



## MOAPA VALLEY TOWN ADVISORY BOARD

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, Nv. 89040

October 1, 2025

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 Judith Metz at (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.
  - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: Jill Williams Perkins – Chair  
Lois Hall – Vice Chair  
Member – Kristin Pearson  
Member Lori Houston  
Member Stephanie Blair

Secretary: Judith Metz, (702)397-6475, Judith.Metz@clarkcountynv.gov  
Business Address: Moapa Valley Community Center, 320 No. 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, in the case you are unable to stay for the item. 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

BOARD OF COUNTY COMMISSIONERS  
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair  
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT  
KEVIN SCHILLER, County Manager

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 August 13, 2025 (For possible action)
- IV. Approval of the Agenda for the meeting of October 1, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items  
  
NONE
- VI. Planning & Zoning

**10/22/25 BCC**

- 1. **WS-25-0474-KUMAR JAY & GEETHA:**  
**WAIVER OF DEVELOPMENT STANDARDS** to waive off-site improvements.  
**DESIGN REVIEW** for final grading plans for a hillside development in conjunction with a proposed single-family residential development on 10.0 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Gann Avenue and west of Whitmore Street within Moapa Valley. MK/sd/cv (For possible action)

- VII. General Business

Discussion regarding Moapa Valley Town Advisory Board Budget requests for 2025. (For Discussion Only) (See attached 2024 requests)

- 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 discussion, action, or vote may be taken on this agenda item. 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: October 15, 2025.
- X. Adjournment.

BOARD OF COUNTY COMMISSIONERS  
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair  
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT  
KEVIN SCHILLER, County Manager

**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

August 13, 2025

### DRAFT MINUTES

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Board Members:	Jill Perkins- Chair – PRESENT Lois Hall – Vice Chair – <b>PRESENT</b> Lori Houston- PRESENT	Stephanie Blair – EXCUSED Kristin Pearson- PRESENT
Secretary:	Judy Metz, (702)-397-6475, <a href="mailto:Judith.Metz@clarkcountynv.gov">Judith.Metz@clarkcountynv.gov</a> .	
County Liaison:	Will Covington, (702)455-2540, <a href="mailto:William.Covington@clarkcountynv.gov">William.Covington@clarkcountynv.gov</a> .	

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I. Call to Order, Pledge of Allegiance, Roll Call (see above)

The meeting was called to order at 7:00 p.m.

II. Public Comment

None

III. Approval of June 25, 2025, Minutes

**Moved by: Lori Houston**

**Action: Approved minutes as submitted**

**Vote: 4/0 Unanimous**

IV. Approval of Agenda for August 13, 2025

**Moved by: Lois Hall**

**Action: Approved agenda as submitted**

**Vote: 4-0/Unanimous**

V. Information

NONE

VI. Planning & Zoning

09/03/25 BCC

1. **ZC-25-0516-ESTRADA, MARGARITA V. LIVING TRUST:**  
**ZONE CHANGE** to reclassify 1.02 acres from an RS40 (Residential Single-Family 40) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located west of Paiute Street and south of Jensen Avenue within Moapa Valley (description on file). MK/mc (For possible action)

Delia Rubio speaking for the applicants. Made the presentation. Regarding her Mom, Aunts and Grandma being her neighbors. Discussion regarding access and egress. It was agreed that it would be addressed with building plans,

Moved by: Kristen Pearson

Action: Approval

Vote: 4/0 Unanimous

2. **ZC-25-0526-QUANTUM PEAK VENTURES, LLC:**  
**ZONE CHANGE** to reclassify 0.92 acres from an RS40 (Residential Single-Family 40) Zone to a CG (Commercial General) Zone. Generally located west of Moapa Valley Boulevard and south of Whipple Avenue within Moapa Valley (description on file). MK/gc (For possible action)

Speaking on behalf of Quantum Peak Ventures, LLC was Ryan Rudd. The plans are to build a Mental Health Facility (Crimson Heights). It will have assistance for ADD, Autism patients, mental and behavioral health issues. No in-patient care. They are currently located in Las Vegas, Mesquite, and Utah. The Board requested a condition of approval be that if the building does not begin within 2 years - the property will revert back to residential zoning.

Moved by: Lori Houston

Motion: Approval w/condition the if building does not begin in 2 years, zoning will revert to Residential.

Vote: 4/0 Unanimous

VII. General Business

NONE

VIII. Public Comment

1. Marc Jensen spoke on Bridge source mine. (See attached)
2. Chris Milk - MV Librarian spoke about upcoming programs for September and October (TeenTober)(See September attached)
3. Cindy Marquart spoke regarding Air Quality because of Glendale American Eagle mining,

IX. Next scheduled meeting is August 27, 2025.

X. Adjourned at 8:00 PM.

**ATTACHMENT A**  
**MOAPA VALLEY TOWN ADVISORY BOARD**  
**ZONING AGENDA**  
**WEDNESDAY, 7:00 P.M., OCTOBER 1, 2025**

10/22/25 BCC

1. **WS-25-0474-KUMAR, JAY & GEETHA:**  
**WAIVER OF DEVELOPMENT STANDARDS** to waive off-site improvements.  
**DESIGN REVIEW** for final grading plans for a hillside development in conjunction with a proposed single-family residential development on 10.0 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Gann Avenue and west of Whitmore Street within Moapa Valley.  
MK/sd/cv (For possible action)

10/22/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0474-KUMAR, JAY & GEETHA:**

**WAIVER OF DEVELOPMENT STANDARDS** to waive off-site improvements.

**DESIGN REVIEW** for final grading plans for a hillside development in conjunction with a proposed single-family residential development on 10.0 acres in an RS80 (Residential Single-Family 80) Zone.

Generally located north of Gann Avenue and west of Whitmore Street within Moapa Valley.  
MK/sd/cv (For possible action)

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RELATED INFORMATION:

**APN:**

041-25-401-005

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Eliminate full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Liston Avenue where required per Section 30.04.08.
- b. Eliminate full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Whitmore Street where required per Section 30.04.08.
- c. Eliminate full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Gann Avenue where required per Section 30.04.08.
- d. Eliminate full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Ash Street where required per Section 30.04.08.

**LAND USE PLAN:**

NORTHEAST COUNTY (MOAPA VALLEY) - EDGE NEIGHBORHOOD (UP TO 1 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 10.0
- Project Type: Hillside development for proposed single-family residential

**Site Plan**

The plans submitted depict a proposed 4 lot single-family residential subdivision. Parcel 1 will front on either Liston Avenue or Whitmore Street. Parcel 2 will front on either Whitmore Street or Gann Avenue. Parcel 3 will front on either Gann Avenue or Ash Street. Parcel 4 will front on Ash Street.



No retaining walls or screen walls are proposed with this application. The applicant indicated that they will submit a minor subdivision map in the future for the subdivision.

#### Grading Plan

The plans depict slope areas less than 12% grade will have 0.97 acres (26%) of 3.62 acres disturbed. Slope areas between 12% and 25% will have 0.27 acres (12%) of 2.95 acres disturbed. Slope areas greater than 25% will have 0.15 acres (0.05%) of 3.01 acres disturbed.

#### Landscaping

A landscape plan was not provided for this application. Per Section 30.04.01D.7, street landscaping is not required for development within the Nonurban Area in the RS80 zoning district, unless the lots are subdivided with a major subdivision map. The applicant has not proposed either a minor or major subdivision map, but the 4 lots proposed can be created with a minor subdivision map. In addition, the applicant will be required to re-vegetate the site disturbance areas prior to issuance of the first certificate of occupancy.

#### Elevations and Floor Plans

Elevations and floor plans were not submitted as the applicant does not have designs at this time. They indicate that the maximum height of the homes will be 35 feet in compliance with code requirements.

#### Applicant's Justification

The applicant states the requested hillside grading plan is needed due to the rural character of the area. The waiver of development standards for off-site improvements matches the surrounding area.

#### Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Outlying Neighborhood (up to 0.5 du/ac) & Edge Neighborhood (up 1 du/ac)	RS80	Single-family residential & undeveloped
East	Edge Neighborhood (up 1 du/ac)	RS80	Single-family residential & undeveloped
West & South	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Single-family residential

#### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

#### **Analysis**

##### **Comprehensive Planning**

##### Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the

subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The purpose of the hillside development restrictions is to provide for the reasonable, safe, and aesthetic use of the steep and inconsistent topography of natural hillsides within unincorporated Clark County. The site is in an area with slopes exceeding 12%. The final grading plan will allow the applicant to propose a 4 lot single-family residential subdivision. Staff finds the proposed design will be compatible with the surrounding area and not create significant impacts. Therefore, staff can support the design review.

#### **Public Works - Development Review**

##### Waiver of Development Standards

Staff cannot support this request to not install full off-site improvements on Liston Avenue, Ash Street, Gann Avenue and Whitmore Street as there is existing paving in the surrounding areas. It is important to have paved roads as they reduce air pollution and improve air quality. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

#### **Staff Recommendation**

Approval of the design review; denial of the waiver of development standards.

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**

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and

the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Liston Avenue, 30 feet for Ash Street, 30 feet for Gann Avenue, 30 feet for Whitmore Street, and associated spandrels.

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access and fire protection water supply must comply with the Fire Code as amended.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0019-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: JAY KUMAR**

**CONTACT: JAY KUMAR, P.O. BOX 4172, DUBLIN, OH 43016**





## AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS-25-0474

Property Owner or Subdivision Name: KUMAR JAY & GEETHA

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 10/1/25 Moapa Valley PC \_\_\_\_\_ BCC 10/22/25

### Change(s) to be made:

- ☐ Held no date specific  
☐ Withdrawn  
☐ No change to meeting(s) \_\_\_\_\_  
☐ Amend Write-up  
☐ Renotify  
☐ Make a public hearing (Radius: \_\_\_\_\_)  
☒ Rescheduling  
☐ Other: \_\_\_\_\_  
☐ Additional fees – \$AMOUNT OF ADDITIONAL FEES: \_\_\_\_\_  
☐ Refund  
☐ 80%  
☐ 100% (please include justification for full refund below)  
AMOUNT OF REFUND\$: \_\_\_\_\_

Reason for Change: Previously held no date. Revised plans submitted for review. Adding to the agenda for 10/22/25 Boad of County Commissioners meeting and 10/1/25 Moapa Valley Town Advisory Board meeting.

Change initiated by: swd Date: 8/28/25  
Change authorized by: [Signature] Date: 8/28/25  
Change processed by: [Signature] Date: 8/28/25  
Distribution e-mail sent by: [Signature] Date: 8/28/25  
Follow up assigned to: \_\_\_\_\_ Instructions: \_\_\_\_\_

Parcel Number(s): 041-25-401-005

Verified by: \_\_\_\_\_ Date: \_\_\_\_\_

Rev. 08/2024

**Town Board(s):** Moapa Valley

**Verified by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Judith Metz**

**From:** Sean Mullens  
**Sent:** Tuesday, July 1, 2025 7:06 AM  
**To:** Judith Metz; Secretary; William Covington  
**Cc:** Sami Real; Nicole Razo; Diane Scarcelli; Tiffany Jackson  
**Subject:** Moapa Valley TAB/CAC Meeting Materials  
**Attachments:** WS-25-0474.pdf; ALA for ZC-25-0408.pdf

Good Morning-

Attached, you will find the application copies, justification letters, and Agenda Log Amendments for the TAB/CAC for the last filing deadline cycle ending June 30, 2025. Please don't hesitate to contact me if you have any questions or if you need any assistance.

*Best Regards,*

*Sean M. Mullens*  
*Office Specialist*  
*Department of Comprehensive Planning*  
*T: 702-455-5002*  
*F: 702-455-3271*  
[sean.mullens@clarkcountynv.gov](mailto:sean.mullens@clarkcountynv.gov)

*Please note: Our hours of operation are 7:00 a.m. – 5:30 p.m. Monday thru Thursday. We are closed on Friday.*



*pulled from  
7/30/25 Agenda  
as of 7/22 not rescheduled  
per Sean Mullens*







## APPLICATION MEETING INFORMATION

### CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0474

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

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

Date: 7/30/2025

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: N/A 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: 8/20/2025 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

### **MOAPA**

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

### **SANDY VALLEY**

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

### **ENTERPRISE**

Carmen Hayes  
(702) 371-7991  
Silverado Ranch Community Center  
9855 Gilespe Street, Las Vegas

### **MOAPA VALLEY**

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

### **SEARCHLIGHT**

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

### **GOODSPRINGS**

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

### **MOUNTAIN SPRINGS**

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

### **SPRING VALLEY**

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

### **INDIAN SPRINGS**

Jami Reid  
(702) 378-8028  
Indian Springs Civic Center  
715 Gretta Lane, Indian Springs

### **MT. CHARLESTON**

Tracy Chaney, Secretary  
(702) 372-2333  
Mt. Charleston Library  
75 Ski Chalet Place, Mt. Charleston

### **SUNRISE MANOR**

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

### **LAUGHLIN**

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

### **PARADISE**

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

### **WHITNEY**

Mia Davis, Secretary  
(702) 443-6878  
Whitney Recreation Center  
5712 E. Missouri Ave., Las Vegas

### **LONE MOUNTAIN**

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

### **RED ROCK**

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

### **WINCHESTER**

Mallory Cristales, Secretary  
(213) 949-0805  
Winchester Community Center  
3130 S. McLeod, Las Vegas

### **LOWER KYLE CANYON**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	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 1/7/25

**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>



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

### APPLICATION TYPE

- ☐ TEXT AMENDMENT (TA)  
☐ ZONE CHANGE (ZC)  
☐ USE PERMIT (UC)  
☐ VARIANCE (VC)  
☒ WAIVER OF DEVELOPMENT STANDARDS (WS)  
☐ DESIGN REVIEW (DR)  
☐ ADMINISTRATIVE DESIGN REVIEW (ADR)  
☐ STREET NAME / NUMBERING CHANGE (SC)  
☐ WAIVER OF CONDITIONS (WC)

(ORIGINAL APPLICATION #)

- ☐ ANNEXATION REQUEST (ANX)  
☐ EXTENSION OF TIME (ET)

(ORIGINAL APPLICATION #)

- ☐ APPLICATION REVIEW (AR)

(ORIGINAL APPLICATION #)

STAFF

APP. NUMBER: \_\_\_\_\_ DATE FILED: \_\_\_\_\_  
PLANNER ASSIGNED: \_\_\_\_\_  
TAB/CAC: \_\_\_\_\_ TAB/CAC DATE: \_\_\_\_\_  
PC MEETING DATE: \_\_\_\_\_  
BCC MEETING DATE: \_\_\_\_\_  
FEE: \_\_\_\_\_

PROPERTY OWNER

NAME: Jay & Geetha Kumar  
ADDRESS: PO Box 4172  
CITY: Dublin STATE: OH ZIP: 43016  
TELEPHONE: 614-381-8036 CELL: 614-381-8036  
E-MAIL: vigjay10@yahoo.com

APPLICANT

NAME: Jay & Geetha Kumar  
ADDRESS: PO Box 4172  
CITY: Dublin STATE: OH ZIP: 43016  
TELEPHONE: 614-381-8036 CELL: 614-381-8036  
E-MAIL: vigjay10@yahoo.com REF CONTACT ID #: \_\_\_\_\_

CORRESPONDENT

NAME: Jay & Geetha Kumar  
ADDRESS: PO Box 4172  
CITY: Dublin STATE: OH ZIP: 43016  
TELEPHONE: 614-381-8036 CELL: 614-381-8036  
E-MAIL: vigjay10@yahoo.com REF CONTACT ID #: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): 041-25-401-004

PROPERTY ADDRESS and/or CROSS STREETS: Whitmoore st and liston ave

PROJECT DESCRIPTION: Subdivide 10 acre into 4 parcel

(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)\*

STATE OF Ohio  
COUNTY OF Franklin

SUBSCRIBED AND SWORN BEFORE ME ON June 9<sup>th</sup> 2023 (DATE)

By Mackenzie Romans

NOTARY PUBLIC: MR

Property Owner (Print)

GEETHA KUMAR



Mackenzie Romans  
Notary Public, State of Ohio  
Commission #: 2023-RE-862551  
My Commission Expires 04-20-2028

\*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: Comprehensive Planning

Re: APN: 041-25-401-005, APR-23-100919. Request for waiver of improvement standards for Hillside development.

Dear Sir/Madam,

I respectfully submit this Letter of Justification to accompany a request for a waiver of all improvements including streetlights, sidewalks, curb & gutter, and landscaping in conjunction with a 10-acre residential Minor subdivision planned for the above mentioned parcel located in Logandale, Nevada.

This request is being sought due to the extremely rural character of the Logandale area in which this site is being developed. The site plan/tentative map reflects a total of four, 2 acre lots. These lots will be used to build our custom homes at a later date and the elevations provided at the time of building the house and at the time of permitting.

### **Design Review for Hillside Development**

Please see the additional calculations Hillside Calculations in a separate letter attached.

Calculations below show how much area can be disturbed:

AREA TYPES	AREA (AC)	ALLOWED DISTURBANCE %	REQUIRED UNDISTURBED %	ALLOWED DISTURBED ACREAGE	REQUIRED UNDISTURBED ACREAGE
SLOPE AREAS LESS THAN 12% GRADE	3.62	100.00%	0.00%	3.62	0
SLOPE AREAS, X (12% ≤ X ≤ 25% GRADE)	2.33	50.00%	50.00%	1.17	1.17
SLOPE AREAS GREATER THAN 25% GRADE	4.05	35.00%	65.00%	1.42	2.63
TOTAL	10			6.2	3.8

**WS #1 Chapter 30.04.08****OFF - Site Improvements (C)**

This request of waiver is being sought due to the extremely rural character and Hillside development of the Logandale area in which this site is being developed. There are no through streets; there is no connection with highways that would necessitate sidewalks for pedestrians to use passing through and not the sort of traffic that would occur on a busier roadway supporting the need for pedestrian sidewalks.

Additionally, the surrounding area does not have any existing sidewalk.

We request a waiver of streetlights, curb, gutter, sidewalk (detached) from the design.

**WS #2 Chapter 30.04.01****OFF - Site Improvements (C)**

We request to waive the requirement of street landscaping as per 30.04.01 D. 7. v. b. The north and south of our parcel has higher elevation. Due to the higher elevation and risk of erosion it can pose a hazard to the public. Considering these unique factors which can create design impediments, ideally the street should be vacated, but due to concerns of the public access to the surrounding area we have agreed to dedicate it. We feel that adding landscaping to an area that essentially serves as an alley between homes is not prudent

Hence, we plan to provide the landscape plan with the required street trees at the time of actually building the house. Also, at this time there aren't any significant trees located on the property as per 30.04.01 D

**Aviation Requirements**

As per the Overton Airport overlay requirements, we would like to clarify that our future home heights will not exceed 35 feet in height.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,









## AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS-25-0474

Property Owner or Subdivision Name: KUMAR JAY & GEETHA

Public Hearing: Yes ☒ No ☐

Staff Report already created: Yes ☒ No ☐

Delete this application from the: **TAB/CAC** 7/30/25 **PC**        **BCC** 8/20/25

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

**Change(s) to be made:**

☒ Held no date specific

☐ Withdrawn

☐ No change to meeting(s)       

☐ Amend Write-up

☐ Renotify

☐ Make a public hearing (Radius:       )

☐ Rescheduling

☒ Other:       

☐ Additional fees – \$AMOUNT OF ADDITIONAL FEES:       

☐ Refund

☐ 80%

☐ 100% (please include justification for full refund below)

AMOUNT OF REFUND\$:       

Reason for Change: Revised plans required to complete the design review for hillside grading plan.

Change initiated by: swd Date: 7/10/25

Change authorized by: [Signature] Date: 7/10/25

Change processed by: TJ Date: 7/10/25

Distribution e-mail sent by: TJ Date: 7/10/25

Follow up assigned to:        Instructions:       

Parcel Number(s): 041-25-401-005

Town Board(s): Moapa Valley

Verified by:        Date:       

Rev. 08/2024





Approved Moapa Valley Budget Requests:  
August 28, 2024 MVTAB Meeting

**Parks and Recreation**

1. Extend the JR Livestock's existing awning heading into the area by approximately 6'.
2. Commercial dumping station for Fairgrounds  
**Description:** Clark County staff will work to identify a location; there are two possible sites: the east side of the Fairgrounds or at a site located off the main boulevard.  
**Additional Comments for Clarification:** this item is to request a commercial dumping station to serve RV's/visitors. This should be connected to sewer lines.
3. New chairs with new storage racks for community center.
4. Fund generators for the Moapa Valley Community Center, Senior Rec. Center, and the Clark County Fairgrounds to assist the public during power outages and other community emergencies.
5. Overton Park walking paths, with benches and workout stations. Bike paths and Bike racks. Enclosed Dog Park.

