



Moapa Town Advisory Board
Marley P. Robinson Justice Court and Community Center
1340 E. Highway 168
Moapa, NV. 89025
 June 8, 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.

Board/Council Members: Jamie Shakespear, Chairperson
 Blake Stratton, Vice Chairperson
 Bob Lyman
 Lola Egan
 Cally Wade

Secretary: Amelia Smith, 702-704-4572, Amelia.Smith@ClarkCountyNV.gov

County Liaison(s): William Covington, 702-455-2540, 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 April 27, 2021. (For possible action)

- IV. Approval of the Agenda for June 8, 2021 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

NONE

VI. Planning and Zoning

07/06/21 PC

1. **UC-21-0238-MOAPA TOWN CENTER, LLC:**

USE PERMIT to allow temporary outdoor commercial events on a property without a licensed business.

DESIGN REVIEW for accessory structures in conjunction with a proposed temporary outdoor commercial event (rodeo) on 41.0 acres in an R-A (Residential Agriculture) Zone. Generally located on the northwest side of Glendale Boulevard, 3,000 feet northeast of the intersection of State Highway 168 and I-15 within Moapa. MK/sd/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: July 27, 2021.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Moapa Post Office – 1800 E. State Highway 168 Moapa, NV. 89025

Moapa Library – 1340 E. State Highway 168 Moapa, NV. 89025

Marley P Robinson Justice Court & Community Center – 1340 E. State Highway 168 Moapa, NV. 89025

Arco AMPM – 2300 E. Glendale Blvd. Moapa, NV. 89025

<https://notice.nv.gov>



Moapa Town Advisory Board

April 27, 2021

MINUTES

Board Members:	Jamie Shakespear - Chairperson - PRESENT Blake Stratton - Vice Chairperson - ABSENT Bob Lyman - PRESENT	Cally Wade - ABSENT Lola Egan - PRESENT
Secretary:	Amelia Smith 702-397-6475 Amelia.Smith@clarkcountynv.gov	
County 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 February 23, 2021 Minutes
Moved by: Jamie Shakespear
Action: Approved
Vote: 3-0/ Unanimous

- IV. Approval of Agenda for April 27, 2021
Moved by: Lola Egan
Action: Approved
Vote: 3-0/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)

Paul Doerr Comprehensive Planning. Bob Lyman has been unable to attend the meetings as the town board representative. Paul explained that there are 11 land use plans County wide. All of the land use plans are being consolidated and the categories will receive name changes. Paul asked if anyone has been able to see what's being worked on. Paul offered to come to a future meeting to give folks the ability to look at the plan so a discussion can take place. Paul encouraged everyone to provide comments. There are 21 zoning categories and 21 land use categories which has overcomplicated the process. Resident - asked why the rewrite is taking place? Paul explained that the goal is to get rid of redundant language and make the plan easier to understand. The deadline for comments will be the end of May or early June for the Master Plan. The Title 30 will be until about June/July. It may be adopted late this year or early next year. Sheri - how is this being communicated? Paul - via town board, Amelia has shared with TAB members, Facebook and has sent via email lists. Paul will come back to the May 25th meeting to give the town board and locals time to look over this item.

2. The Moapa Town Advisory Board to discuss rural neighborhood preservation areas and potentially creating a committee or task force to take the lead for the Moapa Township. (for discussion only)

Bob Lyman - wants to form a committee to form a draft plan. His concerns are that they are all on septic and water is scarce. He's concerned that into the future they would be required to install a sewer plant (water rec facility). He would like to preserve what is already existing. Would like to get local stakeholders to sit on committee.

Amelia - the town is more than welcome to create a committee to work on this item, but it cannot be an extension of the town board; it must be completely independent. Lola suggested that there be folks on the committee with differing opinions to have a range of representation. There are community members who are not supportive of this item. Amelia - suggested a survey for the community that's well thought out and provides educational data. Lola - UNLV helped with a survey many years ago and may be a good place to start.

Paul - what Bob has been discussing is addressed in goals and policies and has already existed for the past 20 years. Rural Neighborhood Preservation in Title 30 requires half-acre lots and 10 homes within 330 ft of each other. They would have to form a boundary to designate a specific area. Amelia - choose a point of contact and have them speak directly with staff to make sure that what you're working on is aligned with your end goal. Paul - this category is more for an established half acre area to protect future growth. Moapa may be better off promoting 1 and 2 acre lots. The consensus of the meeting is that their goal is to preserve what is existing.

VI. Planning & Zoning

NONE

VII. General Business

NONE

VIII. Public Comment

Tiffany Frederick - has concerns over the bike path. The rocks are constantly on the path because off roaders constantly kick the rocks onto the path. Can the town get rid of the rocks? Or can chat be laid instead of the loose gravel? Sheri - Republic Service and Metro drive on the path. Bob - the Republic Service truck drives on the path from Embry to Isola down the bike path and the truck is much too large for the path to support. Bob - would like a report from Parks and Rec for the status of the playground. Bob - would like an update on the traffic study and drainage study for Terrible Herbst. Sheri - curb paint. Amelia - was informed by staff that Clark County does not update fire lane paint. It's up to the entity to update it as it fades. Amelia will follow up with management for a final response.

IX. Next Meeting Date

The next regular meeting will be May 25, 2021

X. Adjournment

The meeting was adjourned at 7:48 p.m.

Property Information

Property Information

Parcel: 031-35-801-004
Owner Name(s): MOAPA TOWN CENTER L L C
Site Address: UNASSIGNED SITUS
Jurisdiction: CC Moapa - 89025
Sale Date: Not Available
Sale Price: Not Available
Estimated Lot Size: 40.34
Construction Year:
Recorded Doc Number: 20100831 00004655
Aerial Flight Date:

Zoning and Planned Landuse

Zoning Classification:
Residential Agricultural [1 Unit per Acre] (R-A)

Planned Landuse:

CT - Commercial Tourist
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: 4,000

Submit Quick Search

Display Options

Tools

Points of Interest

Resources





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>UC-21-0238</u> DATE FILED: <u>5/12/20</u> PLANNER ASSIGNED: <u>SWJ</u> TAB/CAC: <u>MOCPG</u> TAB/CAC DATE: <u>6/8/20</u> PC MEETING DATE: <u>7/6/21</u> BCC MEETING DATE: _____ FEE: <u>\$1,350</u>
	PROPERTY OWNER	NAME: <u>Moapa Town Center, LLC</u> ADDRESS: <u>4129 West Cheyenne Ave</u> CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89032</u> TELEPHONE: <u>702-644-1117</u> CELL: <u>702-416-0104</u> E-MAIL: <u>koesterling@wscilv.com</u>
	APPLICANT	NAME: <u>El Patroncito</u> ADDRESS: <u>2300 E. Glendale Blvd</u> CITY: <u>Moapa</u> STATE: <u>NV</u> ZIP: <u>89025</u> TELEPHONE: <u>702-864-2370</u> CELL: <u>702-666-2325</u> E-MAIL: <u>alupita605@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Keith Oesterling</u> ADDRESS: <u>4129 West Cheyenne Ave</u> CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89032</u> TELEPHONE: <u>702-416-0104</u> CELL: _____ E-MAIL: <u>koesterling@wscilv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 03135801004
 PROPERTY ADDRESS and/or CROSS STREETS: 2300 E Glendale Blvd
 PROJECT DESCRIPTION: Rodeo

(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.

 Property Owner (Signature)* Weston Adams

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/13/2020 (DATE)
 By Weston Adams

NOTARY PUBLIC: Crystal Cutting

CRYSTAL CUTTING
 Notary Public-State of Nevada
 APPT. NO. 09-11620-1
 My Appt. Expires 12-06-2021

***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.

To whom it may concern:

Manuel Mora Carrillo (El Patroncito Arena) Located at : 2300 E Glendale Blvd Moapa NV 89025 is planning to have an estimation of 8 (Eight) rodeos this year. Each rodeo even will have bull riders, food and other vendors, scaramuzas, live performers and dj. This arena also serves for rodeo practices. All events are for one day, and go from 11am - 10pm depending on the weather. Manuel Mora has permission from the land lord Weston Adams, to use the premises for such events. We also have insurance and security measures at each event. We have an average of 200-300 persons at the events, in the future once we have 40 acres we plan to have up to 1000 persons. We planing thoses events for extra income for my family and I like to help people if the want to use my arena for practice too....we have a lot ideas to do ,like hispanic culturalis events.(5 de mayo,sabado de gloria..mothers day,halloween independence day,fathers day, fathers and sons racing,,escaramusas charras and corn maze,,we want to include this comuniny too..if they need it the association de charros beeing using this instalation for practice too.... WE PROVIDE portable tollets

07/06/21 PC AGENDA SHEET

TEMPORARY COMMERCIAL EVENTS
(TITLE 30)

I-15/STATE HWY 168
(MOAPA)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0238-MOAPA TOWN CENTER, LLC:

USE PERMIT to allow temporary outdoor commercial events on a property without a licensed business.

DESIGN REVIEW for accessory structures in conjunction with a proposed temporary outdoor commercial event (rodeo) on 41.0 acres in an R-A (Residential Agriculture) Zone.

Generally located on the northwest side of Glendale Boulevard, 3,000 feet northeast of the intersection of State Highway 168 and I-15 within Moapa. MK/sd/jo (For possible action)

RELATED INFORMATION:

APN:

031-35-801-004

LAND USE PLAN:

NORTHEAST COUNTY- COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 41
- Project Type: Temporary outdoor commercial events

Site Plans

This is a request to allow a maximum of 8 temporary outdoor commercial events per year on an undeveloped 41 acre parcel which is zoned for agricultural uses. The site is located to the north of a convenience store and motel located along Glendale Boulevard. The plans show a key hole shaped riding arena in the center of the northern parcel. Corals are located to the east of the arena, and a parking area is shown to the west of the arena. A rodeo stand as well as food vendors, DJ area, and portable restrooms are placed on site for the events.

Landscaping

Landscaping is not a part of this application.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant requests to hold equestrian events, such as rodeos and roping competitions, several times a year on this property. While temporary events have been approved for the site, the applicant was directed to request a special use permit for the events, since there is not a licensed business on site. All events are a 1 day events from 11:00 a.m. to 10:00 p.m. depending on weather. On average 200 to 300 people are expected to attend. The applicant further indicates that future events may hold up to 1,000 people.

Prior Land Use Requests

Application Number	Request	Action	Date
TC-21-900070	Temporary outdoor event/rodeo	Approved by ZA	March 2021
TC-20-900508	Temporary outdoor event/rodeo and live dance	Approved by ZA	November 2020
TC-18-900265	Temporary outdoor event/rodeo	Approved by ZA	June 2018
TC-1350-17	Temporary outdoor event/rodeo/bull riding	Approved by ZA	December 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Land	R-U	Undeveloped
South	Commercial Tourist	C-2 & H-2	Convenience store & motel
East	Public Facilities	R-B	Undeveloped
West	Commercial General	R-A	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit and Design Review

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 Comprehensive 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. Several temporary events have been held on this site with no reported problems. Staff can support the request to allow temporary outdoor commercial events for rodeos on the property; however, due to the potential for 1,000 people in attendance of the events, staff recommends the applicant submit a temporary commercial event permit for each event. Staff will review the events for parking, live entertainment, the number of people in attendance, and monitor the impact to the

surrounding area. In addition, the applicant identified other potential events to hold in the future, such as cultural events, Mother's Day, Halloween, racing, as well as using the arena for a practice facility. The expansion of the uses, and possibly the increased number of attendees, will require a separate land use approval.

**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

- 3 years to review;
- Applicant to receive approval of Temporary Outdoor Commercial Event Permit prior to each rodeo event;
- Hours of operation for any event will be 11:00 a.m. to 10:00 p.m.
- Applicant is advised that uses besides rodeos will require future land use approval; 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified, and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: MANUELS. MORA

**CONTACT: MANUELS. MORA, EL PATRONCITO ARENA, 2300 E. GLENDALE BLVD,
GLENDALE, NV 89025**

UPDATED PARCEL NUMBER

TEMPORARY COMMERCIAL EVENTS
(TITLE 30)

I-15/STATE HWY 168
(MOAPA)

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Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MANUELS. MORA

CONTACT: MANUELS. MORA, EL PATRONCITO ARENA, 2300 E. GLENDALE BLVD, GLENDALE, NV 89025