



MOAPA VALLEY TOWN ADVISORY BOARD

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, Nv. 89040

August 26, 2026

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 appear 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
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – TICK SEGERBLOM
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 12, 2026. (For possible action)
- IV. Approval of the Agenda for the meeting of August 26, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

NONE
- VI. Planning and Zoning

09/01/26 PC

- 1. **PA-26-700034-B R CUBED, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a portion of 9.19 acres. Generally located east of Moapa Valley Boulevard and north Lewis Avenue within Moapa Valley. MK/rk (For possible action)
- 2. **ZC-26-0450-B R CUBED, LLC:**
ZONE CHANGE to reclassify 9.19 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Moapa Valley Boulevard and north Lewis Avenue within Moapa Valley (description on file). MK/rk (For possible action)
- 3. **WS-26-0451-B R CUBED, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate open space; 2) waive off-site improvements (sidewalk and streetlights); and 3) allow modified driveway design standards.
DESIGN REVIEW for a proposed single-family attached and detached residential development on 9.19 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Moapa Valley Boulevard and north of Lewis Avenue within Moapa Valley. MK/md/kh (For possible action)
- 4. **TM-26-500106-B R CUBED, LLC:**
TENTATIVE MAP consisting of 82 single-family residential lots on 9.19 acres in an RS2 (Residential Single-Family 2) Zone.
Generally located east of Moapa Valley Boulevard and north of Lewis Avenue within Moapa Valley. MK/md/kh (For possible action)

09/15/26 PC

5. **WS-26-0455-GARRELTS NATHAN & KAITLYN LEEANN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce building separation; and 3) increase height for existing accessory structures in conjunction with an existing single-family residence on 0.38 acres in an RS5.2 (Residential Single-Family5.2) Zone. Generally located northwest of Muddy Peak Court and west of Lillian Condie Road within Moapa Valley. MK/rp/cv (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 discussion, action, or votes 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 Scheduled Meeting is September 9, 2026.

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



Moapa Valley Town Advisory Board

August 12, 2026

DRAFT MINUTES

TECHNICAL DIFFICULTY WITH THE RECORDER FOR FIRST PART OF MEETING

Board Members:	Jill Perkins– Chair – EXCUSED Lois Hall – Vice Chair – PRESENT Lori Houston– PRESENT	Stephanie Blair – PRESENT Kristen Pearson– PRESENT
Secretary:	Judy Metz, (702)-397-6475, Judith.Metz@clarkcountynv.gov .	
County Liaison:	Will Covington, (702)455-2540, William.Covington@clarkcountynv.gov .	

I. Call to Order, Pledge of Allegiance, Roll Call.

The meeting was called to order at 7:00PM

II. Public Comment

NONE

III. Approval of July 15, 2026, Minutes

Moved by: Stephanie Blair

Action: Approved minutes as submitted

Vote: 4/0 Unanimous

IV. Approval of Agenda for August 12, 2026

Moved by: Lori Houston

Approved agenda as submitted

Vote: 4-0/Unanimous

V. Information

NONE

VI. Planning & Zoning

08/18/26 PC

1. **PA-26-700029-SIMPLOT J R CO:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Outlying Neighborhood (ON) on 128.10 acres. Generally located west of Moapa Valley Boulevard and south of Wildlife Road (alignment) within Moapa Valley. MK/gc (For possible action)
2. **ZC-26-0377-SIMPLOT J R CO:**
ZONE CHANGES for the following: 1) reclassify 1.00 acres from an RS40 (Residential Single-Family 40) Zone to an RS80 (Residential Single-Family 80) Zone; and 2) reclassify 50.03 acres from an IL (Industrial Light) Zone to an RS80 (Residential Single-Family 80) Zone on a portion of a 128.10 acre site. Generally located west of Moapa Valley Boulevard and south of Wildlife Road (alignment) within Moapa Valley (description on file). MK/gc (For possible action)
3. **VS-26-0376-SIMPLOT J R COMPANY:**
VACATE AND ABANDON a portion of right-of-way being an unnamed street located between Moapa Valley Boulevard and Saddle Street (alignment) within Moapa Valley (description on file). MK/hw/cv (For possible action)
4. **UC-26-0378-SIMPLOT J R CO:**
USE PERMIT for mining and extraction.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot size; 2) reduce net lot size; 3) increase building height; 4) eliminate parking lot landscaping; 5) eliminate buffering and screening; and 6) allow outdoor storage adjacent to residential uses.
DESIGN REVIEW for an existing mining and extraction facility with all ancillary structures and uses on a portion of 128.1 acres in an RS80 (Residential Single-Family 80) Zone. Generally located southwest of Moapa Valley Boulevard and north and south of Simplot Road within Moapa Valley. MK/hw/cv (For possible action)

Presentation by Karen Richardson and Scott Burdette regarding Plan Amendment, Zone Change, Vacation and Abandonment and Use Permit. These are not new. To re-establish land use entitlement, clean up land use and designation. Applications work together to continue mining and extraction. Some had expired. It is re-establishing an expired permit and does not add additional mining. Adds 18,000' tent cover to contain silica sand particles and dust and conforms to surrounding properties. They agree to all Staff Conditions. After discussions and public comments, the following motions were made:

- 1) PA26-700029 Simplot JR Co.
Motion by: Lori Houston
Action: Approved
Vote: 4/0 Unanimous
- 2) ZC26-0377 Simplot JR Co.
Motion by: Kristen Pearson
Action: Approval
Vote: 4/0 Unanimous
- 3) VS26-0376 Simplot JR Co.
Motion by: Stephanie Blair

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

Action: Approval
Vote: 4/0 Unanimous

- 4) **UC26-0378 Simplot JR Co.**
Motion by: Lois Hall
Action: Approval
Vote: 4/0 Unanimous

09/01/26 PC

5. **PA-26-700034-B R CUBED, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a portion of 9.19 acres. Generally located east of Moapa Valley Boulevard and north Lewis Avenue within Moapa Valley. MK/rk (For possible action)
6. **ZC-26-0450-B R CUBED, LLC:**
ZONE CHANGE to reclassify 9.19 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Moapa Valley Boulevard and north Lewis Avenue within Moapa Valley (description on file). MK/rk (For possible action)
7. **WS-26-0451-B R CUBED, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate open space; 2) waive off-site improvements (sidewalk and streetlights); and 3) allow modified driveway design standards.
DESIGN REVIEW for a proposed single-family attached and detached residential development on 9.19 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Moapa Valley Boulevard and north of Lewis Avenue within Moapa Valley. MK/md/kh (For possible action)
8. **TM-26-500106-B R CUBED, LLC:**
TENTATIVE MAP consisting of 82 single-family residential lots on 9.19 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Moapa Valley Boulevard and north of Lewis Avenue within Moapa Valley. MK/md/kh (For possible action)

Items #5-8

Presentation was made by Mark Mulhall representing the applicant. He shared plans and information on the project. Stated that this was a conforming Zone Change and discussed requested waivers and answered questions from the audience. Approximately 15-20 residents spoke against the project. Some stated that they could support it with additional information and some changes. The following Motions were made to HOLD until traffic, drainage studies and Fire Studies were completed.

- 1) PA26-700034 – BR Cubed LLC
- 2) ZC26-0450 – BR Cubed LLC
- 3) WS26 – 0451 BR Cubed LLC
- 4) TM26-500106 BR Cubed LLC

Motion by: Lois Hall
Action: HOLD for further information
Vote: 4/0 Unanimous

VII. General Business

NONE

VIII. Public Comment

- 1) We have been notified by Republic Services that service at the convenience center may be cancelled or changed soon.
- 2) VFW announces a grant for America 250 Mural at the Tank Site. Rotary, VFW and MV Family Resource Center working together on project.
- 3) Kristen Pearson announces 2 NFR Barrel Races coming up.
- 4) Blatant disrespect and dishonesty of developer – ZC is not a reduction.

IX. Next meeting scheduled is August 26, 2026.

X. Adjourn at 9:00PM

**ATTACHMENT A
MOAPA VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 7:00 P.M., AUGUST 26, 2026**

09/01/26 PC

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PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a portion of 9.19 acres. Generally located east of Moapa Valley Boulevard and north Lewis Avenue within Moapa Valley. MK/rk (For possible action)
2. **ZC-26-0450-B R CUBED, LLC:**
ZONE CHANGE to reclassify 9.19 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Moapa Valley Boulevard and north Lewis Avenue within Moapa Valley (description on file). MK/rk (For possible action)
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WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate open space; 2) waive off-site improvements (sidewalk and streetlights); and 3) allow modified driveway design standards.
DESIGN REVIEW for a proposed single-family attached and detached residential development on 9.19 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Moapa Valley Boulevard and north of Lewis Avenue within Moapa Valley. MK/md/kh (For possible action)
4. **TM-26-500106-B R CUBED, LLC:**
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09/15/26 PC

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WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce building separation; and 3) increase height for existing accessory structures in conjunction with an existing single-family residence on 0.38 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located northwest of Muddy Peak Court and west of Lillian Condie Road within Moapa Valley. MK/rp/cv (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700034-B R CUBED, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a portion of 9.19 acres.

Generally located east of Moapa Valley Boulevard and north Lewis Avenue within Moapa Valley. MK/rk (For possible action)

RELATED INFORMATION:

APN:

070-13-803-005

EXISTING LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - CORRIDOR MIXED-USE (UP TO 18 DU/AC) & COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

PROPOSED LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.19
- Existing Land Use: Undeveloped

Applicant's Justification

Currently, the overall site is under 2 master plan categories being Corridor Mixed-Use (CM) and Compact Neighborhood (CN). The applicant is requesting a master plan amendment from Corridor Mixed-Use (CM) and Compact Neighborhood (CN) to Compact Neighborhood (CN). The applicant is proposing a future compact single-family residential subdivision consisting of 82 lots. With that, the applicant proposes a master plan amendment for the subject parcels to Compact Neighborhood (CN) for uniformity over the entire development. According to the applicant, the master plan amendment is compatible with the area as three-fourths of the parcel is already planned for Compact Neighborhood (CN) and the site fronts onto a major arterial (Moapa Valley Boulevard). Lastly, the density is well below the 18 dwelling units per acre allowed by the Compact Neighborhood (CN) land use designation.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1209-00	Zone change for a 6.2 acre portion of the project site from R-E to R-3 (Multiple Family Residential) Zone with a use permit for a planned unit development (multi-family development) - withdrawn	Withdrawn at BCC	September 2000
ZC-0890-00	Zone change for a 6.2 acre portion of the project site from R-E Zone to R-3 Zone for a multi-family development - withdrawn	Withdrawn at BCC	July 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS3.3	Retail building & single family residential
South	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS80	Undeveloped & single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single family residential
West	Corridor Mixed-Use, Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS5.2	Storage & retail buildings, undeveloped & mobile home park

Related Applications

Application Number	Request
ZC-26-0450	A zone change to reclassify the site from CG & RS20 to RS2 is a companion item on this agenda.
WS-26-0451	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.
TM-26-500106	A tentative map for an 82 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The request is to redesignate the existing land use category on the western portion of the site from Corridor Mixed-Use (CM) to Compact Neighborhood (CN). Primary land uses for the Compact Neighborhood (CN) category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood-servicing public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Compact Neighborhood (CN) land use category appropriate for this location. Most of the subject parcel is already planned for Compact Neighborhood (CN) and the intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. Compact Neighborhood would be an appropriate transition between the CG (Commercial General) Zone businesses to the west along Moapa Valley Boulevard and the single family residential further east. The request complies with several County policies in the Master Plan which encourages reinvestment of older neighborhoods that are compatible with existing development. The request complies with Policy 1.4.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the Compact Neighborhood (CN) land use category is appropriate for this location.

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 October 7, 2026 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:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

- Applicant to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MARK MCGINTY

CONTACT: MARK MCGINTY, KNIT, 7250 PEAK DRIVE SUITE 216, LAS VEGAS, NV
89128

Planned Land Use Amendment PA-26-700034

DRAFT



Current



Requested

Requested Area To Change

Planning Areas

Neighborhoods

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

Commercial and Mixed Use

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

Employment

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

Other

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

Northeast County Clark County, Nevada

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0450-B R CUBED, LLC:

ZONE CHANGE to reclassify 9.19 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone.

Generally located east of Moapa Valley Boulevard and north Lewis Avenue within Moapa Valley (description on file). MK/rk (For possible action)

RELATED INFORMATION:

APN:

070-13-803-005

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.19
- Existing Land Use: Undeveloped

Applicant's Justification

The request is to reclassify a parcel zoned CG (Commercial General) Zone, and RS20 (Residential Single-Family 20) Zone to a RS2 (Residential Single-Family) Zone to develop the site as a single family residential development with attached and detached residential units. According to the applicant, while the detached single-family homes are able to meet the standards set forth in Residential Single-Family 3.3 (which also exists to the north of the site), RS2 (Residential Single-Family 2) allows the site to be developed with attached single-family homes too. This provides for a variety of housing types that can accommodate residents of all ages, income levels, and backgrounds. This allows the site to develop in a way to serve as a buffer to the existing development. The denser attached houses will be on the western portion of the site by Moapa Valley Boulevard where it will transition to detached, less dense houses moving east across the site before reaching the adjacent, existing RS5.2 (Residential Single-Family 5.2) subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1209-00	Zone change for a 6.2 acre portion of the project site from R-E to R-3 with a use permit for a planned unit development (multi-family development) - withdrawn	Withdrawn at BCC	September 2000
ZC-0890-00	Zone change for 6.2 acre portion of the project site from R-E to R-3 for a multi-family development - withdrawn	Withdrawn at BCC	July 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS3.3	Retail building & single family residential
South	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS80	Undeveloped & single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single family residential
West	Corridor Mixed-Use, Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS5.2	Storage and retail buildings, undeveloped & mobile home park

Related Applications

Application Number	Request
PA-26-700034	A plan amendment from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
WS-26-0451	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.
TM-26-500106	A tentative map for an 82 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Although the subject site does not abut RS2 (Residential Single-Family 2) zoning, some of the adjacent parcels surrounding this site are zoned for more intensive uses. Therefore, the presence of RS2 (Residential Single-Family 2) zoning is compatible and compliments nearby land uses in the area. Additionally, coupled with the conformity too much of the current planned land use over the majority of the subject site, underscores the appropriateness of this zoning request. The request complies with Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations to expand housing options that are less prevalent such as duplexes, townhomes, and smaller lot compact single family residential subdivisions. For these reasons, staff finds the request for the RS2 (Residential Single-Family 2) zoning is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 7, 2026 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:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features:
- Applicant to show fire hydrant locations on-site and within 750 feet.

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 #0042-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK MCGINTY

CONTACT: MARK MCGINTY, KNIT, 7250 PEAK DRIVE SUITE 216, LAS VEGAS, NV 89128

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0451-B R CUBED, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate open space; **2)** waive off-site improvements (sidewalk and streetlights); and **3)** allow modified driveway design standards.

DESIGN REVIEW for a proposed single-family attached and detached residential development on 9.19 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located east of Moapa Valley Boulevard and north of Lewis Avenue within Moapa Valley. MK/md/kh (For possible action)

RELATED INFORMATION:

APN:

070-13-803-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate open space where 16,400 square feet of open space is required per Section 30.02.08B.
2.
 - a. Waive off-site improvements (sidewalks and streetlights) along Lewis Avenue where required per Section 30.04.08C.
 - b. Waive off-site improvements (sidewalks and streetlights) along Alma Avenue where required per Section 30.04.08C.
 - c. Waive off-site improvements (sidewalks and streetlights) along the interior streets of the development where required per Section 30.04.08C.
3. Reduce the driveway distance to a property line to 1 foot where a minimum distance of 6 feet is required per Uniform Standard Drawing 222 (a 83% reduction).

PROPOSED LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.19
- Project Type: Single-family (attached and detached) residential development
- Number of Lots: 82
- Density (du/ac): 8.92
- Minimum/Maximum Lot Size (square feet): 2,024/4,541

- Number of Stories: 1 to 2
- Building Height (feet): 17 to 19 (single-story detached)/27 (2-story detached)/29 (2-story attached)
- Square Feet: 912 to 1,210 (single-story detached)/1,962 to 1,970 (2-story detached)/1,760 to 1,934 (2-story attached)
- Open Space Required/Provided: 16,400/0

Site Plan

Access to the proposed single-family residential development is granted via a north/south public street (Street "C") along the eastern portion of the development that connects to Lewis Avenue to the south and Alma Avenue to the north. The subdivision is serviced by 3, 48 foot wide interior public streets. Lots 9 through 17 face towards Alma Avenue and Lots 54 through 62 face towards Lewis Avenue. All remaining lots face towards the residential local streets within the interior of the development. For this development, the applicant is requesting to eliminate the required open space area for the residents to utilize. Lastly, the applicant is requesting to waive sidewalks and streetlights along Lewis Avenue, Alma Avenue, and within the interior streets of the development.

Landscaping

The plans depict street landscaping and a detached sidewalk located along Moapa Valley Boulevard., along with a 10 foot wide street landscape area along Alma Avenue and Lewis Avenue. Trees, shrubs, and groundcover are planted within the street landscape areas in accordance with Title 30 standards.

Elevations

The plans depict single and 2 story detached model homes, and 2 story attached model homes. The single story and 2 story homes measure up to 19 feet and 27 feet in height, respectively. The 2 story attached homes measure up to 29 feet in height. All proposed models consist of pitched, asphalt shingled roofs with stucco and fiber cement siding, window trim, and ledge stone or fiber cement siding.

Floor Plans

The single -story model residences measure 912 square feet in living area with a 2 car garage measuring between 418 to 512 square feet. An additional single story model features a 2 car garage with an optional RV garage measuring a total of 764 square feet. The 2 story models measure between 1,962 to 1,970 square feet with a 2-car garage measuring 439 square feet. An additional 2 story model features a 2 car garage with an optional RV garage measuring a total of 764 square feet. The 2 story attached residences measure between 1,760 to 1,970 square feet in area and include either a single garage or a 2 car tandem garage measuring 313 square feet and 476 square feet, respectively.

Applicant's Justification

The majority of the area, especially residential areas do not have sidewalks or streetlights. This is a rural area that desires to keep it that way by maintaining rural standards and dark skies. The applicant wants to keep the development in character with the surrounding area and the interior streets are developed to public street standards. The focus of this project is to provide much

needed housing supply at a below median price point to help address housing affordability. The requirement of open space creates the requirement of a homeowner's association with greater maintenance responsibilities which leads to higher homeowner's association fees; therefore this is not in line with the goal to provide attainable housing. Although open spaces is eliminated, the residents may utilize the Overton Park and there is a plethora of outdoor recreation in the Moapa Valley. Lots 63-82 are attached single-family homes. The development of these attached single-family homes creates zero lot lines between the homes. This creates driveways that are generally closer to one another than prescribed in Uniform Standard Drawing 222. Uniform Standard Drawing 222 does not fully contemplate attached single-family housing. Individuals park in parking lots with less space between one another and there are generally no safety issues.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1209-00	Zone change from a 6.2 acre portion of the project site from R-E to R-3 with a use permit for a planned unit development (multi-family development) - withdrawn	Withdrawn at BCC	September 2000
ZC-0890-00	Zone change for 6.2 acre portion of the project site from R-E to R-3 for a multi-family development - withdrawn	Withdrawn at BCC	July 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS3.3	Retail building & single-family residential
South	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS80	Undeveloped & single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Corridor Mixed-Use; Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS5.2	Storage & retail buildings, undeveloped & mobile home park

Related Applications

Application Number	Request
PA-26-700034	A plan amendment from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.

Related Applications

Application Number	Request
ZC-26-0450	A zone change from CG & RS20 to RS2 is a companion item on this agenda.
TM-26-500106	A tentative map for an 82 lot single-family residential subdivision is a companion item on this agenda.

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

Waivers 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.

Waiver of Development Standards #1

Open space for residential development serves numerous purposes, including preservation of natural areas and resources, ensuring greater access to open areas and recreation, reducing the heat island effect, and providing public health benefits. Staff cannot support the applicant's request to eliminate the open space requirement for this subdivision. While staff recognizes that 62 of the lots within the development exceed the minimum lot area for the RS2 zoning district, eliminating the required open space within the subdivision is a self-imposed burden that may adversely affect future residents of the subdivision. Therefore, staff recommends denial of this request.

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.

Staff finds the elevations and floor plans are consistent with the single-family residential development within the surrounding area. Four-sided architecture is provided and is harmonious with the existing development to the north and east. Staff has no objection to the proposed architecture; however, since staff cannot support the associated waivers of development standards, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to not install sidewalks and streetlights along Lewis Avenue, Alma Avenue and the interior streets within the proposed subdivision. Sidewalks on public streets provide a safe pathway which helps prevent pedestrians from walking on the asphalt pavement on the roadway. Streetlights not only provide safety for motorists, but they assist in improving security. Additionally, staff finds that with new technology, the light pollution from the streetlights can be mitigated so that the light does not impede into the adjacent parcels. Therefore, staff finds that it is imperative to provide the sidewalks and streetlights.

Waiver of Development Standards #3

Staff cannot support the request to reduce the distance from the driveway to the property line for Lots 63 to 82. The minimum required distance is intended to provide a safe transition from the property to the right-of-way, reducing the chance for collisions.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 7, 2026 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

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 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:
- Traffic study and compliance:
- Full off-site improvements except for sidewalks and streetlights along Lewis Avenue, Alma Avenue, and all interior streets within the subdivision:
- Applicant to install conduit and pull boxes for streetlights along Lewis Avenue, Alma Avenue, and all interior streets within the subdivision:

- Right-of-way dedication to include a 54 foot property line radius on the southwest portion of the site at the Moapa Valley Boulevard and Lewis Avenue intersection, spandrel on the southwest portion of the site at the Moapa Valley Boulevard and Lewis Avenue intersection. 30 feet for Alma Avenue and associated spandrel:
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to provide a circular driveway or on-site turnaround for Lots 54 to 62 along Lewis Avenue.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features:
- Applicant to show fire hydrant locations on-site and within 750 feet

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 #0042-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis./mc

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK MCGINTY

CONTACT: MARK MCGINTY, KNIT, 7250 PEAK DRIVE, SUITE 216, LAS VEGAS, NV 89128

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500106-B R CUBED, LLC:

TENTATIVE MAP consisting of 82 single-family residential lots on 9.19 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located east of Moapa Valley Boulevard and north of Lewis Avenue within Moapa Valley. MK/md/kh (For possible action)

RELATED INFORMATION:

APN:

070-13-803-005

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.19
- Project Type: Single-family (attached and detached) residential development
- Number of Lots: 82
- Density (du/ac): 8.92
- Minimum/Maximum Lot Size (square feet): 2,024/4,541
- Open Space Required/Provided: 16,400/0

Project Description

Access to the proposed single-family residential development is granted via a 48 foot wide north/south public street (Street "C") that connects to Lewis Avenue and Alma Avenue. The subdivision is serviced by three, 48 foot wide interior public streets. Lots 9 through 17 face towards Alma Avenue, a local street measuring 60 feet in width. Lots 52 through 64 face towards Lewis Avenue, a collector street measuring 79 feet in width. All remaining lots face towards the residential local streets within the interior of the development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1209-00	Zone change to reclassify a 6.2 acre portion of the project site from R-E to an R-3 with a use permit for a planned unit development (multi-family development) - withdrawn	Withdrawn at BCC	September 2000

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0890-00	Zone change to reclassify a 6.2 acre portion of the project site from R-E to R-3 for a multi-family development - withdrawn	Withdrawn at BCC	July 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS3.3	Retail building & single family residential
South	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS80	Undeveloped & single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single family residential
West	Corridor Mixed-Use; Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS5.2	Storage & retail buildings, undeveloped & mobile home park

Related Applications

Application Number	Request
PA-26-700034	A plan amendment from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-26-0450	A zone change to reclassify the site from CG & RS20 to RS2 is a companion item on this agenda.
WS-26-0451	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.

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**

Staff cannot support allowing vehicles to back out onto the collector street being Lewis Avenue. Allowing automobiles to back out onto collector streets presents a potential safety hazard to both the exiting vehicle and vehicles within the right-of-way. Staff finds the subdivision can be redesigned to prevent adjacent and direct driveway access to the collector street. Furthermore, since staff is not supporting the accompanying waivers of development standards and design review, staff recommends denial of the tentative map.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 7, 2026 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**

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements except for sidewalks and streetlights along Lewis Avenue, Alma Avenue, and all interior streets within the subdivision;
- Applicant to install conduit and pull boxes for streetlights along Lewis Avenue, Alma Avenue, and all interior streets within the subdivision;
- Right-of-way dedication to include a 54 foot property line radius on the southwest portion of the site at the Moapa Valley Boulevard and Lewis Avenue intersection, spandrel on the southwest portion of the site at the Moapa Valley Boulevard and Lewis Avenue intersection, 30 feet for Alma Avenue and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to provide a circular driveway or on-site turnaround for Lots 54 to 62 along Lewis Avenue.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes;
- Street names shall not include directional prefixes;
- Street suffixes shall be spelled out.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.

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 #0042-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** MARK THOAMSMCGINTY**CONTACT:** MARK MCGINTY, KNIT, 7250 PEAK DRIVE, SUITE 216, LAS VEGAS, NV 89128

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0455-GARRELTS NATHAN & KAITLYN LEEANN:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce building separation; and **3)** increase height for existing accessory structures in conjunction with an existing single-family residence on 0.38 acres in an RS5.2 (Residential Single-Family5.2) Zone.

Generally located northwest of Muddy Peak Court and west of Lillian Condie Road within Moapa Valley. MK/rp/cv (For possible action)

RELATED INFORMATION:

APN:

070-12-410-033

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the interior side setback for an accessory structure (detached shop) to 3 feet where 5 feet is required per Section 30.02.06 (a 40% reduction).
b. Reduce the interior side setback for (shed) with an attached chicken coop to 1 foot where 5 feet is required per Section 30.02.06 (an 80% reduction).
2. Reduce building separation between the shed with an attached chicken coop and the single-family residence to 5 feet where 6 feet is required per Section 30.02.06 (a 16% reduction).
3. Increase the height of an accessory structure (detached shop) to 15 feet where a maximum height of 14 feet is permitted per Section 30.02.06 (a 7% increase).

LAND USE PLAN:

NORTHEAST COUNTY (INSERT LOCATION) - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 490 Muddy Peak Court
- Site Acreage: 0.38
- Project Type: Existing accessory structures
- Building Height (feet): 15 (detached shop)/10 (shed)/6 (chicken coop)
- Square Feet: 840 (detached shop)/144 (shed)/158 (chicken coop)

Site Plan

The site plan shows an existing single-family residence located on the northwest side of a 4 lot cul-de-sac with access from Muddy Peak Court to the north. Along the south property line, an existing detached shop is placed at a setback of 3 feet 7 inches. A shed with an attached chicken coop is located 12 inches from the east property line. The site plan also depicts a jungle gym, trampoline, and an above-ground pool throughout the property, all located within the setback areas.

Landscaping

Landscaping is not a part of this request.

Elevations

The plan depicts a 15 foot gray metal detached shop, which exceeds the 14 foot height standard and therefore requires a waiver. The shed measures 9 feet 7 inches with an attached 6 foot chicken coop, constructed of wood, painted white, and reinforced with wire mesh for security.

Floor Plans

The plan depicts a detached shop with 840 square feet and a shed with 144 square feet with attached 158 square foot chicken coop, all with an open floor plan.

Applicant's Justification

The applicant is requesting waivers to allow reduced setbacks and increased height for an existing detached shop and a shed with an attached chicken coop. The applicant states that the structures are used for storage, that the front yard meets landscaping requirements, and that the requested modifications will not negatively impact on neighboring properties. A letter from an adjacent neighbor indicating no objections has also been provided.

Surrounding Land Use

	Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Neighborhood (MN)	Suburban (up to 8 du/ac)	RS5.2	Single-family residential

Clark County Public Response Office (CCPRO)

CE25-09197 is an active violation for building without permits.

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

Waivers 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.

Setbacks, building separations, and height are intended to promote safety and aesthetically pleasing neighborhoods. Staff finds that the reduced setbacks and separation may negatively impact the surrounding properties. The lot has adequate space to accommodate the required setbacks and building separation. Staff understands that there are neighboring properties with similar accessory structures; however, the detached shop as proposed is not compatible with the primary dwelling. The requests are a self-imposed hardship, therefore, staff cannot support these requests.

Staff Recommendation

Denial.

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:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS: 1
PROTESTS:

APPLICANT: NATHAN GARRELTS

CONTACT: NATHAN GARRELTS, P.O. BOX 1465, OVERTON, NV 89040

DRAFT

