



**ZION**  
United Methodist Church

Pastor Linda Stanley  
2108 Revere St.  
North Las Vegas, NV 89030  
(P): 928-614-1613  
(E): lstanley8@yahoo.com

**July 10, 2023**

**RE: Property Reclassification to UA Urban Agriculture Overlay District**

**LETTER OF INTENT**

**To Whom it May Concern,**

Zion United Methodist Church (Zion UMC) owns two adjacent properties, Parcel Number 13922201001 and Parcel Number 13922201002 and is requesting the Urban Agriculture (UA) Overlay District be placed over both parcels. The purpose of this overlay is to enable Zion UMC to serve the community by growing fresh fruits and vegetables that we can then sell to the community through a Farm Stand or Farmer's Market. This is important as our surrounding neighborhoods are classified as a Low-Income Low-Access food desert by the USDA and increasing food access and food security are among our top priorities. Currently, our community's lack of grocery stores and fresh food markets makes it difficult for our residents to make health food choices and being able to offer fresh foods right where it is needed will improve our community's health and nutrition. In addition, our neighborhoods lack adequate green spaces, which contributes to the heat island effect. Increasing urban agriculture activities on our site will enhance the environment and provide a solution to these issues.

Our property, and the surrounding neighborhood, is used to the routine traffic associated with our regular church services, visitors to our Community Garden Park, and also periodically increased traffic from community and special events. Our site has sufficient parking and ingress / egress to accommodate our routine activities as well as increased traffic visiting the urban farm.

There are plans to build a greenhouse, equipment storage, and additional garden beds at our site. These improvements are anticipated to begin in the fall of this year and would take approximately 2 - 3 months to complete. The construction projects are agriculture in nature and not as complex as constructing traditional buildings, and in many cases, can be completed in a matter of a few weeks.

Sincerely,

Linda Stanley  
Pastor, Zion United Methodist Church



**ZION**  
United Methodist Church

Pastor Linda Stanley  
2108 Revere Street  
North Las Vegas, NV 89030  
(702) 648 - 7806  
zionumclv@gmail.com

Zion UMC  
**NEIGHBORHOOD MEETING**  
**Agenda & Notes**

Time & Place:  
**Thursday, July 27, 2023 @ 6:30 PM**  
**2108 Revere Street, North Las Vegas, NV 89030**

**EXPLANATION OF PROPERTY RECLASSIFICATION REQUEST**

1. Zion UMC owns two adjacent parcels located at 2108 Revere Street and is making a request to the City of North Las Vegas to rezone both parcels to add the UA Urban Agriculture Overlay District to these two properties.
2. Zion is requesting this property reclassification to enable the church to conduct urban agriculture activities including offering a community garden, orchard, and farm stand to increase community access to fresh food, green spaces, and contribute to neighborhood revitalization.

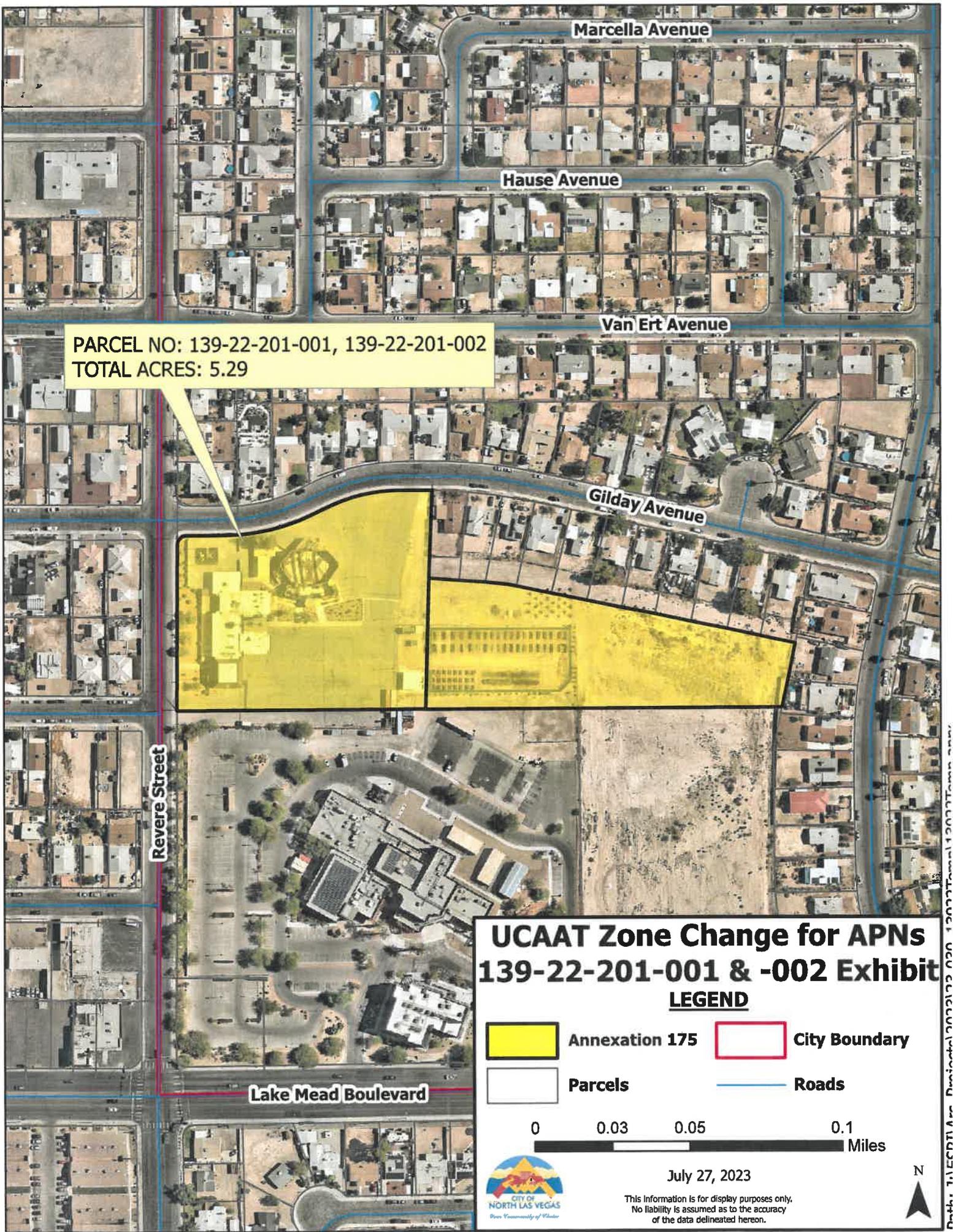
**Agenda**

1. **Introductions** - Pastor Linda Stanley opened up the meeting with prayer. She was also the opening speaker, sharing information about the history, ongoing development, and partnerships that support the Zion Urban Farm. Pastor Linda Stanley then introduced Rick Damian with the City of North Las Vegas.

Rick Damian welcomed all guests to include Mayor Goynes-Brown, Councilwoman Garcia-Anderson, and residents of the community. He also provided a brief overview of the City's supporting role in the development of this urban agriculture site. Rick Damian then introduced Amber Bosket with Energy Tree.

2. **Presentation** - Amber Bosket gave a presentation highlighting the purpose and permitted uses of the UA Urban Agriculture Overlay District. Amber Bosket then introduced Corrie Bosket of Energy Tree. Corrie Bosket continued the presentation with the assessor's map and additional map showing the location and size of the two parcels for which the overlay is being requested. Amber Bosket concluded the presentation with a description and video of the Urban Center for Advanced Agricultural Technologies (UCAAT) expansion project.

3. **Speakers** - The speakers included Pastor Linda Stanley of Zion United Methodist Church, Rick Damian with the City of North Las Vegas, Amber Bosket of Energy Tree, and Corrie Bosket of Energy Tree.
4. **Q&A** - The presentation concluded with a Q&A session and a slide with contact information for Zion UMC was on display. Also on display were the following two website links: [www.zionurbanfarm.org](http://www.zionurbanfarm.org) and [www.ucaat.org](http://www.ucaat.org). Below is a summarized list of the questions asked at the meeting:
  - **A question was asked about if the urban agriculture activities being done at Zion UMC were water efficient.** Amber Bosket responded that they were and explained how drip irrigation and other water efficient methods are begin used. She also announced that high-tech water and soil sensors will be integrated into the farm through the UCAAT expansion project to further increase water efficiency and allow for data collection of related information.
  - **There was a question asking if these urban agriculture activities would generate smells that would disturb nearby residents in the community, such as from composting.** Amber Bosket responded that there are regulations in the overlay zoning ordinance regarding composting, such as the requirement for composting activities to be a certain distance away from nearby residences. More specifically, the ordinance states composting shall be at least fifty (50) feet from any residential dwelling, at it also states compost and fertilizer storage shall be limited in size to 50 cubic feet per 1/2 acre and conducted in a manner that controls odor, prevents infestation, and minimizes run-off into waterways and onto adjacent properties. Amber also commented that a primary cause of smells from agriculture are related to animals and that the overlay ordinance prohibits the keeping of animals.
  - **A question was asked regarding caliche that is found when digging to plant trees, etc.** Amber Bosket commented that the caliche is significant at times and that it can require tools and machinery to remove when planting trees and tilling soil for crops.
  - **There was a question asking if community members can rent the garden beds.** Amber Bosket commented that with the approval of the overlay district, Zion will be able to open up the garden to community members.
  - **Amber Bosket commented on the types of fruits and vegetables that grow well in Southern Nevada.** These include okra, eggplants, tomatoes, green onions, herbs, grapes, apricots, melons, sweet potatoes, and much more.
  - **A question was asked about when the sweet potatoes would be ready to harvest.** Corrie Bosket answered that they would be ready around October.



PARCEL NO: 139-22-201-001, 139-22-201-002  
 TOTAL ACRES: 5.29

## UCAAT Zone Change for APNs 139-22-201-001 & -002 Exhibit

### LEGEND

- Annexation 175
- City Boundary
- Parcels
- Roads

0      0.03      0.05      0.1  
 Miles

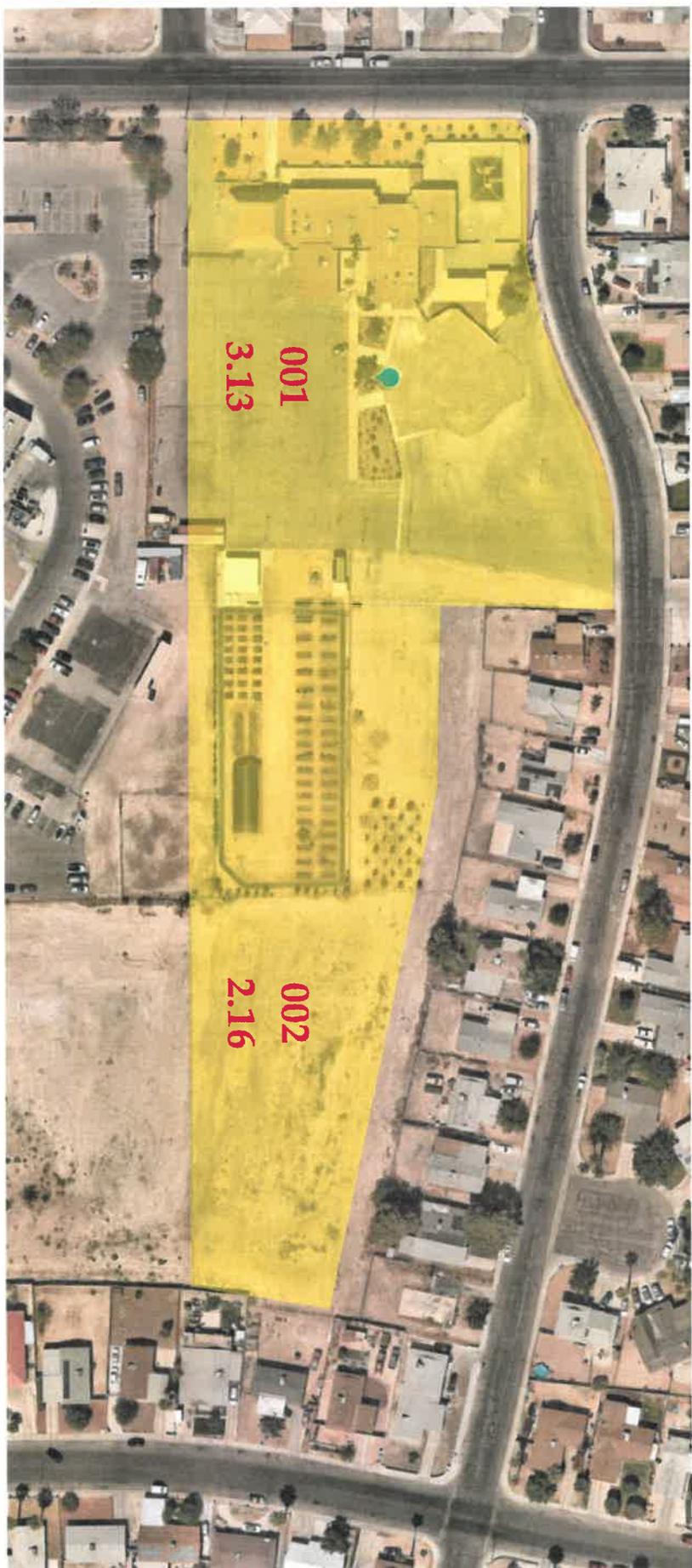


July 27, 2023

This information is for display purposes only.  
 No liability is assumed as to the accuracy  
 of the data delineated hereon.



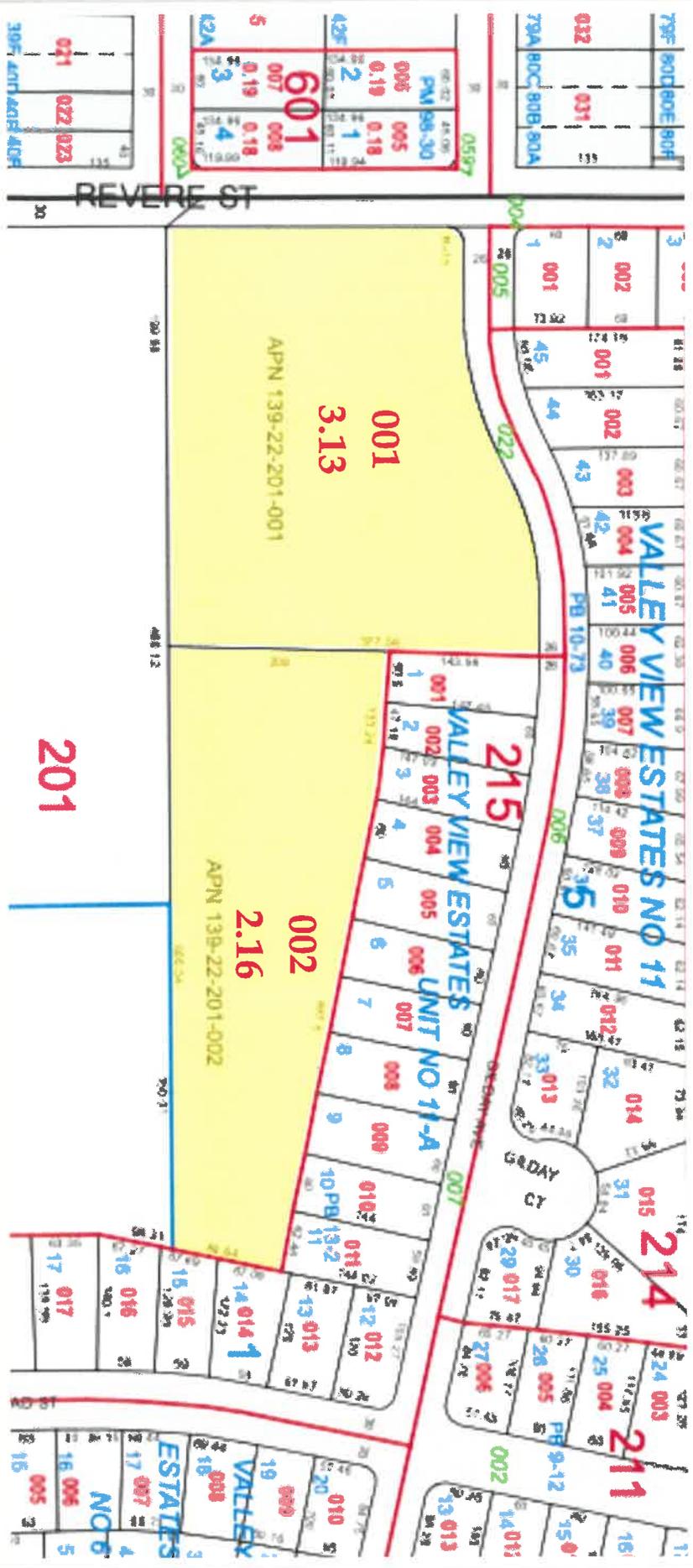
Date: 7/15/2023 10:00:00 AM



*Zion United Methodist Church*

**Parcel 1 is zoned R-1**  
**Parcel 2 is zoned C-1**

Neighborhood Meeting  
July 27, 2023



Zion United Methodist Church - Assessor's Map

**Parcel 1 is zoned R-1**  
**Parcel 2 is zoned C-1**

Neighborhood Meeting  
 July 27, 2023

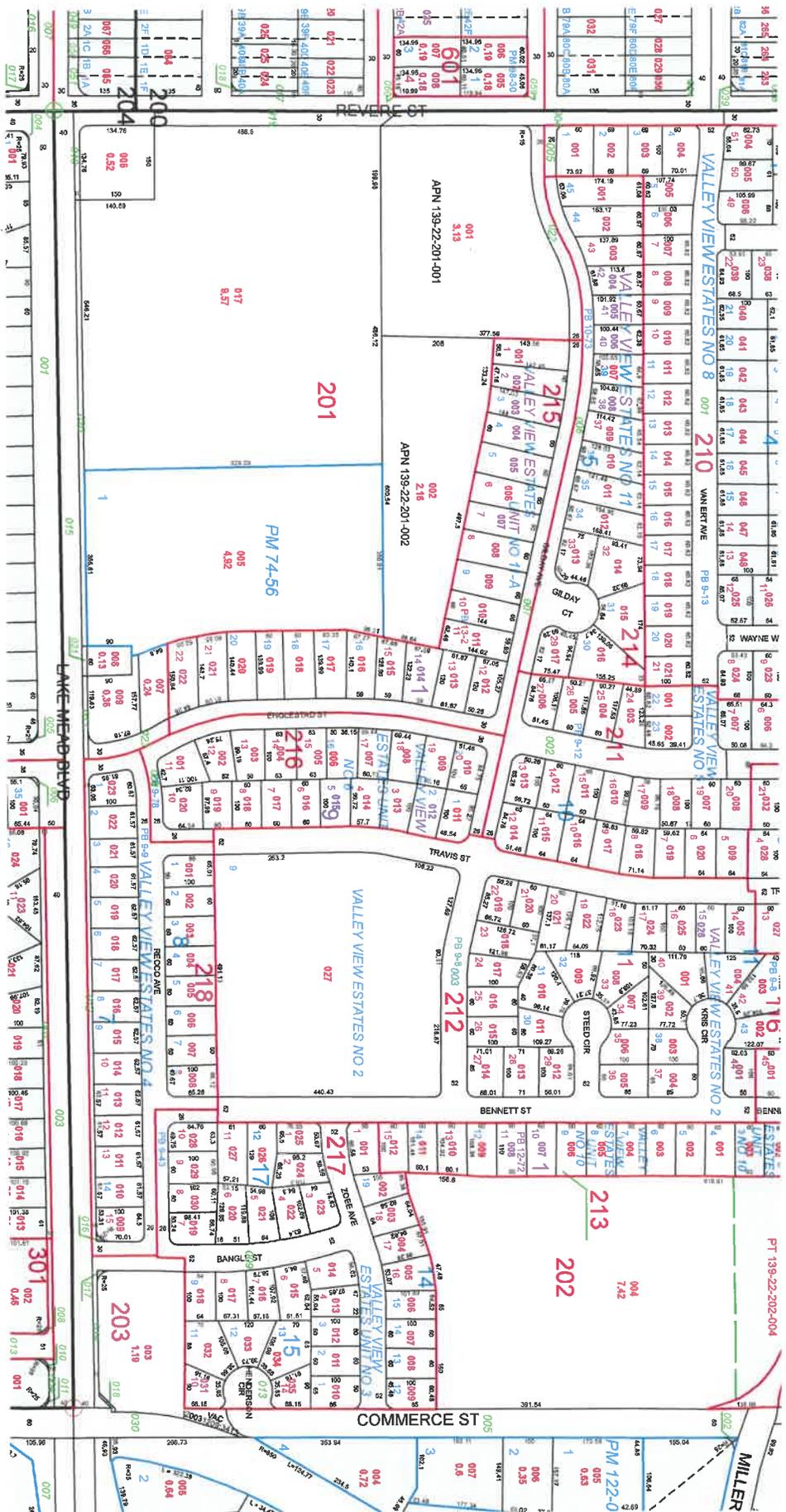
This map is for assessment use only and does NOT represent a survey.  
 No liability is assumed for the accuracy of the data delineated herein.  
 Information on maps and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.  
 This map is compiled from official records including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.  
 USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL.

**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
 Briana Johnson - Assessor

BOOK	T20S R61E	22	S 2 NW 4	139-22-2
125	124	123	1	1
138	139	140	2	2
163	162	161	3	3

MAP	5 2 NW 4	139-22-2
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
13	13	13
14	14	14
15	15	15
16	16	16
17	17	17
18	18	18
19	19	19
20	20	20
21	21	21
22	22	22
23	23	23
24	24	24
25	25	25
26	26	26
27	27	27
28	28	28
29	29	29
30	30	30
31	31	31
32	32	32
33	33	33
34	34	34
35	35	35
36	36	36
37	37	37
38	38	38
39	39	39
40	40	40
41	41	41
42	42	42
43	43	43
44	44	44
45	45	45
46	46	46
47	47	47
48	48	48
49	49	49
50	50	50
51	51	51
52	52	52
53	53	53
54	54	54
55	55	55
56	56	56
57	57	57
58	58	58
59	59	59
60	60	60
61	61	61
62	62	62
63	63	63
64	64	64
65	65	65
66	66	66
67	67	67
68	68	68
69	69	69
70	70	70
71	71	71
72	72	72
73	73	73
74	74	74
75	75	75
76	76	76
77	77	77
78	78	78
79	79	79
80	80	80
81	81	81
82	82	82
83	83	83
84	84	84
85	85	85
86	86	86
87	87	87
88	88	88
89	89	89
90	90	90
91	91	91
92	92	92
93	93	93
94	94	94
95	95	95
96	96	96
97	97	97
98	98	98
99	99	99
100	100	100

Scale: 1" = 200'	Rev: 1/8/2019
163	162
153	152
143	142
133	132
123	122
113	112
103	102
93	92
83	82
73	72
63	62
53	52
43	42
33	32
23	22
13	12
3	2

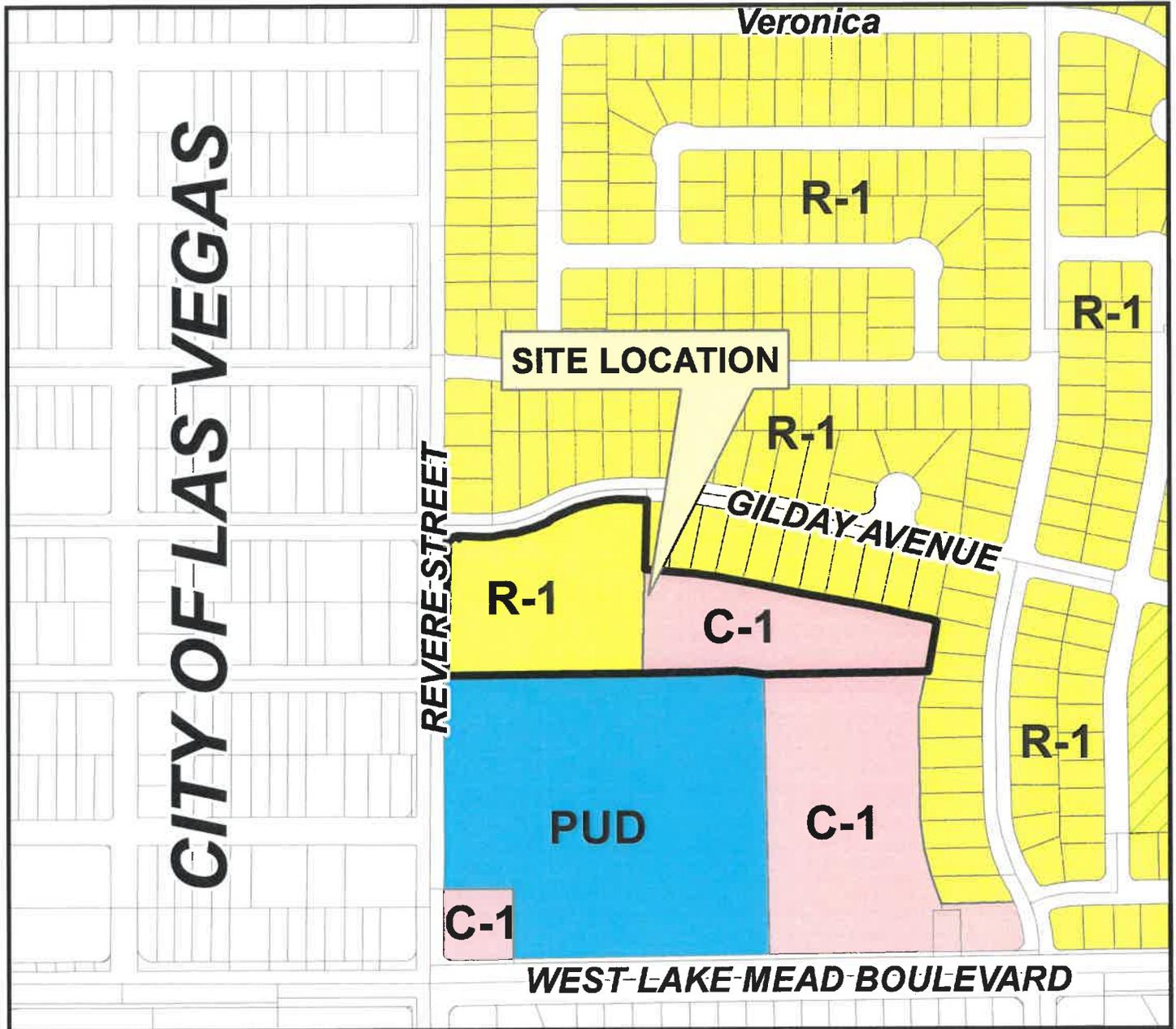


TAX DIST 250



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Zion United Methodist Church  
Application Type: Property Reclassification  
Request: To Add the Urban Agriculture Overlay District to 5.29 Acres in a  
R-1 (Single-Family Low Density District) and a C-1 (Neighborhood Commercial District)  
Project Info: 2108 Revere Street  
Case Number: ZN-10-2023

08/09/2023

