. Lines of palm trees along both street fronts will deliver an inviting destination point. Each recreational vehicle stall is designed to be spacious and comfortable, nearly half the stalls are over 90 feet long. The recreational vehicle park will provide an attractive improvement to the area and contribute great lodging services for long term and short term visitors to the area. Furthermore, the applicant is requesting to replace the required Evergreen trees along the north property line with drought tolerant large columnar Evergreen shrubs along the north property boundary per the submitted landscape plan.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-T	Single family residential & undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	R-T, C-1, & C-2	Single family residential, undeveloped, vehicle repair facility, & commercial uses
East	Corridor Mixed-Use	C-2	Hotel

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Public Use, Mid-Intensity Suburban Neighborhood (up to 8 du/ac), & Neighborhood Commercial	P-F, C-1, & M-1	Moapa Valley Water District facility & undeveloped

Related Applications

Application Number	Request
PA-23-700019	A plan amendment to re-designate the land use category from Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

Staff finds the proposed request for RVP zoning is a less intensive use when compared with other commercial uses allowed within the existing Corridor Mixed-Use category, such as C-2 zoning, the most intense commercial zoning district. Furthermore, the proposed zone change request complies with Policy NE-4.3 of the Master Plan which encourages the expansion of recreation and tourism-related business that leverage the Northeast County's distinctive natural features, character, and proximity to the Las Vegas Valley, while minimizing impacts upon local communities and the environment. The proposed zoning is also consistent with Goal 5.1 that encourages diversification of the economic base; therefore, staff recommends approval of this request.

Use Permit

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 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.

Staff has no objection to the use permit request to establish a retail merchandise area within the clubhouse. The merchandise area is exclusively for the convenience of the patrons visiting the recreational vehicle park. Staff finds the proposed use permit should not have an impact on the surrounding land uses and properties; therefore, recommends approval.

Waiver 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.

Staff has no objection to the request for alternative landscaping along the north property line, adjacent to the undeveloped parcel and existing single family residence to the north. A 6 foot high decorative vinyl fence will be constructed along the north property line, and large columnar Evergreen shrubs will be substituted for Evergreen trees within the landscape area. Staff finds the proposed alternative landscaping should not have an adverse or negative impact on the adjacent land use or properties; therefore, recommends approval.

Design Review#1

The plans indicate that all of the lighting fixtures will be shielded and/or directed away from the abutting residential uses. The photometric calculations submitted for the lighting indicate the on-site lighting should not have a negative impact on the abutting developments and land uses. Furthermore, the freestanding luminaries (light poles) will be cut-off fixtures, designed and positioned to cast adequate light for safety and security but adjusted to eliminate encroachment on neighboring properties. Staff finds the lighting plan complies with Master Plan which encourages all light sources to be shielded to direct light away from residential uses and that lighting design should be sensitive to off-site residential uses. Therefore, staff can support this request.

Design Reviews #2 and #3

The proposed wall sign complies with the standards established for the Moapa Valley Overlay District and will not have an adverse or negative impact on the surrounding land uses and property. The design of the recreational vehicle park and interior vehicle drive aisles is functional, and the overall design of the site is consistent and compatible with the surrounding land uses and properties. Furthermore, the proposed development complies with Policy 1.6.3 which encourages supporting opportunities for local economic development in outlying communities. The recreational vehicle park will provide an accessible lodging solution for both local and tourism patrons very near to existing trails and recreation areas on public lands. The development proposal also complies with the Master Plan to provide opportunities for a mix of uses such as commercial, office, recreational, public facilities, and other activities within proximity to each other; therefore, staff can support the design review requests.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 20, 2023 at 9:00 a.m., unless otherwise announced.

- 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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning,
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised the installation and use of cooling systems that consumptively use water will be prohibited; 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 permit, waiver of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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 and reference POC Tracking #0227-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BRYAN WILSON

CONTACT: FOCUS ENGINEERING & SURVEYING, 6949 S. HIGH TECH DR SUITE 200, MIDVALE, UT 84047



MASTER PLAN AMENDMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

APPLICATION TYPE		APP. NUMBER: <u>PA-23-700019</u>	DATE FILED: <u>6-8-23</u>
<input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input type="checkbox"/> MAP <input type="checkbox"/> TEXT	STAFF	PLANNER ASSIGNED: <u>GRC</u>	TAB/CAC MTG DATE: <u>7-26-23</u>
		TAB/CAC: <u>Moapa Valley</u>	
		PC MEETING DATE: <u>8-15-23</u>	
		BCC MEETING DATE: <u>9-20-23</u>	
		TRAILS? Yes <input type="checkbox"/> No <input type="checkbox"/>	
FEE: <u>12,700</u>			

PROPERTY OWNER	NAME: <u>SCHLAF WILLIAM M 1986 TRUST William J Schlaf TTE</u>
	ADDRESS: <u>9720 Craighead Ln.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u>
	TELEPHONE: <u>702-274-6398</u> CELL: <u>702-274-6398</u>
	E-MAIL: <u>Schlaf.wj@gmail.com</u> REF CONTACT ID #: _____

APPLICANT	NAME: <u>Bryan Wilson</u>
	ADDRESS: <u>6949 High Tech Drive Suite 200</u> CITY: <u>Midvale</u> STATE: <u>UT</u> ZIP: <u>84047</u>
	TELEPHONE: <u>801-352-0075</u> CELL: _____
	E-MAIL: <u>bwilson@focus-es.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Bryan Wilson</u>
	ADDRESS: <u>6949 High Tech Drive Suite 200</u> CITY: <u>Midvale</u> STATE: <u>UT</u> ZIP: <u>84047</u>
	TELEPHONE: <u>801-352-0075</u> CELL: _____
	E-MAIL: <u>bwilson@focus-es.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 07012401007

CURRENT LAND USE PLAN DESIGNATION: CM (Corridor Mixed-Use)

REQUESTED LAND USE PLAN DESIGNATION: EM (Entertainment Mixed-Use)

PROPERTY ADDRESS and/or CROSS STREETS: Moapa Valley Boulevard & La Pointe Street

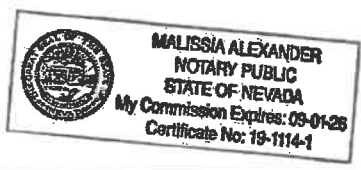
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 1 2023 (DATE)
 By Malissa Alexander

NOTARY PUBLIC: Malissa Alexander



*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.



03/03/2023

Comprehensive Planning Department
Clark County
500 S. Grand Central Parkway
Las Vegas, NV 89155

**RE: Justification letter for the Master Plan Amendment - Overton Point RV Park
Existing Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM)
Parcel No.070-12-401-007 in Overton, Nevada**

Commissioners & Staff,

We are seeking a Master Plan Amendment from Corridor Mixed-Use to Entertainment Mixed-Use for the purpose of rezoning the property to the RV Park (RVP) zone. The objective of this letter is to explain how the Entertainment Mixed-Use (EM) Master Plan designation fits within the surrounding area.

The 9-acre vacant parcel is located on the corner of Moapa Valley Boulevard and La Pointe Street in Overton, Nevada. The site is in a part of Overton that has not seen new development for many years.

The surrounding uses include:

- east is a hotel,
- north is vacant ground and one home
- south is a restaurant, mechanic shop and a few homes
- west is government buildings.

The adjacent Master Plan designations include Public Use, Neighborhood Commercial, Compact Neighborhood, Mid Intensity Suburban Neighborhood and Corridor Mixed-Use. Amending from CM to EM in this area meets the applicable criteria set forth in the Master Plan (bolded below).

The proposed amendment is consistent with the overall intent of the Master Plan because the proposed EM designation will include design standards that improve landscaping and support walkability and attract a mix of uses, including lodging. Furthermore, the *proposed* Entertainment Mixed-Use land use category supports lodging and tourist developments in addition to retail, restaurants, entertainment and offices. The *existing* Corridor Mixed-Use also allows for the same uses: retail, restaurants, entertainment, offices, along with commercial and professional services. Both designations support similar uses and functions, with a small variation, namely lodging and tourist uses. The "Key Considerations for Commercial and Mixed-Use Areas" stated in the Master Plan are very similar to each other, encouraging high density housing within close proximity to service, amenities and jobs. The EM designation fits well in this area of Overton because the tourists visiting the RV Park will have access to the existing commercial mixed-uses already established in Overton. The amendment is compatible with existing uses.

Additionally, the lodging and tourist nature of this specific area complies with policy NE-4.3 which encourages the expansion of recreation and tourism related businesses that leverage Overton's distinctive natural features, character and proximity to the Las Vegas Valley, while minimizing impacts on local communities and environment.

Email: info@fsonedev.com
Website: <https://www.fsonedev.com>
Address: 2667 E. Gala Ct. Suite 120
Meridian, Idaho 83642





The location of the proposed RV Park justifies the request to amend the master plan. The existing adjacent hotel and restaurant, and the Master Plan designation on the 20 acres to the north which allows for high density mobile homes (CN), shows that the request to amend the Master Plan is **compatible and consistent with the immediate area**. Markedly, these uses are more in line with EM designation than their current CM designation. **The proposed amendment will not have undue negative effects on the adjacent properties** because their uses are similar to each other, nor will it negatively affect the character of the area. Indeed, the proposed change will revitalize a part of Overton that has not had new development for a significant amount of time. There is adequate public improvements and sufficient availability of public utilities to serve the site. Thus the change to the EM designation fulfills each of the policies listed in Goal NE-5 to balance future growth with infrastructure and environmental constraints.

The EM designation calls for the *primary* land use to provide lodging and other tourist-oriented services and the *supporting* land use to be high density residential. By its nature, the RV park will serve as lodging for tourists in the ever-growing RV industry. We have purposely designed the park to comfortably handle the largest Class-A motorcoaches pulling trailers, as well as smaller trailers and toy-haulers. The spacious and comfortable stalls and wide streets, coupled with significant open space, and our sensitivity to existing adjacent residences, results in approximately 10 stalls per acres. A reduction in density is allowed where transitions to lower intensity developments are required. Tourists from all over the country will be able to enjoy the local natural wonders such as Lake Mead and the 46,000-acre Valley of Fire.

We are confident that Overton Point RV Park meets the guidelines established in the Master Plan and that it will provide an attractive improvement to Overton. Amending the land use in this area will have a minimal effect on available services and future development of the area, and will not cause a detriment to the public health, safety, and general welfare of the people of Clark County.

Thank you for your consideration of this request. Please let me know if you have questions.

Kind Regards,

Paul Hilbig





APPLICATION MEETING INFORMATION
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-23-0357

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Moapa Valley TAB Time: 7:00 p.m.

Date: 7/26/2023

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 8/15/2023 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/20/2023 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:
 - Site plans Landscape plans Elevations Floor plans Photos Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Windmill Library
7060 W. Windmill Lane, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Lara Frank, Secretary
(702) 378-9744
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Tammy Harris/Joy Marchant, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Meggan Holzer, Secretary
(702) 455-0341
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Tammy Harris/Joy Marchant, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Levia, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Samantha Crunkilton, Secretary
(702) 854-0878
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Liane Lee	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Timothy Castello	(702) 455-3113*	Ross Miller	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 06/12/2023

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



04/14/2023

Comprehensive Planning Department
Clark County
500 S. Grand Central Parkway
Las Vegas, NV 89155

PLANNER
COPY

20-23-0357

RE: Narrative fully describing the proposed use/request – Overton Point RV Park – Parcel No.070-12-401-007 in Overton, Nevada

Commissioners & Staff,

The objective of this letter is to explain our proposal to construct an RV park on 9.03 acres of vacant land located on the corner of Moapa Valley Boulevard and La Pointe Street in Overton, Nevada, called Overton Point RV Park. Along with many other projects, our company currently owns and operates two RV parks in Idaho and Oregon with plans underway to expand to 12 parks in the next 18 months. We hope that Overton Point will be on that list!

We will be submitting applications for a zone change, waiver of development standards, design review and a master plan amendment including a conforming zone boundary amendment from R-E, R-U, C-1, and C-2 zoning districts to RVP (Recreational Vehicle Park). The site is located within the Moapa Valley Overlay District.

We are requesting one waiver of development standards. Figure 30.64-11 and Table 30.64-2 within the code require 24" inch box evergreen trees to be planted every 20' on center along the northern property line. We are sensitive to water usage and therefore request a waiver allowing us to replace the required evergreen trees with an equal amount of drought tolerant large columnar evergreen shrubs along the north property boundary instead per the submitted landscape plan.

The entrance to the park will be from La Pointe Street on the East side of the property. There is an existing left turn lane and an existing right turn lane to La Pointe Street from Moapa Valley Boulevard. We will provide sidewalk and landscaping along the street frontages. We have met with various agencies and have been informed that the site has access to all the necessary utilities for the proposed clubhouse, pool, and RV hookups. Code requires that each stall be within 400 feet of sanitary services. We have designed the site to meet this code requirement.

A neighborhood meeting was held on January 12, 2023. Approximately 35 neighbors attended. We adjusted the site plan based on input received from the neighbors. The overall opinion from those who attended was that this project would be a welcomed addition to Overton.

This lodging destination will offer all guests various interior and exterior amenities to enjoy including: an outdoor pool, clubhouse, turf open space, pickleball court, playground, and an aesthetically pleasing landscape based on water-wise principles. We will also provide dedicated open space on the South-East portion of the parcel with a pergola structure, open turf space, and fully enclosed dog park. Drought tolerant trees, shrubs and perennials will conform to the county plant species list. Lines of palm trees along both street fronts will deliver an inviting destination point. We designed each stall to be spacious and comfortable – nearly half the stalls are over 90 feet long.





The RV park will provide an attractive improvement to the area and contribute great lodging services for long and short term visitors to the area.

Thank you for your consideration of this request. Please let me know if you have questions.

Kind Regards,

Paul Hilbig

PLANNER
COPY





AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: ZC/WS/DR-23-0357 NOW ZC/UC/WS/DR-23-0357

Property Owner or Subdivision Name: SCHLAF WILLIAM M 1986 TRUST & SCHLAF WILLIAM M TRS

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: TAB/CAC _____ PC _____ BCC _____

Add this application to the: TAB/CAC _____ PC _____ BCC _____

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) MOAPA VALLEY TAB 7/26/23; PC 8/15/23; BCC 9/20/23
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: _____
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: \$675 (Paid)
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: Applicant requested a special use permit for accessory commercial uses.
Fees collected in the amount of \$675.

Change initiated by: MND Date: 7/13/23

Change authorized by: RR Date: 7/13/23

Change processed by: ds Date: 7/13/23

Follow up assigned to: Mark Instructions: Return to Mark

Parcel Number(s): 070-12-401-007

Town Board(s): Moapa Valley TAB

