

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0407-MOAPA VALLEY TELEPHONE COMPANY:

DESIGN REVIEW for a proposed storage building in conjunction with an existing telecommunications facility on 1.06 acres in a PF (Public Facility) Zone.

Generally located north of Liston Avenue and west of Moapa Valley Boulevard within Moapa Valley. MK/rk/cv (For possible action)

RELATED INFORMATION:

APN:

041-27-302-037

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1940 Liston Avenue
- Site Acreage: 1.06
- Project Type: Storage building
- Number of Stories: 1 (Building #1)/1 (Building #2)/1 (Storage)
- Building Height: 14 (Building #1)/12 feet, 5 inches (Building #2)/14 feet, 6 inches (Storage)
- Square Feet: 2,239 (Building #1)/2,267 (Building #2)/2,400 (Storage)

Site Plan

Access to the site is along the south property line from Liston Avenue. Along the west property line (side) and the south property line (front) there is 6 foot tall chain-link fence with an additional 1 foot, 5 inch tall barbed wire attached to the top. Along the north property line (rear) and the east property line (side) there is an 8 foot tall CMU wall.

The 2 existing buildings are located in the northwest portion of the lot. The new proposed steel storage building is located in the southwest portion of the lot. It is 14.83 feet from the front property line along Liston Avenue and 14.81 feet from the side property line along Sharon Circle.

Landscape

There are no changes to landscaping.

Elevations

The plans depict that the storage building has a slanted roof. The low point of the roof is 12 feet tall on the south side and the highest point will be 14 feet, 6 inches on the north side. The building will use the same materials and color as the existing buildings. The north side of the building is completely open.

Floor Plans

The plans depict an open area with a total size of 2,400 square feet.

Applicant's Justification

The request is for a design review to have a new proposed storage building for an existing business that provides public service in telecommunication for Moapa Valley. There is a related zone change application to change the zone from CG (Commercial General) to PF (Public Facility). Also, there is a related vacation and abandonment application to vacate a portion of the right of way. According to the applicant the new storage building will keep all of the materials and equipment that are currently outdoors and unprotected.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-901075-08	Administrative design review for an 80 foot tall monopole communications tower	Approved by ZA	September 2008
UC-1493-07	Addition to an existing communications building and construction of a new metal storage building	Approved by BCC	April 2008
ZC-0853-06	Reclassified this site from R-U, R-1, and C-1 zoning to C-2 zoning for the expansion of an existing communications facility	Approved by BCC	August 2006
ADR-900463-06	Administrative design review for an 80 foot tall monopole communications tower - expired	Approved by BCC	July 2006
ZC-1228-01	Reclassified a small portion of this site to C-2 zoning	Approved by BCC	November 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Corridor Mixed-Use	CG	Commercial development
South	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS5.2	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Related Applications

Application Number	Request
VS-25-0405	A vacation and abandonment of right-of-way is a companion item on this agenda.
ZC-25-0408	A zone change from CG to PF 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**Design Review

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

The new proposed metal structure is compatible with the 2 existing buildings and will not be out of character for the area. Therefore, staff can support this request.

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:**Comprehensive Planning**

- 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

- Grant private access easements to prevent land locking individual parcels.
- Applicant is advised that nothing over 24 inches in height is permitted within the sight visibility zone.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised 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: Moapa Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: MOAPA VALLEY TELEPHONE COMPANY

CONTACT: BRIMONT CONSTRUCTION INC., P.O. BOX 1142, OVERTON, NV 89040