



MOAPA VALLEY TOWN ADVISORY BOARD

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, Nv. 89040

June 11, 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

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 30, 2025 (For possible action)
- IV. Approval of the Agenda for the meeting of June 11, 2025, and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

NONE

VI. Planning & Zoning

07/02/25 BCC

1. **WS-25-0307-ADAMS E & V TRUST & ADAMS ELWYN & VERLA TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) eliminate the drainage study on 28.12 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Wells Avenue and west of Moapa Valley Boulevard within Moapa Valley. MK/bb/kh (For possible action)
2. **ZC-25-0375-SOLOMON PLEDGER & MICHELLE FAMILY TRUST & SOLOMON PLEDGER & MICHELE TRS:**
ZONE CHANGE to reclassify 3.92 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located on the southwest corner of Cottonwood Avenue (alignment) and Cooper Street within Moapa Valley (description on file). MK/gc (For possible action)
3. **UC-25-0376-SOLOMON PLEDGER & MICHELLE FAMILY TRUST & SOLOMON PLEDGER & MICHELE TRS:**
USE PERMIT for outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified residential adjacency standards; 2) increase maximum parking; and 3) waive full off-site improvements.
DESIGN REVIEW for a mini-warehouse facility with outdoor storage on 3.92 acres in an IL (Industrial Light) Zone. Generally located on the southwest corner of Cottonwood Avenue (alignment) and Cooper Street within Moapa Valley. MK/lm/kh (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 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: June 25, 2025.

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>



Moapa Valley Town Advisory Board

April 30, 2025

DRAFT MINUTES

Board Members:	Jill Perkins– Chair – PRESENT Lois Hall – Vice Chair – PRESENT Lori Houston– PRESENT	Stephanie Blair – PRESENT Kristin 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 (see above)

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

II. Public Comment

None

III. Approval of April 9, 2025, Minutes

Moved by: Kristin Pearson

Action: Approved minutes as submitted.

Vote: 5-0/ Unanimous

IV. Approval of Agenda for April 30, 2025

Moved by: Lois Hall

Action: Approved agenda as submitted

Vote: 5-0/Unanimous

V. Information

NONE

VI. Planning & Zoning

05/20/25 PC

1. **WS-25-0270-SPRINGALL WILLIAM & JENNIFER:**
WAIVER OF DEVELOPMENT STANDARDS for reduced front setback in conjunction with a proposed single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Mazuma Court, 211 feet east of River Heights Lane within Moapa Valley. MK/rp/cv (For possible action)

TAB is good with presentation by Adilene Galaviz and believes residence will conform and be cohesive with the community.

Moved by: Lois Hall

Action: Approval

Vote: 5/0 Unanimous

VII. General Business

NONE

VIII. Public Comment

1. Multiple complaints regarding Republic Services. Judy will reach out to them for answers.
2. June 3rd meeting at Clea's Logandale office regarding the 4th of July celebration.
3. MVHS is hosting the State Track Meet 5/18 & 19 and needs volunteers.
4. MVHS Booster Club needs donations for Grad Nite "Safe & Sober" celebration.
5. Dan Bailey Car Show on Saturday, May 3rd benefitting Brookes Good Deeds at OLSHACS.
6. Questions regarding short-term rentals in MV, rules may have changed.
7. Perkins Field will be getting an official date on Weather Station at the field.

IX. Next scheduled meeting is May 14, 2025.

X. Adjourned at 7:20PM.

Next Meeting Date

The next regular meeting will be April 30, 2025 at 7:00 p.m.

Adjournment

The meeting was adjourned at 8:25 p.m.

**ATTACHMENT A
MOAPA VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 7:00 P.M., JUNE 11, 2025**

07/02/25 BCC

1. **WS-25-0307-ADAMS E & V TRUST & ADAMS ELWYN & VERLA TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) eliminate the drainage study on 28.12 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Wells Avenue and west of Moapa Valley Boulevard within Moapa Valley. MK/bb/kh (For possible action)
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PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0307-ADAMS E & V TRUST & ADAMS ELWYN & VERLA TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) eliminate the drainage study on 28.12 acres in an RS80 (Residential Single-Family 80) Zone.

Generally located north of Wells Avenue and west of Moapa Valley Boulevard within Moapa Valley. MK/bb/kh (For possible action)

RELATED INFORMATION:

APN:

041-22-101-004; 041-22-101-024

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) where off-site improvements are required per Section 30.04.08.
2. Eliminate drainage study requirements where required per Section 30.04.08B.

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2070 Wells Avenue
- Site Acreage: 28.12
- Project Type: Waive off-site improvements and drainage study
- Number of Lots: 2
- Density (du/ac): 0.07

Site Plan

The plan depicts 2 existing parcels of land located in Moapa Valley at the northwest corner of Wells Avenue and Moapa Valley Boulevard. The smaller 2.5 acre parcel has an existing home and driveway access from Wells Avenue. The larger 25.62 acre parcel is undeveloped and has frontage on Winsor Avenue, Moapa Valley Boulevard, and Wells Avenue. There is a minor subdivision map in process (MSM-24-600108) to adjust the lot line between the 2 parcels. The proposed map depicts that with the lot line adjustment, the western lot size will increase to 13.92 acres and the eastern lot size will reduce to 12.00 acres. A 50 foot dedication of right-of-way for Winsor Avenue will result in the remaining total property area of 25.92 acres.

Landscaping

No landscaping is required with the proposed minor subdivision in a non-urban area.

Applicant's Justification

The applicant is requesting a minor subdivision to revise the 2 lots into a more equal area for family needs. No further development is proposed at this time.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS80	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac) & Public Use	RS80 & RS20	Single-family residential & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RS80	Single-family residential & undeveloped

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.

Public Works - Development Review

Waiver of Development Standards #1

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Waiver of Development Standards #2

Staff cannot support the request to waive the drainage study. A drainage study is necessary to identify the need for drainage easements within the new lots created by MSM-24-600108. The issue is that without creating the drainage easement at the same time the lots are created, any

future owner could be left with a disproportionate share of the burden of dealing with a lot that has drainage issues.

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:

- 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

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Wells Avenue, 50 feet for Winsor Avenue, and spandrels at the northeast corner and southeast corner of the site.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 041-22-101-004; and to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

TAB/CAC:

APPROVALS:

PROTESTS:



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 041-22-101-024

PROPERTY ADDRESS/ CROSS STREETS: 2070 WELLS AVE Moapa Valley, NV - 89021

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards to not install offsite improvements (curb, gutter, detached sidewalks, streetlights, and partial paving and street landscaping) dedication of right of way and associated spandrels, Drainage Study, and any easements for utility, drainage pedestrian access.

PROPERTY OWNER INFORMATION

NAME: LEAVITT FAMILY TRUST and LEAVITT RODNEY K & CAMILLE TRS
ADDRESS: 2070 WELLS AVE
CITY: Moapa Valley STATE: NV ZIP CODE: 89021
TELEPHONE: 702-379-9706 CELL: _____ EMAIL: wei@mvdsl.com

APPLICANT INFORMATION (must match online record)

NAME: LEAVITT FAMILY TRUST and LEAVITT RODNEY K & CAMILLE TRS
ADDRESS: 2070 WELLS AVE
CITY: Moapa Valley STATE: NV ZIP CODE: 89021 REF CONTACT ID # _____
TELEPHONE: 702-379-9706 CELL: _____ EMAIL: wei@mvdsl.com

CORRESPONDENT INFORMATION (must match online record)

NAME: LR Nelson Consulting Engineers Attn: Aimee English
ADDRESS: 6765 W. Russell Road Ste# 200
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-798-7978 CELL: 702-682-7933 EMAIL: aimee.english@lmeng.com

*Correspondent will receive all communication on submitted application(s).

(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.

Rodney K. Leavitt
Property Owner (Signature)*

Rodney K. Leavitt
Property Owner (Print)

3/25/25
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) WS-25-0307

PC MEETING DATE _____

BCC MEETING DATE 6-4-2025

TAB/CAC LOCATION Moapa Valley

ACCEPTED BY [Signature]

DATE 4-10-2025

FEES 800.00

DATE 5-14-2025
6/11/25



Department of Comprehensive Planning Application Form

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PROPERTY OWNER INFORMATION

NAME: ADAMS E & V TRUST and ADAMS ELWYN & VERLA TRS

ADDRESS: 2070 WELLS APO BOX 6

CITY: Logandale

STATE: NV

ZIP CODE: 89021

TELEPHONE: 702-379-9706

CELL

EMAIL: wei@mvdsl.com

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CITY: Moapa Valley

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TELEPHONE: 702-379-9706

CELL

EMAIL: wei@mvdsl.com

CORRESPONDENT INFORMATION (must match online record)

NAME: LR Nelson Consulting Engineers

Attn: Aimee English

ADDRESS: 6765 W. Russell Road Ste# 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID #

TELEPHONE: 702-798-7978

CELL

702-682-7933

EMAIL: aim.ee.english@lmeng.com

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(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 and 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.

Verla G Adams

Property Owner (Signature)*

Verla G Adams

Property Owner (Print)

4-6-25

Date

DEPARTMENT USE ONLY:

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APPLICATION # (SI) _____

PC MEETING DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

ACCEPTED BY _____

DATE _____

FEES _____

DATE _____



Department of Comprehensive Planning Application Form

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Property Owner (Signature)*

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OTHER

APPLICATION # (s) WS-25-0307

PC MEETING DATE

BCC MEETING DATE

TAB/CAC LOCATION

ACCEPTED BY [Signature]

DATE

FEES

4-10-2025

800.00

DATE 6-11-25



25LRN0085

April 8, 2025

Clark County
Comprehensive Planning
Development Review
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

WS-25-0307

**PLANNER
COPY**

**Reference: Waiver of Development Standards Justification Letter for 2070 Wells Ave. Moapa Valley
(APN# 041-22-101-004 & 024) APR-25-100205**

Dear Staff:

On behalf of our client, we are pleased to provide information regarding a Waiver of Development Standards request for the above-mentioned parcel number, which is located at 2070 Wells Ave. Moapa Valley, NV 89021.

Waiver of Development Standards

On behalf of the property owners, we respectfully request a Waiver of Development Standards as follows:

Waiver 1:

We are requesting a Waiver of Development Standards to waive and eliminate the required 6-foot-wide street landscaping along each frontage on Wells Road and Winsor Avenue.

If forced to plant trees we will accommodate at the time of development.

Waiver 2:

We are requesting a Waiver of Development Standards to waive full offsite and partial paving along each frontage on Wells Road and Winsor Avenue.

Waiver 3:

We are requesting a waiver to the drainage study.

These waivers are necessary because the entire street is rural, and no sidewalks currently exist in the area. Since the area is planned to remain rural the need for detached sidewalks is not necessary as the residents would like the area to remain as such. The request to waive a drainage study since there are no plans to add any buildings on the property as it shall remain as an alfalfa field.

As part of this application, we recognize the lots are passing through Wells Road and Windsor Avenue and should be considered and reviewed with this application.



The intent is to parcel the site into 2 separate parcels to gift down to the next family generation. We are currently processing a Parcel Map (MSM-24-600108) with the Clark County Mapping team. The division does not create a new lot, and landscaping could be included when the property is further developed and subdivided in the future.

We feel that this development and the proposed Waiver of Development Standards are compatible with the surrounding area and planned development. With this in mind, we respectfully request the approval of this Waiver of Development Standard. If you have any questions or concerns, please contact this office at your earliest convenience.

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC

Aimee English

Project Manager

PLANNER
CCCY

APPLICANT: LR NELSON CONSULTING ENGINEERS

CONTACT: LR NELSON CONSULTING ENGINEERS, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118

DRAFT

07/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0375-SOLOMON PLEDGER & MICHELLE FAMILY TRUST & SOLOMON PLEDGER & MICHELE TRS:

ZONE CHANGE to reclassify 3.92 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone.

Generally located on the southwest corner of Cottonwood Avenue (alignment) and Cooper Street within Moapa Valley (description on file). MK/gc (For possible action)

RELATED INFORMATION:

APN:

070-12-501-003; 070-12-501-004

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 1245 & 1255 Cooper Street
- Site Acreage: 3.92
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for IL zoning is appropriate since there are other IL zoned properties in the area and the request conforms to the Business Employment (BE) land use category designated on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-22-0134	Renamed a street alignment to Cooper Street	Approved by PC	May 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Public Use	PF	Overton Airport
South	Business Employment	IL	Mini-warehouse facility

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Manufactured home

Related Applications

Application Number	Request
UC-25-0376	A use permit, waivers of development standards, and a design review for a mini-warehouse facility 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. The request for IL zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. The adjacent property to the south is already zoned IL. Industrial zoning categories are also appropriate near airport uses, as Overton Airport is located to the north and east. The request complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting the development of industrial and employment uses in areas that are proximate to air, rail, and highway facilities, and Policy NE-4.1 which encourages development patterns and standards compatible with the continuing operation of Perkins Field - Overton Airport. For these reasons, staff finds the request for IL zoning is appropriate for this location.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Overton-Perkins Field Airport (U08). Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

FAA Advisory Circular 150/5200-33C, "Hazardous Wildlife Attractants On or Near Airports," states that birds and other hazardous wildlife have caused major damage to aircraft and have affected flight operations at airports, and therefore can be a hazard to air navigation. Wildlife attractants can include landscaping, improper waste disposal, and other factors. For airports like Overton-Perkins Field Airport, the advisory circular recommends that hazardous wildlife attractants be mitigated to ensure the safety of airport operations. The property is approximately 500 feet from the runway for Overton-Perkins Field Airport.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation (CCDOA);
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Utilize non-wildlife attractant landscaping plants and vegetation in compliance with FAA AC 150/5200-33C and the associated documents therein. Contact CCDOA at 702-261-5024 with questions regarding compatible plants and vegetation;
- All outside dumpsters and trash cans must remain closed with a properly fitting lid to prevent debris from the receptacles from blowing onto the airfield east of Airport Rd. and to prevent the attraction of hazardous wildlife.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 070-12-501-004; and to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PLEDGER SOLOMON

CONTACT: GEORGE ROGERS, GMRA, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

07/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0376-SOLOMON PLEDGER & MICHELLE FAMILY TRUST & SOLOMON PLEDGER & MICHELE TRS:

USE PERMIT for outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified residential adjacency standards; 2) increase maximum parking, and 3) waive full off-site improvements.

DESIGN REVIEW for a mini-warehouse facility with outdoor storage on 3.92 acres in an IL (Industrial Light) Zone.

Generally located on the southwest corner of Cottonwood Avenue (alignment) and Cooper Street within Moapa Valley. MK/lm/kh (For possible action)

RELATED INFORMATION:

APN:

070-12-501-003; 070-12-501-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow outdoor storage where not permissible as an accessory use where Residential Adjacency standards apply per Section 30.04.06E.
2. Allow 9 parking spaces for Phase 1 where a maximum of 5 parking spaces is permissible per Section 30.04.04D (a 80% increase).
3.
 - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Cooper Street where required per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Cottonwood Avenue where required per Section 30.04.08C.

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 1245 & 1255 Cooper Street
- Site Acreage: 3.92
- Project Type: Mini-warehouse with outdoor storage
- Number of Stories: 1
- Building Height (feet): 14 (Buildings 1 through 5 Phase 1 & 2)/16.1 (Building 6 Phase 1)/19.6 (Building 6 Phase 2)

- Square Feet: Phase 1: 2,820 (Building 1)/4,824 (Building 2)/4,820 (Buildings 3 & 4)/5,920 (Building 5)/6,564 (Building 6)/Phase 2 total building areas: 8,813.2 (Building 1)/10,813.2 (Buildings 2, 3, & 4)/5,920 (Building 5)/7,950 (Building 6 Phase 2)
- Parking Required/Provided: 9/9
- Sustainability Required/Provided: 7/3

Site Plans

The plans depict a mini-warehouse facility with outdoor storage for RVs and boats to be constructed in 2 phases. Phase 1 is designed to be located primarily on the southern parcel with 5 mini-warehouse buildings and outside storage for RVs and boats. Phase 2 is an extension of Buildings 1 through 4 and the addition of another canopy over outdoor storage spaces. Access to the site is from Cooper Street via a 33 foot wide commercial driveway with an access gate set back 50 feet from the east property line. A total of 9 required parking spaces for the overall development are provided with the first phase of construction. A trash enclosure is located to the east of Building 5 within the Phase 1 development area. Phase 1 buildings are set back 34 feet from the east property line, Building 5 is set back zero feet from the south property line, and the outdoor storage canopy is set back 58.5 feet from the west property line. Phase 2 building 1 will be set back similar to Phase 1 to the east property line, and all Phase 2 buildings are set back 52.3 feet from the north property line. A minimum 24 foot drive aisle is provided to access all storage units. In Phase 1, outside storage spaces are paved with 13 uncovered spaces located along the south property line near the southwest corner of the site and 12 covered spaces located to the west of Building 4. A paved drive aisle is located on the north side of the proposed Phase 1 buildings to provide vehicular access around the site. Again, in Phase 2 all driveways and outdoor storage spaces are paved, with 23 additional covered spaces located to the west of Building 4.

Landscaping

Phase 1 landscaping is provided along the development portion of the site with a 10 foot landscape area located along Cooper Street and a 15 foot wide landscape buffer along the west property line. The street landscape along Cooper Street consists of large evergreen trees spaced typically 22 feet apart east of Building 1 and medium evergreen trees planted on the north and south sides of the driveway entry with shrubbery. The remainder of the street landscaping and landscape buffer will be constructed with Phase 2. The Phase 1 site will be enclosed by a 6 foot decorative fence along Cooper Street, with a 10 foot tall decorative block wall along the west property line adjacent to the residential property. An 8 foot high screened chain link fence is provided on the north side of Phase 1 to screen the outdoor storage area until Phase 2 is completed.

Phase 2 landscaping is an extension of Phase 1 with 10 foot wide street landscape area along Cooper Street and Cottonwood Avenue which consists of large evergreen trees and shrubs. The 15 foot wide landscape buffer is continued with a 10 foot decorative block wall along the west property line adjacent to the residential use. The site is enclosed by a 6 foot decorative fence along Cooper Street and Cottonwood Avenue. Once Phase 2 is completed, all required trees will be provided.

Elevations

The plans depict 5 enclosed mini-warehouse buildings constructed with c.m.u. end panels and fire-break walls in desert tan color with similarly painted corrugated metal panel siding and roofing. Units are accessed by painted metal roll-up doors. The buildings will have an overall height of 14 feet. The 2 metal freestanding outdoor storage canopies have an overall height of 16.1 feet which will be painted to match the storage buildings. There are no mechanical equipment fixtures provided for storage structures and buildings. At the completion of Phase 2, some buildings will be over 150 feet in length with no discernable elevation change in the building roofline. Buildings 1 and 2 will have roll-up doors that face Cooper Street.

Floor Plans

Phase 1 will provide a variety of storage unit sizes, which range from 100 square feet to 600 square feet, with a total of 72 units. Phase 2 will provide the same variety of storage unit sizes with 97 additional units, and a total of 169 units for the overall project.

Applicant's Justification

The applicant indicates that the proposed mini-warehouse facility with outdoor storage for RVs and boats will be constructed in two phases. The efficient design of the buildings does not easily allow for variations in footprint or elevation and finds that the primary building design has an overall height, and variations to the roofline would be negligible to the aesthetics. The proposed building elevations as designed will have roll-up doors, which will be screened from Cooper Street by the proposed decorative fence and street landscaping while allowing police and security to see through to drive aisles. The site will be operated by automated access gates, and there will not be an office or on-site living quarters. Upkeep of the site will be provided by maintenance workers that travel to the property. Security will be provided by remote cameras and alarm devices. Pedestrians are not expected to access the site, and visitors are expected to park in front of rental units; however, all required visitor parking for the full build-out will be provided with Phase 1. The site will be restricted to daily hours from 6:00 a.m. to 9:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-22-0134	Rename a street alignment to Cooper Street	Approved by PC	May 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Public Use	PF	Overton Airport
South	Business Employment	IL	Mini-warehouse facility
West	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Manufactured home

Related Applications

Application Number	Request
ZC-25-0375	A zone change to reclassify the site from RS80 to IL 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

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

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.

Use Permit & Waiver of Development Standards #1

Staff finds that the proposed outdoor storage in conjunction with a mini-warehouse facility is appropriate with the Overton Municipal Airport (Perkins Field) to the north and east and an existing mini-warehouse use located to the south. There is an existing residence located to the west, which is located over 600 feet from the shared property line on the west side of a 7.9 acre parcel. Staff is concerned that the location of the outdoor storage may have a negative impact on the residential property to the west even though each phase will be screened from the adjacent residential property with the required landscape buffer and screening. The outdoor storage use could be relocated to the east of the buildings to provide greater separation of the use to the existing residence. This use, as proposed, would comply with Policy 1.4.4, which encourages the development of viable uses. However, Phase 2 will not provide the required screened outdoor storage area along Cottonwood Avenue once completed. While the applicant is providing an 8 foot high screened fence with the development of Phase 1, staff believes that the applicant could provide an 8 foot high screen fence or wall along Cottonwood Avenue to meet the outdoor storage standard. For these reasons, staff has no objection to the use of a mini-warehouse facility, but since staff does not support the removal of the screening of the outdoor storage area with Phase 2 and the location of the outdoor storage areas, staff cannot support these requests.

Waiver of Development Standards #2

Staff has no objection with installing the additional 4 parking spaces that are being proposed while phase 2 is under construction. However, since staff is not supporting other requests with this application, staff cannot support this waiver 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 other 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 type of surrounding development is important for mini-warehouse facilities, as those renting units will most likely come from the nearby area. In addition, staff finds that a mini-warehouse facility tends to generate very little in terms of traffic and people as compared to similar service and retail businesses and would have little impact on the adjacent residential use, and the proposed development has provided a sufficient landscape buffer to meet current standards. Staff supports the use of the mini-warehouse facility; however, staff is concerned about the location of the outside storage spaces and that the outdoor storage area will be visible from the right-of-way at the completion of Phase 2. Staff cannot support the requests as designed and, therefore, recommends denial.

Public Works - Development Review

Waiver of Development Standards #3a & #3b

Staff cannot support the request to not install full off-site improvements along Cottonwood Avenue and Cooper Street. The site is a raw parcel located in a commercial area where off-site improvements will be imperative with future growth. 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.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Overton-Perkins Field Airport (U08). Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

FAA Advisory Circular 150/5200-33C, "Hazardous Wildlife Attractants On or Near Airports," states that birds and other hazardous wildlife have caused major damage to aircraft and have affected flight operations at airports, and therefore can be a hazard to air navigation. Wildlife attractants can include landscaping, improper waste disposal, and other factors. For airports like Overton-Perkins Field Airport, the advisory circular recommends that hazardous wildlife attractants be mitigated to ensure the safety of airport operations. The property is approximately 500 feet from the runway for Overton-Perkins Field Airport.

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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance for each phase of development.
- Applicant is advised to coordinate with staff phased landscape inspections; 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;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation (CCDOA);
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Utilize non-wildlife attractant landscaping plants and vegetation in compliance with FAA AC 150/5200-33C and the associated documents therein. Contact CCDOA at 702-261-5024 with questions regarding compatible plants and vegetation;

- All outside dumpsters and trash cans must remain closed with a properly fitting lid to prevent debris from the receptacles from blowing onto the airfield east of Airport Rd. and to prevent the attraction of hazardous wildlife.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 070-12-501-004; and to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PLEDGER SOLOMON

CONTACT: GMRA, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: UC-25-0376 formerly WS-25-0376

Property Owner or Subdivision Name: SOLOMON FAMILY TRUST

Public Hearing: Yes ☒ No ☐

Staff Report already created: Yes ☐ No ☒

Delete this application from the: **TAB/CAC** ☐ **PC** N/A **BCC** ☐

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

Change(s) to be made:

☐ Held no date specific

☐ Withdrawn

☒ No change to meeting(s) 07/02/25 BCC meeting 06/11/25 CAC

☐ Amend Write-up

☐ Renotify

☐ Make a public hearing (Radius:)

☐ Rescheduling

☒ Other: Adding Use Permit for outdoor storage to request.

☒ Additional fees – \$AMOUNT OF ADDITIONAL FEES: \$500

☐ Refund

☐ 80%

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

AMOUNT OF REFUND\$:

Reason for Change: The outdoor storage of RV/boats in IL zone are visible with Phase 2 and require a UC.

Change initiated by: LMN Date: 05/15/2025

Change authorized by: [Signature] Date: 5/15/25

Change processed by: [Signature] Date: 05/15/2025

Distribution e-mail sent by: [Signature] Date: 05/15/2025

Follow up assigned to: [Signature] Instructions:

Parcel Number(s): 070-12-501-003 & 004.

Town Board(s): Moapa Valley

Verified by: Date:

Rev. 08/2024



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 070-12-501-003 & 070-12-501-004

PROPERTY ADDRESS/ CROSS STREETS: 1245 & 1255 Cooper Street

A new mini-warehouse facility with covered storage for boats & RV's.

NAME: Pledger & Michelle Solomon Family Trust

ADDRESS: PO Box 155

CITY: Logandale

STATE: NV

ZIP CODE: 89021

TELEPHONE: 702-373-0611

CELL

EMAIL: prsolomon63@gmail.com

APPLICANT INFORMATION (Must Match Official Record)

NAME: Pledger Solomon

ADDRESS: PO Box 155

CITY: Logandale

STATE: NV

ZIP CODE: 89021

REF CONTACT ID #

TELEPHONE: 702-373-0611

CELL

EMAIL: prsolomon63@gmail.com

CORRESPONDENT INFORMATION (Must Match Official Record)

NAME: George Rogers

ADDRESS: 6325 South Jones Boulevard, Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # 168923

TELEPHONE: 702-894-5027

CELL

702-376-9782 EMAIL: pac@gmralv.com

*Correspondent will receive all communication on submitted application(s).

(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.

Pledger R. Solomon
Property Owner (Signature)

Pledger R. Solomon
Property Owner (Print)

5/7/25
Date

zc

APPL# zc-25-0375
BCC 7/2/2025
TAB/CAC - MOAPA VALLEY CAC 6/11/2025

AL
5/7/2025
61200



George M. Rogers, Architect

Architecture ■ Interiors

6325 S. Jones Boulevard, Suite 100

Las Vegas, Nevada 89118

(702)894-5027

fax (702)894-5028

www.gmrarchitect.com

April 8, 2025

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, NV 89101

re: **APN 070-12-501-004 & 070-12-501-003**
1245 & 1255 Cooper Street, Moapa Valley, NV 89040
Letter of Justification

To Whom It May Concern,

The following request and justification is provided for your consideration and review:

Request

This application is submitted for:

Zone Change

Conforming zone change from Residential Single-Family 80 (RS80) to Industrial Light (IL).

Design Review

For a new self-storage facility with covered storage for boats and RV's constructed in two phases along the property line that separates the two parcels.

Waiver of Development Standards

- 1) On Cottonwood Avenue waive offsite construction including curb, gutter, detached sidewalk, streetlights and partial pavement section.
- 2) On Cooper Street waive offsite construction including curb, gutter, detached sidewalk, streetlights and partial pavement section.
- 3) To allow one large tree and no shrubs, where one large tree and three shrubs, are required per 30.04.01D.7.iii along the northerly portion of Cooper Street and all of Cottonwood Avenue.

Project Description

The project includes two phases of secure storage with some covered RV and boat storage. Each enclosed storage space is accessed from outside. Phase 1 includes 23,200 square feet of enclosed storage and 6,528 square feet of covered open-air storage for boats and RV's. Phase 2 includes an additional 23,973 square feet of enclosed storage and an additional 7,985 square feet of covered open-air storage for boats and RV's. The enclosed storage buildings are 14' high; the single enclosed storage building designated for larger RV's is 19'-8" high and the covered open-air boat and RV storage canopies are 16'-1" high. The site plan shows trees on Cooper Street frontage and an enhanced tree buffer at the rear of the project adjacent to future rural residential development. The landscape at the perimeter will be constructed in accordance with the phases.

The buildings are constructed of decorative CMU and steel. There will not be any HVAC equipment mounted on the roofs of the buildings.

The efficient building systems for mini-warehouses do not easily allow for variations in footprint or elevation. The existing buildings adjacent to the subject project are as long as 150' without variations. Since most of the buildings are only 14' high, the variations would be negligible to the aesthetics. Additionally, when seen at night from the perimeter streets, the variations could obscure illicit activity.

Similarly, the roll-up doors will face the streets; however, fences and landscape buffers will shield the direct view of roll-up doors while allowing police and security to see through the aisles.

The site will be operated by automated access gates; there will not be an office or onsite living quarters. Upkeep of the site will be provided by maintenance workers that travel to the property. Security will be provided by remote cameras and alarm devices. Accordingly, we do not expect pedestrians to access the site, only vehicles. We do not expect more than five or six vehicles at any given time; therefore, vehicles will likely park adjacent to the unit they are accessing and pedestrian connectivity across the site is not required. Additionally, the project will construct the total parking required for both phases at the outset in Phase 1 with compliant drive aisle widths.

The site will be restricted to the hours of 6:00 AM to 9:00 PM seven days a week.

Justification

This application is justified for the following reasons:

- The property for the proposed use is master planned industrial and IL zoning is conforming to the master plan.
- The project is adjacent to a similar self-storage project, to the south.
- The only entrance/exit driveway will be located on Cooper Street adjacent to existing airport development on the east. The east side of Cooper Street has limited offsite construction and we are proposing a waiver of sidewalks, curb, and gutter for the vehicular entrance area and waiver of curb, gutter, sidewalk, partial paving, streetlights and landscape shrubs for the remainder of the perimeter.
- Entry landscaping is provided at the main vehicular entrance on Cooper Street.
- Trees are proposed on three sides of the developed project to buffer the decorative fences and provide the prescribed buffer adjacent to future rural residential development. Shrubs are requested to be waived along the Cooper and Cottonwood frontages to allow for view through the open-view fencing – promoting better security.
- Continuous vehicular access is sparse due to the geographical obstacles of the Muddy River and the Airport.

We look forward to your review and comments.

Very truly yours,

A handwritten signature in black ink, appearing to read "G. Rogers", written in a cursive style.

George M. Rogers, AIA



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 070-12-501-003 & 070-12-501-004

PROPERTY ADDRESS/ CROSS STREETS: 1245 & 1255 Cooper Street

A new mini-warehouse facility with covered storage for boats & RV's.

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CELL

702-376-9782

EMAIL: pac@gmralv.com

*Correspondent will receive all communication on submitted application(s).

(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 and 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.

Pledger R. Solomon
Property Owner (Signature)

Pledger R. Solomon
Property Owner (Print)

5/7/25
Date

WS
DR

APPL# - WS-25-0376
BCC - 7/2/2025
TAB/CAC - MOAPA VALLEY CAC 6/11/2025

LMN
5/7/2025
1300



George M. Rogers, Architect
Architecture ■ Interiors

6325 S. Jones Boulevard, Suite 100
Las Vegas, Nevada 89118
(702)894-5027
fax (702)894-5028
www.gmrarchitect.com

April 8, 2025

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, NV 89101

re: **APN 070-12-501-004 & 070-12-501-003**
1245 & 1255 Cooper Street, Moapa Valley, NV 89040
Letter of Justification

To Whom It May Concern,

The following request and justification is provided for your consideration and review:

Request

This application is submitted for:

Zone Change

Conforming zone change from Residential Single-Family 80 (RS80) to Industrial Light (IL).

Design Review

For a new self-storage facility with covered storage for boats and RV's constructed in two phases along the property line that separates the two parcels.

Waiver of Development Standards

- 1) On Cottonwood Avenue waive offsite construction including curb, gutter, detached sidewalk, streetlights and partial pavement section.
- 2) On Cooper Street waive offsite construction including curb, gutter, detached sidewalk, streetlights and partial pavement section.
- 3) To allow one large tree and no shrubs, where one large tree and three shrubs, are required per 30.04.01D.7.iii along the northerly portion of Cooper Street and all of Cottonwood Avenue.

Project Description

The project includes two phases of secure storage with some covered RV and boat storage. Each enclosed storage space is accessed from outside. Phase 1 includes 23,200 square feet of enclosed storage and 6,528 square feet of covered open-air storage for boats and RV's. Phase 2 includes an additional 23,973 square feet of enclosed storage and an additional 7,985 square feet of covered open-air storage for boats and RV's. The enclosed storage buildings are 14' high; the single enclosed storage building designated for larger RV's is 19'-8" high and the covered open-air boat and RV storage canopies are 16'-1" high. The site plan shows trees on Cooper Street frontage and an enhanced tree buffer at the rear of the project adjacent to future rural residential development. The landscape at the perimeter will be constructed in accordance with the phases.

The buildings are constructed of decorative CMU and steel. There will not be any HVAC equipment mounted on the roofs of the buildings.

The efficient building systems for mini-warehouses do not easily allow for variations in footprint or elevation. The existing buildings adjacent to the subject project are as long as 150' without variations. Since most of the buildings are only 14' high, the variations would be negligible to the aesthetics. Additionally, when seen at night from the perimeter streets, the variations could obscure illicit activity.

Similarly, the roll-up doors will face the streets; however, fences and landscape buffers will shield the direct view of roll-up doors while allowing police and security to see through the aisles.

The site will be operated by automated access gates; there will not be an office or onsite living quarters. Upkeep of the site will be provided by maintenance workers that travel to the property. Security will be provided by remote cameras and alarm devices. Accordingly, we do not expect pedestrians to access the site, only vehicles. We do not expect more than five or six vehicles at any given time; therefore, vehicles will likely park adjacent to the unit they are accessing and pedestrian connectivity across the site is not required. Additionally, the project will construct the total parking required for both phases at the outset in Phase I with compliant drive aisle widths.

The site will be restricted to the hours of 6:00 AM to 9:00 PM seven days a week.

Justification

This application is justified for the following reasons:

- The property for the proposed use is master planned industrial and IL zoning is conforming to the master plan.
- The project is adjacent to a similar self-storage project, to the south.
- The only entrance/exit driveway will be located on Cooper Street adjacent to existing airport development on the east. The east side of Cooper Street has limited offsite construction and we are proposing a waiver of sidewalks, curb, and gutter for the vehicular entrance area and waiver of curb, gutter, sidewalk, partial paving, streetlights and landscape shrubs for the remainder of the perimeter.
- Entry landscaping is provided at the main vehicular entrance on Cooper Street.
- Trees are proposed on three sides of the developed project to buffer the decorative fences and provide the prescribed buffer adjacent to future rural residential development. Shrubs are requested to be waived along the Cooper and Cottonwood frontages to allow for view through the open-view fencing – promoting better security.
- Continuous vehicular access is sparse due to the geographical obstacles of the Muddy River and the Airport.

We look forward to your review and comments.

Very truly yours,

A handwritten signature in blue ink, appearing to read "George M. Rogers".

George M. Rogers, AIA