



# Moapa Valley Town Advisory Board

"We are dedicated to maintaining a rural lifestyle and rural quality of life in our valley."



## MOAPA VALLEY TOWN ADVISORY BOARD WEDNESDAY DECEMBER 1, 2010 AT 7 P.M. MOAPA VALLEY COMMUNITY CENTER, OVERTON

MVTAB members present: Chair, Gene Houston; Vice-Chair, Guy Doty; Billy Mildice; Deborah Greco  
MVTAB members absent: Judy Metz, excused  
Secretary: Clark County Northeast Office  
Town Liaison: Tiffany Hesser, District A; Janice Ridondo, District B  
Attendance: 42

### MEETING MINUTES

#### I. CALL TO ORDER

- A. Conformance with Nevada Open Meeting Law. **CONFIRMED**
- B. Invocation and pledge. **JACOB HAUVER, TROOP 231**
- C. Adoption of agenda. **MILDICE MADE A MOTION TO ADOPT AGENDA AS POSTED. APPROVED UNANIMOUSLY.**

#### II. ADMINISTRATIVE ACTION

- A. Introduction of Clark County staff and guests. Janice Ridondo, District B Liaison; Officer Boss, Metro; Darci Mayer, Planner; Boy Scout troop 231 and troop 4
- B. Approval of minutes of November 10, 2010. **GRECO MADE A MOTION TO APPROVE MINUTES AS POSTED. APPROVED UNANIMOUSLY.**
- C. Correspondence. Southern Nevada Agency Partnership released the OHV Guide for Clark County, Nevada; the brochure provides an overview map of OHV opportunities in southern Nevada and answers the question, "Where can I ride?" The map can be accessed online at [snap.gov/ohv](http://snap.gov/ohv), and brochures are also available at the NE Office.

#### III. PROCEDURES AND CONDUCT

- A. Conduct: Please turn off or mute all cell phones, pagers & other electronic devices.
- B. Please take all private conversations outside the room.

#### IV. REPORTS

- A. Town Advisory Board committee reports: None
- B. Other Standing Reports:
  1. Clark County Northeast Community Liaison- Janice Ridondo, reported that Charlie Johnson, Commissioner Collins Planning Commissioner passed away, Collins will most likely look to replace him after the first of the year.
  2. Clark County Parks & Recreation Services- Earl Bostic, Program Supervisor sent an update. On file with minutes.
  3. Moapa Valley Strategic Planning Committee- None
  4. Partner's In Conservation- None
  5. New Development in Moapa Valley- None
  6. ATV/OHV Use Committee- None
  7. Park & Ride/Bus Service Committee- Allison Blakenship with Regional Transportation Committee attended a committee meeting this afternoon. The RTC does not have the money now to extend transit services to area. They can do Club Ride, a ride matching program, if TAB would like the RTC will come in January with information. Tom Taylor, committee member; asked that the TAB recommend the RTC to share information in January. He also said the next step for the committee would be to work with Silver Rider to provide services for the area.

#### V. GENERAL BUSINESS

- A. Presentation on Moapa Valley Trails Phase I project; 60% preliminary plans. *No presentation.* **NO ACTION TAKEN.**

#### VI. COMMUNITY CONCERNS

- A. Street lights to be repaired. Alma & Jones. Light at bottom of exit ramp Southbound to Overton/Logandale. Mildice asked that the lights be replaced from white to amber on NDOT maintenance building.
- B. Other community concerns. *None*  
Public comment. *Commissioner Collins: None*

### COMMENTS BY THE GENERAL PUBLIC

**BOARD OF COUNTY COMMISSIONERS**  
 RORY REID, Chair • SUSAN BRAGER, Vice-Chair  
 LARRY BROWN • TOM COLLINS • CHRIS GIUNCHIGLIANI • STEVE SISOLAK • LAWRENCE WEEKLY  
 VIRGINIA VALENTINE, County Manager

According to Nevada's Open Meeting Law, it is the Board's discretion to take Public Comment during times other than during a Public Hearing or during the Public Comment Session. In all other instances, a citizen may speak on any matter before the Board after receiving recognition and consent of the Chairman of the Board. Public Comment will be limited to three minutes. If any member of the Board wishes to extend the length of a presentation, the Chairman of the Board will do this by majority vote. If you wish to speak on a matter not listed as a public hearing or on a matter not posted on the Agenda, you may do so during the Public Comment Session.

## **VII. ZONING**

12/08/2010 BCC

### **ZC-0495-10 – SANSINEA FAMILY TRUST:**

**ZONE CHANGE** to reclassify 2.1 acres from R-U (Rural Open Land) Zone to R-A (Residential Agricultural) Zone for a future single family residential development in the Moapa Valley Overlay District. Generally located on the southwest corner of Scott Avenue and Pioneer Road within Moapa Valley (description on file). TC/gc/xx. *Kay Sansinea was present for the discussion and explained she would like the zone change to be able to split her property in the future. Ralph Starita asked if adjoining property owners approved of division. Sansinea has talked to them and they are supportive. Doty stated zoning application conforms to NE County Land Use Plan. He asked Sansinea if she understood that with a property division, improvements can be requested & required in future. Mildice said another access street should be required, Ridondo replied that when development occurs PW will require access if needed. Houston said that the zone change is all that should be discussed and he doesn't see any issues as long as it conforms. Greco doesn't agree with property divisions.* **DOTY MADE A MOTION TO RECOMMEND APPROVAL OF ZONE CHANGE (0495-10). MOTION PASSED, UNANIMOUSLY.**

12/22/10 BCC

### **DR-1288-06 (ET-0177-10) – BEAZER HOMES HOLDING CORP:**

**DESIGN REVIEW SECOND EXTENSION OF TIME** to commence construction of a single family residential development on 41.3 acres in an R-E (Rural Estates Residential) Zone within the Moapa Valley Overlay District. Generally located on the northeast corner of Whipple Avenue and Mateuse Street within Moapa Valley. TC/ar/ml *Jeffery Armstrong was present representing Beazer Homes. The applicant is requesting an extension of time until the economy comes back and development can be done. Ralph Starita is opposed to the extension he feels the requirement for a detention basin should be finished because of the flooding issues. Dustin Nelson also has concerns about the drainage issues, and asked what the plans are on handling water issues. Mr. Armstrong will take drainage concerns back to Beazer Homes. Doty doesn't think it should be incumbent on developer to control drainage problems until development happens, he is for approval. Mildice thinks all improvements should have to be made whether or not development happens. Houston agrees with Doty, if the extension of time is not given applicant could loose development approval and then no improvements are in the future.* **HOUSTON MADE A MOTION TO RECOMMEND DESIGN REVIEW SECOND EXTENSION OF TIME (0177-10) TO BE APPROVED FOR THREE YEARS. MOTION PASSED. 3/1 MILDICE OPPOSED.**

## **VIII. ADJOURNMENT**

The meeting adjourned at 7:44 p.m. The next Town Board Meeting will be held on Wednesday December 15, 2010 in the Moapa Valley Community Center. *These minutes are in draft form only and will be formally approved at the meeting held on December 15, 2010.*

### **BOARD OF COUNTY COMMISSIONERS**

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