



MOAPA VALLEY TOWN ADVISORY BOARD

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, Nv. 89040

August 12, 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 July 15, 2026. (For possible action)
- IV. Approval of the Agenda for the meeting of August 12, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

NONE
- VI. Planning and 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)

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)

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 August 26, 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

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KEVIN SCHILLER, County Manager
- 4 -



Moapa Valley Town Advisory Board

July 15, 2026

DRAFT MINUTES

Board Members:	Jill Perkins– Chair – PRESENT Lois Hall – Vice Chair – PRESENT Lori Houston– PRESENT	Stephanie Blair – ABSENT Kristen Pearson– ABSENT
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 7:04 PM

II. Public Comment

NONE

III. Approval of April 29, 2026, Minutes

Moved by: Lori Houston

Action: Approved minutes as submitted

Vote: 3/0 Unanimous

IV. Approval of Agenda for July 15, 2026

Moved by: Lois Hall

Action: Approved agenda as submitted

Vote: 3-0/Unanimous

V. Information

Nevada DSS Representatives presentation on Satellite office now open in Moapa Valley for the Northeast Rural Area.

Nicole Fritz spoke on behalf of Nevada DSS. Offices are now here in Moapa Valley at 320. N. Moapa Valley Blvd. Clark County and Nevada have a partnership to compliment already available services. (SNAP, Food Stamps, Medicaid, TANF, childcare, hospice care and child first.) Expansion helps with Cappelappa Resource Center convenient location for the communities.

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

VI. Planning & Zoning

WS-26-0314-FREI RILEY:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) eliminate the drainage study in conjunction with a proposed minor subdivision on 1.13 acres in an RS5.2 (Residential Single-Family RS5.2) Zone. Generally located north of Bonelli Avenue and west of Andersen Street within Moapa Valley. MK/sd/cv (For possible action)

Riley Frei did the presentation commenting that it is not a minor subdivision, it is making 3 lots into 2 for his daughters. There are no properties in the area that have offsite improvements. He irrigates with a foot of water weekly for his pomegranate orchard, and there are no drainage issues. Public comment regarding our roads feed to the Muddy River. Neighbor agrees. Board feels they are not educated enough to approve waivers of drainage study; and if they did the county would likely overturn them.

MOTION: Lois Hall

Action: Approve Item #1 Waiver of off-site improvements

Deny Item #2 Waiver of Drainage Study

Vote: 3/0 Unanimous

VII. General Business

NONE

VIII. Public Comment

Riley Frei requests the formation of an Affordable Housing Committee, with like-minded people to help with planning housing needs in the area. Neighbor Joan Gill and one other person agree.

IX. Next meeting scheduled is July 29, 2026.

X. Adjourn at 7:44PM

ATTACHMENT A
MOAPA VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 7:00 P.M., AUGUST 12, 2026

08/18/26 PC

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APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-26-0377

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

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

Date: 8/12/2026

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 8/18/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/16/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

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

GOODSPRINGS

Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

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

LAUGHLIN

Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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

MOAPA

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

MOAPA VALLEY

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

MOUNTAIN SPRINGS

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

MT. CHARLESTON

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

PARADISE

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

RED ROCK

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

SANDY VALLEY

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

SEARCHLIGHT

Kathleen Hickman, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

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

SUNRISE MANOR

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

WHITNEY

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

WINCHESTER

Allison Acosta, Secretary
(702) 817-6803
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 02/04/26

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101135 071-30-101-005,-006,-007,-008,-009, 071-30-201-002
ASSESSOR PARCEL #(s): ,-003, 071-30-501-003, 071-30-601-001,-002,-003,
071-30-701-001,-002,-003,-004,-008 & -009
PROPERTY ADDRESS/ CROSS STREETS: 665 Simplot Road, Overton, NV 89040

DETAILED SUMMARY PROJECT DESCRIPTION

ZC from RS40, RS 80, IL, to RS80

PROPERTY OWNER INFORMATION

NAME: J.R. Simplot Company
ADDRESS: 1099 W. Front Street
CITY: Boise STATE: ID ZIP CODE: 87302
TELEPHONE: 702-397-0021 CELL 725-305-3676

APPLICANT INFORMATION (information must match online application)

NAME: Same as owner
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: LAS Consulting -Lucy Stewart
ADDRESS: 1930 Village Center Circle Bldg #3-577
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: _____ CELL 702-499-6469 ACCELA REFERENCE CONTACT ID # 165577

*Correspondent will receive all project communication via the email entered in online application.

(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.


Property Owner (Signature)*

James B. Alderman, Sr VP & Secretary
Property Owner (Print)

1-15-26
Date

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell

June 23, 2026

Mr. Hunter White, Principal Planner
500 Grand Central Pkwy, 1st floor
Las Vegas, NV 89155

RE: **APR 25-101135**, APN: 071-30-101-005, 006, -007, -008, 009, 071-30-201-002, 071-30-201-003, 071-30-601-001, 071-30-601-002, 071-30-601-003, 071-30-701-001, 071-30-701-002, 071-30-701-003, 071-30-701-004, 071-30-701-008 & 071-30-701-009

Dear Mr. White:

Please accept this as our request for a Zone Change from the existing zoning classifications to RS80 (Residential Single-Family 80,000 square foot minimum lot size). Below are the subject parcels with their existing zoning designations and the requested RS80 zoning classification.

Assessor's Parcel Number - <u>Designation</u>	Existing Zoning Designation	Requested Zoning
071-30-101-006	Residential Single-Family 80 (RS80)	Residential Single-Family 80 (RS80)
071-30-101-007	Residential Single-Family 80 (RS80)	Residential Single-Family 80 (RS80)
071-30-101-008	Residential Single-Family 80 (RS80)	Residential Single-Family 80 (RS80)
071-30-101-009	Residential Single-Family 40 (RS40)	Residential Single-Family 80 (RS80)
071-30-201-002	Industrial Light (IL)	Residential Single-Family 80 (RS80)
071-30-201-003	Residential Single-Family 80 (RS80)	Residential Single-Family 80 (RS80)
071-30-601-001	Industrial Light (IL)	Residential Single-Family 80 (RS80)
071-30-601-002	Residential Single-Family 80 (RS80)	Residential Single-Family 80 (RS80)
071-30-601-003	Residential Single-Family 80 (RS80)	Residential Single-Family 80 (RS80)
071-30-701-001	Residential Single-Family 80 (RS80)	Residential Single-Family 80 (RS80)
071-30-701-002	Residential Single-Family 80 (RS80)	Residential Single-Family 80 (RS80)
071-30-701-003	Residential Single-Family 80 (RS80)	Residential Single-Family 80 (RS80)
071-30-701-004	Residential Single-Family 80 (RS80)	Residential Single-Family 80 (RS80)
071-30-701-008	Residential Single-Family 80 (RS80)	Residential Single-Family 80 (RS80)
071-30-701-009	Residential Single-Family 80 (RS80)	Residential Single-Family 80 (RS80)

The requested zoning is consistent with the established development pattern and character of the surrounding area. Adjacent and nearby properties are predominantly developed with large-lot residential parcels, typically consisting of lots that are 80,000 square feet or greater in size. As such, the proposed RS80 zoning represents a logical and compatible transition with the

surrounding rural residential neighborhood and is consistent with the existing land use pattern in the area.

In addition, the RS80 zoning district is appropriate because it allows for mining operations through the Special Use Permit process. This provides Clark County with continued discretionary review and oversight of any future mining activity, including operational conditions, buffering, access, dust mitigation, hours of operation, and compatibility with surrounding properties. The request therefore maintains the County's ability to regulate future uses while placing the property within a zoning district that is more compatible with the surrounding large-lot residential area.

The proposed zoning will also help create greater consistency between the land use designation, surrounding development pattern, and long-term planning objectives for the area. The request does not introduce an incompatible or more intensive zoning classification; rather, it places the property into a zoning category that reflects the rural and low-density nature of the surrounding community.

Based on the compatibility with surrounding development, consistency with the character of the area, and the ability for mining uses to continue to be reviewed through the Special Use Permit process, we respectfully request approval of this Zone Change application. Please contact me if you have any questions or require additional information.

Yours truly,

Lucy Stewart

Lucy Stewart



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: ZC-26-0377

Property Owner or Subdivision Name: J.R. Simplot Company

Public Hearing: Yes ☒ No ☐

Staff Report already created: Yes ☐ No ☒

Delete this application from the: TAB/CAC _____ PC _____ BCC _____

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

Change(s) to be made:

☐ Held no date specific

☐ Withdrawn

☒ No change to meeting(s) 8/12/26 TAB, 8/18/26 PC, 9/16/26 BCC

☐ Amend Write-up

☐ Renotify

☐ Make a public hearing (Radius: _____)

☐ Rescheduling

☒ Other: Remove APN's 071-30-101-005, 006, 007, & 008; 071-30-201-003; 071-30-601-002 & 003; and 071-30-701-001, 002, 003, 004, 008, & 009

☐ Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____

☐ Refund

☐ 80%

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

AMOUNT OF REFUND\$: _____

Reason for Change: Removing parcel numbers that are not part of the zone change

Change initiated by: grc Date: 07-01-2026

Change authorized by: [Signature] Date: 7-1-26

Change processed by: [Signature] Date: 07/01/2026

Distribution e-mail sent by: [Signature] Date: 07/01/2026

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 071-30-101-009, 071-30-201-002, 071-30-501-003 & 071-30-601-001

Town Board(s): Moapa Valley

Verified by: _____ Date: _____

Rev. 08 2024



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700029

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

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

Date: 8/12/2026

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 8/18/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/16/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

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Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

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TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

MOAPA

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

SANDY VALLEY

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

ENTERPRISE

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

MOAPA VALLEY

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

SEARCHLIGHT

Kathleen Hickman, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

GOODSPRINGS

Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

MOUNTAIN SPRINGS

Electra Smith, Secretary
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Mountain Springs Fire Station
State Route 160, Mountain Springs

SPRING VALLEY

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

INDIAN SPRINGS

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

MT. CHARLESTON

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

SUNRISE MANOR

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

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PARADISE

Maureen Helm, Secretary
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Paradise Park Community Center
4775 McLeod Dr., Las Vegas

WHITNEY

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

LONE MOUNTAIN

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PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 02/04/26

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW# 25-101135 071-30-101-005,-006,-007,-008,-009, 071-30-201-002
ASSESSOR PARCEL #(s): 003, 071-30-501-003, 071-30-601-001,-002,-003,
071-30-701-001,-002,-003,-004,-008 & -009
PROPERTY ADDRESS/ CROSS STREETS: 665 Simplot Road, Overton, NV 89040

DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment

PROPERTY OWNER INFORMATION

NAME: J.R. Simplot Company
ADDRESS: 1099 W. Front Street
CITY: Boise STATE: ID ZIP CODE: 87302
TELEPHONE: 702-397-0021 CELL 725-305-3876

APPLICANT INFORMATION (information must match online application)

NAME: Same as owner
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: LAS Consulting -Lucy Stewart
ADDRESS: 1930 Village Center Circle Bldg #3-577
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: _____ CELL 702-499-6469 ACCELA REFERENCE CONTACT ID # 185577

*Correspondent will receive all project communication via the email entered in online application.

(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.


Property Owner (Signature)*

James B. Alderman, Sr VP & Secretary
Property Owner (Print)

1-15-26
Date

May 26, 2026

Mr. Hunter White , Principal Planner
500 Grand Central Pkwy, 1st floor
Las Vegas, NV 89155

RE: **APR 25-101135**, APN: 071-30-101-005, 006,-007, -008, 009, 071-30-201-002, 071-30-201-003, 071-30-601-001, 071-30-601-002, 071-30-601-003, 071-30-701-001, 071-30-701-002, 071-30-701-003, 071-30-701-004, 071-30-701-008 & 071-30-701-009

Dear Mr. White:

Please accept this as our request for a master plan amendment. Below are the parcels with their plan designation. This request is to change all the parcels to the Outlying Neighborhood (ON) designation.

<u>Assessor's Parcel Number -</u>	<u>Existing Land Use Designation-</u>
071-30-101-005	Business Employment (BE)
071-30-101-006	Business Employment (BE)
071-30-101-007	Business Employment (BE)
071-30-101-008	Business Employment (BE)
071-30-101-009	Business Employment (BE)
071-30-201-002	Business Employment (BE)
071-30-501-003	Business Employment (BE)
071-30-201-003	Business Employment (BE)
071-30-601-001	Business Employment (BE)
071-30-601-002	Business Employment (BE)

071-30-601-003	Business Employment (BE)
071-30-701-001	Business Employment (BE)
071-30-701-002	Business Employment (BE)
071-30-701-003	Business Employment (BE)
071-30-701-004	Business Employment (BE)
071-30-701-008	Business Employment (BE)
071-30-701-009	Business Employment (BE)

The requested amendment is appropriate and compatible with the established development pattern and character of the surrounding area. The subject area is predominantly developed with large-lot rural residential properties, with parcels generally consisting of approximately 80,000 square feet or greater. The surrounding neighborhood is characterized by low-density development, open space, and rural land use patterns that are consistent with the intent and purpose of the Outlying Neighborhood designation.

The proposed ON designation more accurately reflects both the existing and anticipated long-term land use pattern within the area. In Clark County, mining and extraction uses are commonly located within outlying and rural areas where larger lot development patterns exist and where operational impacts can be more appropriately accommodated due to lower residential densities and greater separation distances between properties. The requested designation therefore represents a logical and consistent land use classification for the subject site and surrounding area.

Additionally, the Outlying Neighborhood designation aligns with the existing RS80 zoning pattern commonly found in the vicinity. The surrounding area contains numerous large residential lots and rural estate-style homes that are compatible with the proposed land use designation. Mining operations may be considered within the RS80 zoning district through the approval of a Special Use Permit, thereby providing an established regulatory framework for review and oversight

of the proposed use. As such, the requested amendment does not introduce a land use pattern that is inconsistent with County policy or the surrounding development context.

The proposed amendment will provide a more appropriate and compatible planning framework for the subject parcels while maintaining consistency with the rural character of the area. The request supports orderly development patterns and reflects the historical and existing land use relationships present in this portion of the County.

Based upon the foregoing, we respectfully request approval of the proposed Master Plan Amendment. Should you have any questions or require additional information, please do not hesitate to contact our office.

Yours truly,

Lucy Stewart



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0378

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

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

Date: 8/12/2026

Location: Refer to listing on other side

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Date: 8/18/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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Date: 9/16/2026 Time: 9:00 AM

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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 02/04/26

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101135 071-30-101-005,-006,-007,-008,-009, 071-30-201-002
ASSESSOR PARCEL #(s): ,003, 071-30-501-003, 071-30-601-001,-002,-003,
071-30-701-001,-002,-003,-004,-008 & 009
PROPERTY ADDRESS/ CROSS STREETS: 665 Simplot Road, Overton, NV 89040

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for all structures

Use permit for mining & extraction, Waiver of Development Standards

PROPERTY OWNER INFORMATION

NAME: J.R. Simplot Company
ADDRESS: 1099 W. Front Street
CITY: Boise STATE: ID ZIP CODE: 87302
TELEPHONE: 702-397-0021 CELL 725-305-3676

APPLICANT INFORMATION (information must match online application)

NAME: Same as owner
ADDRESS:
CITY: STATE: ZIP CODE:
TELEPHONE: CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: LAS Consulting -Lucy Stewart
ADDRESS: 1930 Village Center Circle Bldg #3-577
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: CELL 702-499-6469 ACCELA REFERENCE CONTACT ID # 165577

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application. or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


Property Owner (Signature)*

James B. Alderman, Sr VP & Secretary
Property Owner (Print)

1/15/26
Date

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell

June 19, 2026

Mr. Hunter White, Principal Planner
500 Grand Central Pkwy, 1st floor
Las Vegas, NV 89155

RE: **APR 25-101135**, APN: 071-30-101-009, 071-30-101-006, 071-30-101-007, 071-30-101-008, 071-30-201-002, 071-30-201-003, 071-30-301-001, 071-30-601-001, 071-30-601-002, 071-30-601-003, 071-30-701-001, 071-30-701-002, 071-30-701-003, 071-30-701-004, 071-30-701-008 & 071-30-701-009

Dear Mr. White:

Please accept this as our request for a Use permit for Mining and Extraction and a Design Review for a temporary structure, existing structures, and Waivers of Development Standards.

History

The mining operation has been at this location for approximately 100 years, prior to the adoption of Clark County's zoning ordinance. As subsequent parcels were added to the mining operation, some entitlements occurred. Subsequent land use entitlements, UC-0111-81 and VC-0149-81, were approved on July 21, 1981. Those approvals have subsequently expired.

The first Extension of Time approved on August 6, 1996, for the aforementioned entitlements was subject to a 15-year review period. No subsequent Extension of Time request has been located. Accordingly, new Land Use Applications are required to reestablish the existing on-site uses. These applications include a **Master Plan Amendment to Outlying Neighborhood**. Companion applications include an associated **Zone Change** from **RS-40, RS-80, and IL to RS-80**.

Project Purpose: The proposed structure is intended to house processed silica sand in a contained and environmentally responsible manner. The primary objective is to mitigate the dispersion of fine silica particles into the surrounding environment, which may pose health and safety risks to employees and the neighboring community due to windborne dust.

Applications Requested

-Special Use Permit for Mining and Extraction- The mining operation has been at this location for approximately 100 years, prior to the adoption of Clark County's zoning ordinance. As subsequent parcels were added to the mining operation, some entitlements were approved and subsequently expired. The mining equipment meets the setback requirements.

Design Review-Mining and Extraction Facility & Ancillary Structures

Existing office Trailer, and new structure to contain the silica.

Silica sand is prone to becoming airborne under typical desert wind conditions. Enclosing the material in a fully covered storage facility will significantly reduce fugitive dust emissions, in line with Clark County Department of Environment and Sustainability regulations and best practices for particulate control. The structure is accessory to the permitted mining operations and is not intended for public use or human occupancy.

Waivers of Development Standards

The applicant requests **Waivers of Development Standards** for the following:

1. APN 071-30-101-009 (Currently Zoned RS-40)

- Reduce **gross lot size** to **43,560 square feet**, where **80,000 square feet** is required.
- Reduce **net lot size** to **43,560 square feet**, where **72,000 square feet** is required, pursuant to **Section 30.02.02(B)**. This is an existing lot that is part of the overall mine site. Zoning this parcel RS 80 is consistent with the surrounding area.

2. APN 071-30-501-003 (Currently Zoned RS-80)

- Reduce **gross lot size** to **43,560 square feet**, where **80,000 square feet** is required.
- Reduce **net lot size** to **43,560 square feet**, where **72,000 square feet** is required, pursuant to **Section 30.02.02(B)**. This is an existing lot that is part of the overall mine site. Zoning this parcel RS 80 is consistent with the surrounding area.

3. Parking Lot Landscaping

- Eliminate **parking lot landscaping** otherwise required pursuant to **Section 30.04.01(D)(8), Title 30**. Eliminate parking lot landscaping otherwise required pursuant to Section 30.04.01(D)(8), Title 30. Approval of this waiver request is justified due to the unique operational characteristics of a mining and extraction facility. Unlike traditional commercial or office developments with fixed parking field configurations, mining operations are inherently dynamic in nature, with operational areas, access routes, staging areas, and employee parking locations shifting throughout the life of the project as excavation activities progress across the site.
- Because the active mining areas continuously change over time, parking areas must be periodically relocated to maintain safe and efficient site operations and to accommodate changing excavation patterns, equipment movement, material stockpiling, and operational access. Requiring permanent parking lot landscaping improvements in these temporary and shifting parking areas would create a significant operational burden and would not serve the intended purpose of the landscaping standards.
- Installation of landscaping islands, irrigation systems, curbing, and other permanent landscape improvements within operational parking areas would interfere with heavy equipment maneuverability, reduce operational flexibility, and create ongoing maintenance and safety concerns within an active mining environment. In addition, such improvements would likely be damaged or removed as mining activities progress and parking configurations are modified over time, resulting in unnecessary disturbance and inefficient use of resources.
- The requested waiver is further justified because the subject site is not a traditional urban or commercial development where landscaped parking fields are necessary to soften visual impacts or reduce heat island effects adjacent to pedestrian-oriented development. Rather, the site is located within a large-scale industrial and extraction setting where operational functionality and safety are the primary considerations. The proposed parking areas are intended to support mining-related activities and employees and are accessory to the overall extraction operation.

- Furthermore, the elimination of parking lot landscaping will not negatively impact adjacent properties due to the size of the site, the separation distances from surrounding development, and the industrial nature of the proposed use. The waiver will allow the applicant to maintain safe and adaptable site circulation while ensuring the mining operation can function efficiently throughout the phased life of the project.
- Based upon the temporary and shifting nature of on-site parking associated with mining operations, the operational constraints created by permanent landscaping improvements, and the minimal impact to surrounding properties, we respectfully request approval of this Waiver of Development Standards.

4. Buffering and Screening

Eliminate **buffering and screening** adjacent to **APN 071-30-801-005**, a developed parcel zoned **RS-80** with a planned land use designation of **Outlying Neighborhood**.

- Eliminate buffering and screening adjacent to APN 071-30-801-005, a developed parcel zoned RS80 with a planned land use designation of Outlying Neighborhood. The requested waiver to eliminate buffering and screening requirements is justified due to the longstanding and historically established nature of the mining operation at this location. The subject mining operation has existed and continuously operated in this area for approximately 100 years and represents a longstanding industrial use that predates surrounding residential development. The adjacent residence located on APN 071-30-801-005 was constructed in 1989, decades after the mining operation was already established and operating on-site.

Pursuant to Section 30.04.02(B)(1) of Title 30, buffering and screening requirements are generally intended to mitigate potential impacts where a new non-residential use is introduced adjacent to residentially designated property. In this instance, however, the mining operation is not a new or expanding industrial encroachment into a residential area; rather, the adjacent residential development was constructed with full knowledge of the pre-existing mining

use and the operational characteristics associated with the site.

The longstanding existence of the mine has established the operational and visual character of the area over many decades. Any subsequent residential development in proximity to the site would reasonably have been aware of the presence of mining activities, including equipment operations, excavation areas, truck traffic, lighting, and the general industrial appearance associated with extraction operations. As such, the relationship between the residential property and the mining operation differs substantially from a typical circumstance where buffering standards are intended to protect existing residential uses from newly introduced non-residential development.

Additionally, the installation of extensive buffering and screening improvements within an active mining environment would create operational challenges and could interfere with ongoing extraction activities, site access, safety requirements, and changing operational conditions throughout the life of the mine. Due to the evolving nature of mining operations, rigid buffering improvements may not be practical or effective in achieving their intended purpose.

The waiver request is also supported by the large lot sizes and rural character of the surrounding area, which naturally provide greater separation distances between uses than typically found in more urbanized development patterns. The subject property and surrounding parcels are characterized by expansive lot areas and lower-density development, reducing the need for intensive buffering measures commonly associated with more compact land use arrangements.

Furthermore, approval of the waiver would recognize the historical precedence of the mining operation while allowing the site to continue functioning in a manner consistent with its longstanding use and operational requirements. The request does not create a new incompatibility but instead acknowledges an established condition that has existed for generations within the area.

Based upon the historic nature of the mining operation, the fact that surrounding residential development occurred after the mine was established, the operational limitations associated with buffering within an active extraction site, and the rural development pattern of the area, we respectfully request approval of this Waiver of Development Standards.

5. Building Height

The maximum height in the RS 80 District is 35 feet. The temporary structure is 45 feet, so a waiver to 30.02.02 RS80. Is requested. The maximum permitted height within the RS80 zoning district is 35 feet. The proposed temporary structure is requested at a height of 45 feet; therefore, a Waiver of Development Standards to Section 30.02.02 of the Clark County Unified Development Code is requested.

Approval of the requested height waiver is justified due to the temporary nature of the structure and the operational characteristics associated with the proposed use. The additional height is necessary to accommodate the specialized functionality of the structure and to ensure safe and efficient operation of the facility. The request is not intended to increase the overall intensity of the use, but rather to allow the structure to properly function for its intended purpose.

The subject site is located within a large-lot rural area characterized by expansive parcel sizes and substantial separation distances between uses. Because of the size of the surrounding properties and the setback distances that can be maintained on-site, the additional 10 feet of height will have minimal visual or operational impact on adjacent properties or the surrounding area. Furthermore, the temporary structure will not create significant shadowing, privacy, or compatibility concerns typically associated with permanent vertical development.

In addition, the requested height increase is modest in nature and necessary to accommodate operational safety, equipment clearance, and the overall design requirements of the temporary facility. The waiver request will not adversely affect surrounding properties, traffic circulation, public facilities, or the rural character of the area.

The requested waiver is therefore appropriate and compatible with the surrounding development pattern, while allowing the applicant to effectively utilize the site for the proposed temporary operation. Based upon the temporary nature of the structure, the operational necessity for the additional height, and the minimal impact to surrounding properties, we respectfully request approval of the Waiver of Development Standards.

6. Section 30.04.06 – Residential Adjacency. The mining site is surrounded by RS 80 zoned land. The subject site is located within a large-lot rural area characterized by expansive parcel sizes and substantial separation distances between uses. Because of the size of the surrounding properties and setback distances that can be maintained on-site. The mine has been in operation for almost 100 years, long before any homes were built in the area. Any homes built were built with full knowledge of the mine and the outdoor storage, therefore it appears to have little or no impact on the residences.

Justification and Findings for Waivers of Development Standards

The requested Waivers of Development Standards satisfy the required findings pursuant to **Title 30**, based on the following:

Special Circumstances

The subject properties are affected by unique circumstances, including existing parcel configurations, historical entitlements, and previously established on-site uses. These conditions limit the ability to comply with current development standards related to lot size, landscaping, and buffering.

Consistency with the Intent of the Code

Granting the requested waivers will allow the continued use and redevelopment of the site in a manner consistent with the intent of the zoning and development standards. The waivers will not compromise public health, safety, or welfare and will maintain compatibility with surrounding land uses.

No Detriment to Adjacent Properties

The proposed reductions in lot size and the elimination of certain landscaping and buffering requirements will not create adverse impacts on adjacent properties. The site is designed to function safely and efficiently, and the requested waivers will not increase traffic, noise, or visual impacts beyond what would otherwise be permitted.

Compatibility with Surrounding Uses

The project remains compatible with surrounding development patterns and planned land uses. The elimination of buffering and screening adjacent to the undeveloped residentially planned parcel will not result in incompatibility, as the site configuration, separation distances, and existing conditions provide adequate transition between uses.

Minimal Deviation from Standards

The requested waivers represent the minimum necessary deviations from the development standards to allow reasonable use of the property. No greater relief is requested than what is required to accommodate the site constraints and proposed development.

Preservation of Established Development Pattern

Approval of the waivers will preserve an established development pattern and allow the site to be utilized in a manner consistent with historical use and prior approvals, while aligning with current planning objectives.

We respectfully request approval of this request. Please contact me with any questions you may have.

Yours truly,

Lucy Stewart

Lucy Stewart



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0376

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

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

Date: 8/12/2026

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 8/18/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/16/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
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- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

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- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

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Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

MOAPA

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

SANDY VALLEY

Electra Smith, Secretary
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Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

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Carmen Hayes
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Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

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Searchlight Community Center
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715 Gretta Lane, Indian Springs

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PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 02/04/26

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101135

ASSESSOR PARCEL #(s): 071-30-101-008

PROPERTY ADDRESS/ CROSS STREETS: 665 Simplot Road, Overton

Vacation of right of way

PROPERTY OWNER INFORMATION

NAME: J.R. Simplot Company

ADDRESS: 1099 W. Front Street

CITY: Boise

STATE: ID

ZIP CODE: 87302

TELEPHONE: 702-397-0021

CELL 725-305-3676

APPLICANT INFORMATION (information must match online application)

NAME: Same as owner

ADDRESS:

CITY:

STATE:

ZIP CODE:

TELEPHONE:

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: LAS Consulting -Lucy Stewart

ADDRESS: 1930 Village Center Circle Bldg #3-577

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE:

CELL 702-499-6469

ACCELA REFERENCE CONTACT ID # 165677

*Correspondent will receive all project communication via the email entered in online application.

(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.

Property Owner (Signature)*

James B. Alderman, Sr VP & Secretary

Property Owner (Print)

Date

11/5/26

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell

April 1, 2026

Clark County Comprehensive Planning
500 Grand Central Parkway, 1st Floor
Las Vegas, NV 89134

RE: APR 25-101135/APN: 071030-101-008

Dear Sir or Madam:

Please accept this as our request to vacate the right-of-way for the 30-foot-by-666.37-foot dedicated street. The property was dedicated in 1991; however, the dedication does not connect to any existing streets. The dedication is in the middle of Simplot's property and is not necessary for any public access. We respectfully request approval of vacation of this street to allow future development of the site.

Please contact me with any questions that you may have.

Yours truly,

Lucy Stewart

Lucy Stewart



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-26-0377

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

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

Date: 8/12/2026

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

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PLANNING COMMISSION (PC)

Date: 8/18/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/16/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 02/04/26

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101135 071-30-101-005,-006,-007, -008,-009, 071-30-201-002
ASSESSOR PARCEL #(s): 1 , -003, 071-30-501-003, 071-30-601-001,-002,-003,
071-30-701-001,-002,-003,-004,-008 & -009
PROPERTY ADDRESS/ CROSS STREETS: 665 Simplot Road, Overton, NV 89040

DETAILED SUMMARY PROJECT DESCRIPTION

ZC from RS40, RS 80, IL, to RS80

PROPERTY OWNER INFORMATION

NAME: J.R. Simplot Company
ADDRESS: 1099 W. Front Street
CITY: Boise STATE: ID ZIP CODE: 87302
TELEPHONE: 702-397-0021 CELL 725-305-3676

APPLICANT INFORMATION (information must match online application)

NAME: Same as owner
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: LAS Consulting -Lucy Stewart
ADDRESS: 1930 Village Center Circle Bldg #3-577
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: _____ CELL 702-499-6469 ACCELA REFERENCE CONTACT ID # 165577

*Correspondent will receive all project communication via the email entered in online application.

(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.


Property Owner (Signature)*

James B. Alderman, Sr VP & Secretary
Property Owner (Print)

1/15/26
Date

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell

June 23, 2026

Mr. Hunter White, Principal Planner
500 Grand Central Pkwy, 1st floor
Las Vegas, NV 89155

RE: **APR 25-101135**, APN: 071-30-101-005, 006, -007, -008, 009, 071-30-201-002, 071-30-201-003, 071-30-601-001, 071-30-601-002, 071-30-601-003, 071-30-701-001, 071-30-701-002, 071-30-701-003, 071-30-701-004, 071-30-701-008 & 071-30-701-009

Dear Mr. White:

Please accept this as our request for a Zone Change from the existing zoning classifications to RS80 (Residential Single-Family 80,000 square foot minimum lot size). Below are the subject parcels with their existing zoning designations and the requested RS80 zoning classification.

Assessor's Parcel Number - <u>Designation</u>	Existing Zoning Designation	Requested Zoning
071-30-101-006	Residential Single-Family 80 (RS80)	Residential Single-Family 80 (RS80)
071-30-101-007	Residential Single-Family 80 (RS80)	Residential Single-Family 80 (RS80)
071-30-101-008	Residential Single-Family 80 (RS80)	Residential Single-Family 80 (RS80)
071-30-101-009	Residential Single-Family 40 (RS40)	Residential Single-Family 80 (RS80)
071-30-201-002	Industrial Light (IL)	Residential Single-Family 80 (RS80)
071-30-201-003	Residential Single-Family 80 (RS80)	Residential Single-Family 80 (RS80)
071-30-601-001	Industrial Light (IL)	Residential Single-Family 80 (RS80)
071-30-601-002	Residential Single-Family 80 (RS80)	Residential Single-Family 80 (RS80)
071-30-601-003	Residential Single-Family 80 (RS80)	Residential Single-Family 80 (RS80)
071-30-701-001	Residential Single-Family 80 (RS80)	Residential Single-Family 80 (RS80)
071-30-701-002	Residential Single-Family 80 (RS80)	Residential Single-Family 80 (RS80)
071-30-701-003	Residential Single-Family 80 (RS80)	Residential Single-Family 80 (RS80)
071-30-701-004	Residential Single-Family 80 (RS80)	Residential Single-Family 80 (RS80)
071-30-701-008	Residential Single-Family 80 (RS80)	Residential Single-Family 80 (RS80)
071-30-701-009	Residential Single-Family 80 (RS80)	Residential Single-Family 80 (RS80)

The requested zoning is consistent with the established development pattern and character of the surrounding area. Adjacent and nearby properties are predominantly developed with large-lot residential parcels, typically consisting of lots that are 80,000 square feet or greater in size. As such, the proposed RS80 zoning represents a logical and compatible transition with the

surrounding rural residential neighborhood and is consistent with the existing land use pattern in the area.

In addition, the RS80 zoning district is appropriate because it allows for mining operations through the Special Use Permit process. This provides Clark County with continued discretionary review and oversight of any future mining activity, including operational conditions, buffering, access, dust mitigation, hours of operation, and compatibility with surrounding properties. The request therefore maintains the County's ability to regulate future uses while placing the property within a zoning district that is more compatible with the surrounding large-lot residential area.

The proposed zoning will also help create greater consistency between the land use designation, surrounding development pattern, and long-term planning objectives for the area. The request does not introduce an incompatible or more intensive zoning classification; rather, it places the property into a zoning category that reflects the rural and low-density nature of the surrounding community.

Based on the compatibility with surrounding development, consistency with the character of the area, and the ability for mining uses to continue to be reviewed through the Special Use Permit process, we respectfully request approval of this Zone Change application. Please contact me if you have any questions or require additional information.

Yours truly,

Lucy Stewart

Lucy Stewart

08/18/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

071-30-101-005 through 071-30-101-009; 071-30-201-002, 071-30-201-003; 071-30-501-003; 071-30-601-001 through 071-30-601-003; 071-30-701-001 through 071-30-701-004; 071-30-701-008 through 071-30-701-009

EXISTING LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - BUSINESS EMPLOYMENT

PROPOSED LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 665, 680, 685, 690, & 700 Simplot Road; and 1551 S. Moapa Valley Boulevard
- Site Acreage: 128.10
- Existing Land Use: Mining and extraction

Applicant's Justification

The applicant states that the request for the Outlying Neighborhood (ON) land use category on the site is appropriate since the surrounding area is predominantly developed with large lot, rural residential properties, with parcels generally consisting of approximately 80,000 square feet or greater. The surrounding neighborhoods are characterized by low-density development, open space and rural land use patterns that are consistent with the intent and purpose of the Outlying Neighborhood (ON) land use category. The Outlying Neighborhood (ON) land use category aligns with the existing RS80 zoning pattern commonly found in the vicinity which contains numerous large residential lots and rural estate style homes that are compatible with the proposed land use designation. Mining operations, such as what exists on the site today, are consistent

with the Outlying Neighborhood (ON) land use category while supporting the rural character of the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0575-12	Zone change for APN 071-30-101-009 from R-U (under ROI for M-1) to R-A zoning for a single family residence	Approved by BCC	November 2012
ZC-0324-12	Zone change for APN 071-30-101-008 & 009 from R-U to M-1 zoning for future industrial development - expired	Approved by BCC	August 2012
UC-0730-03	Use permit to increase the height of pollution control equipment on APN 071-30-601-001	Approved by PC	June 2003
UC-111-81 & VC-149-81 (ET-400046-96)	First extension of time for a use permit to maintain a de-watering and stockpiling facility for silica sand with future drying, storage, and loading areas; and a variance to waive on-site paving requirements and to waive off-site improvement requirements subject to a time limit of 15 years for review - expired	Approved by PC	August 1996
ZC-62-85	Zone change to reclassify a portion of the site from R-U to M-1 zoning to maintain and operate a de-watering, screening, stockpiling, and mining facility for silica sand.	Approved by BCC	April 1985
UC-111-81 & VC-149-81	Use permit to maintain a de-watering and stockpiling facility for silica sand with future drying, storage, and loading areas; and a variance to waive on-site paving requirements and to waive off-site improvement requirements subject to a time limit of 15 years for review - expired	Approved by BCC	July 1981

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS80 & IL	Single-family residential & storage yard
South	Business Employment & Outlying Neighborhood (up to 0.5 du/ac)	RS80	Undeveloped & single-family residential
East	Business Employment, Open Lands, & Outlying Neighborhood (up to 0.5 du/ac)	RS80	Railroad lines, wildlife management area, undeveloped, and agriculture
West	Open Lands	RS80	Undeveloped

Related Applications

Application Number	Request
ZC-26-0377	A zone change from RS40 and IL to RS80 zoning on a portion of the site is a companion item on this agenda.
VS-26-0376	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.
UC-26-0378	A use permit, waivers of development standards, and a design review for a mining and extraction facility 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 applicant requests a change from Business Employment (BE) to Outlying Neighborhood (ON). Intended primary land uses in the proposed Outlying Neighborhood (ON) land use category include single-family detached homes. Supporting land uses include accessory dwelling units, grazing, small-scale crop and food production, low-intensity agriculture and associated outbuildings, and neighborhood-serving public facilities such as parks, trails, open space, and other complementary uses.

The request for the Outlying Neighborhood (ON) land use category on the site is compatible with the surrounding area. The area surrounding the site primarily consists of RS80 zoned properties which are conforming to the Outlying Neighborhood (ON) land use category. The adjacent and abutting properties to the southeast are currently planned for Outlying Neighborhood (ON) uses. The site has been historically used for silica sand mining for many years, and the Outlying Neighborhood (ON) land use category would allow the use to continue with a special use permit in the RS80 zoning district. Approval of this request will support Policy NE-4.2 of the Master Plan which supports encouraging the development of businesses in Moapa Valley that provide an employment base near the residents of Northeast County. For these reasons, staff finds the request for the Outlying Neighborhood (ON) 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 September 16, 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.

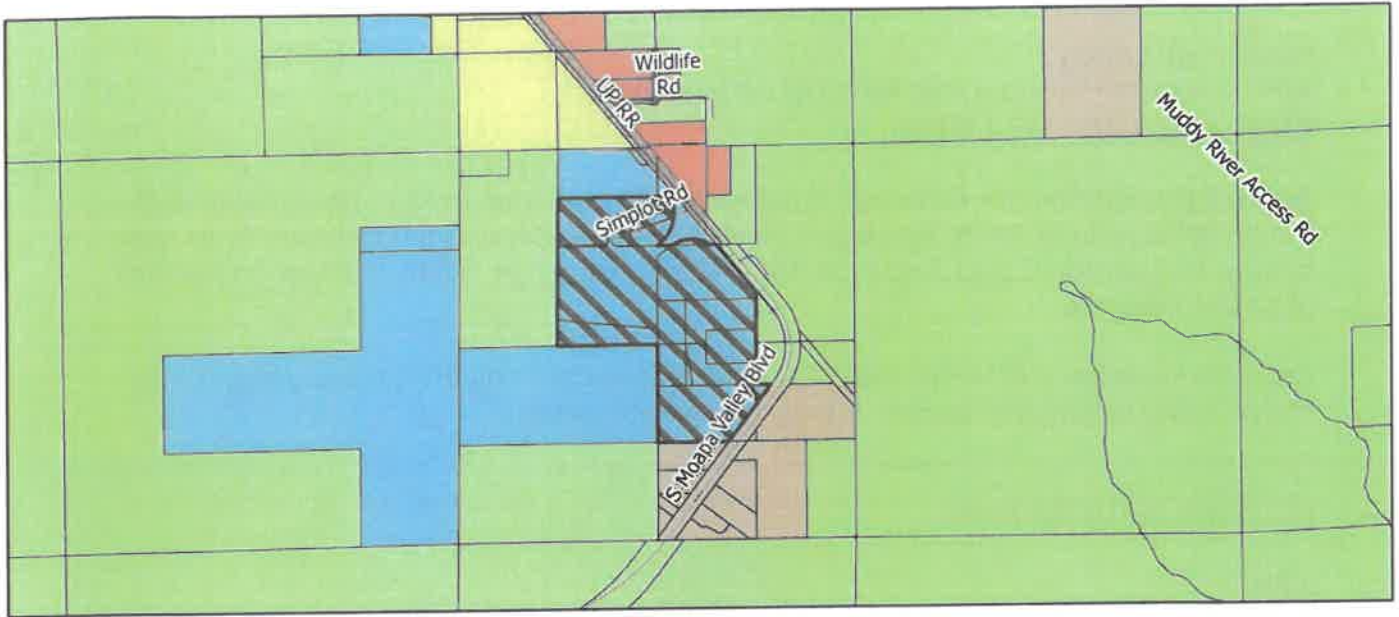
STAFF ADVISORIES:**Clark County Water Reclamation District (CCWRD)**

- No comment.

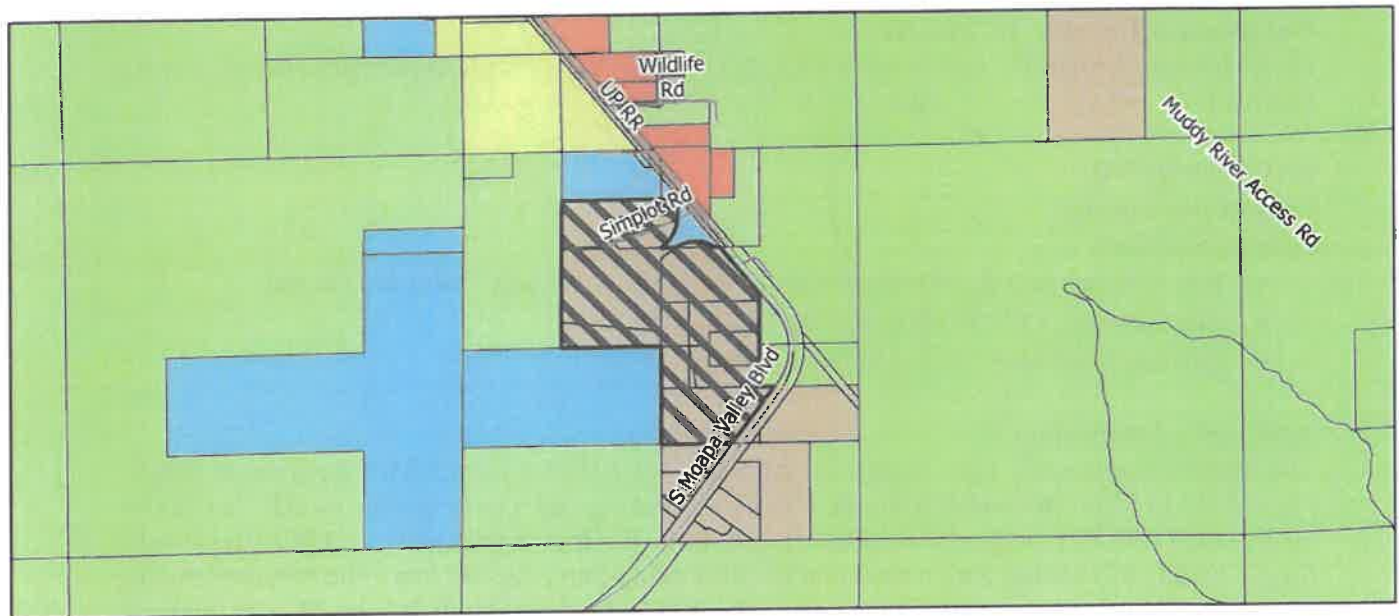
TAB/CAC:**APPROVALS:****PROTEST:****APPLICANT:** SIMPLOT SILICA PRODUCTS**CONTACT:** LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BUILDING #3-577, LAS VEGAS, NV 89134

Planned Land Use Amendment PA-26-700029

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.

08/18/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

071-30-101-009; 071-30-201-002; 071-30-501-003; 071-30-601-001

PROPOSED LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 665 & 690 Simplot Road and 1551 S. Moapa Valley Boulevard
- Site Acreage: 1.00 (RS40 to RS80)/50.03 (IL to RS80)
- Existing Land Use: Mining and extraction

Applicant's Justification

The applicant requests a zone change on APN 071-30-101-009 from RS40 (Residential Single-Family 40) to RS80 (Residential Single-Family 80) zoning and a zone change on APN's 071-30-201-002, 071-30-501-003, and 071-30-601-001 from IL (Industrial Light) to RS80 (Residential Single-Family 80) zoning within the Simplot silica sand mining facility site. The proposed zoning is consistent with the surrounding area since the area is predominantly developed with large lot, rural residential properties, with parcels generally consisting of approximately 80,000 square feet or greater. Since the site is an existing mining operation, the RS80 (Residential Single-Family 80) zoning district is appropriate since it allows for mining operations through the special use permit process, which allows Clark County with continued discretionary review and oversight of any mining activities including operational conditions. Additionally, the proposed zoning creates greater consistency between land use designations, surrounding development patterns, and long-term planning objectives for the area. The request also does not introduce an incompatible or more intensive zoning classification; rather, it places the property into a zoning district that reflects the rural and low-density nature of the surrounding community.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0575-12	Zone change for APN 071-30-101-009 from R-U (under ROI for M-1) to R-A zoning for a single family residence	Approved by BCC	November 2012
ZC-0324-12	Zone change for APN 071-30-101-009 and the adjacent parcel to the northwest from R-U to M-1 zoning for future industrial development - expired	Approved by BCC	August 2012
UC-0730-03	Use permit to increase the height of pollution control equipment on APN 071-30-601-001	Approved by PC	June 2003
UC-111-81 & VC-149-81 (ET-400046-96)	First extension of time for a use permit to maintain a de-watering and stockpiling facility for silica sand with future drying, storage, and loading areas; and a variance to waive on-site paving requirements and to waive off-site improvement requirements subject to a time limit of 15 years for review - expired	Approved by PC	August 1996
ZC-62-85	Zone change to reclassify a portion of the site from R-U to M-1 zoning to maintain and operate a de-watering, screening, stockpiling, and mining facility for silica sand.	Approved by BCC	April 1985
UC-111-81 & VC-149-81	A use permit to maintain a de-watering and stockpiling facility for silica sand with future drying, storage, and loading areas; and a variance to waive on-site paving requirements and to waive off-site improvement requirements subject to a time limit of 15 years for review - expired	Approved by BCC	July 1981

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Business Employment	RS80	Portions of the Simplot silica sand mining facility
East	Business Employment & Open Lands	RS80	Portions of the Simplot silica sand mining facility, railroad lines, wildlife management area, undeveloped, & agriculture
West	Open Lands	RS80	Undeveloped

Related Applications

Application Number	Request
PA-26-700029	A plan amendment from Business Employment (BE) to Outlying Neighborhood (ON) that includes additional adjacent parcels within the Simplot silica sand mining site is a companion item on this agenda.

Related Applications

Application Number	Request
UC-26-0378	A use permit, waivers of development standards, and a design review for a mining and extraction facility is a companion item on this agenda.
VS-26-0376	A vacation and abandonment for a portion of right-of-way 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 RS80 zoning is compatible with the surrounding area. The subject parcels are internal to the Simplot silica sand mining site and will allow for consistent RS80 zoning throughout the whole facility. Beyond the mining facility, the surrounding properties are primarily zoned RS80. The site has been historically used for silica sand mining for many years, and the RS80 zoning would allow the use to continue with approval of a special use permit. Approval of this request will support Policy NE-4.2 of the Master Plan which supports encouraging the development of businesses in Moapa Valley that provide an employment base near the residents of Northeast County. For these reasons, staff finds the request for RS80 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 September 16, 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:**Clark County Water Reclamation District (CCWRD)**

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIMPLOT SILICA PRODUCTS

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BUILDING #3-577, LAS VEGAS, NV 89134

08/18/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

071-30-101-008; 071-30-201-001; 071-30-201-002

PROPOSED LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of an unnamed road segment located west of Moapa Valley Boulevard and east of the Saddle Street alignment. The right-of-way segment is no longer needed for access to the site and the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0575-12	Zone change for a portion of the site from R-U to R-A for an existing single-family residence	Approved by BCC	November 2012
ZC-0324-12	Zone change for a portion of the site from R-U to M-1 for an industrial development	Approved by BCC	August 2012
UC-0730-03	Use permit to increase the height of air pollution and mining structures to 99 feet	Approved by PC	June 2003
ET-0046-96 (UC-111-81)	First extension of time for a silica sand mining, de-watering, and stockpiling facility - expired	Approved by PC	August 1996
ZC-62-85	Zone change from R-U to M-1 for a silica sand mining facility – expired	Approved by BCC	April 1985
UC-111-81	Use permit for a silica sand mining, de-watering, and stockpiling facility - expired	Approved by BCC	July 1981

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS80 & IL	Undeveloped & single-family residential
South	Outlying Neighborhood (up to 0.5 du/ac) & Business Employment	RS80	Undeveloped & single-family residential
East	Corridor Mixed-Use & Open Lands	RS80	Agriculture, undeveloped, & single-family residential
West	Open Lands & Business Employment	RS80	Undeveloped

A Union Pacific Railroad spur is located to the east of the subject site.

Related Applications

Application Number	Request
PA-26-700029	A plan amendment from Business Employment to Outlying Neighborhood is a companion item on this agenda.
ZC-26-0377	A zone change from IL & RS40 to RS80 is a companion item on this agenda.
UC-26-0378	A use permit, waivers, and design review for an existing mining and extraction facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30..

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way that is not needed for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 16, 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**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comments.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIMPLOT SILICA PRODUCTS

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BUILDING 3, SUITE 577, LAS VEGAS, NV 89134

08/18/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

071-30-101-005 through 071-30-101-009; 071-30-201-002; 071-30-201-003; 071-30-501-003; 071-30-601-001 through 071-30-601-003; 071-30-701-001 through 071-30-701-004; 071-30-701-008 through 071-30-701-009 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the gross lot size of APN 071-30-101-009 to 43,560 square feet where 80,000 square feet is required per Section 30.02.02B (a 45% reduction).
 - b. Reduce the gross lot size of APN 071-30-501-003 to 43,560 square feet where 80,000 square feet is required per Section 30.02.02B (a 45% reduction).
2.
 - a. Reduce the net lot size of APN 071-30-101-009 to 43,560 square feet where 72,000 square feet is required per Section 30.02.02B (a 40% reduction).
 - b. Reduce the net lot size of APN 071-30-501-003 to 43,560 square feet where 72,000 square feet is required per Section 30.02.02B (a 40% reduction).
3. Increase the height of a mining storage tent structure to 45 feet where 35 feet is the maximum height permitted per Section 30.02.02B (a 29% increase).
4. Eliminate parking lot landscaping where landscaping is required per Section 30.04.01D.
5.
 - a. Eliminate buffering and screening along the north property line where a 15 foot wide landscape area consisting of 2 rows of evergreen trees and an 8 foot decorative wall is required per Section 30.04.02C.
 - b. Eliminate buffering and screening along the south property line where a 15 foot wide landscape area consisting of 2 rows of evergreen trees and an 8 foot decorative wall is required per Section 30.04.02C.
6. Allow outdoor storage as an accessory use adjacent to a residential use where not permitted by Section 30.04.06E.

PROPOSED LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:**Project Description****General Summary**

- Site Address: 665, 680, 685, 690, 700 Simplot Road & 1551 Moapa Valley Boulevard
- Site Acreage: 128.1
- Project Type: Mining & extraction facility & ancillary structures & uses
- Number of Stories: 1
- Building Height (feet): 99 (equipment) / 45 (tent structure)
- Square Feet: 23,926 (overall) / 18,000 (tent structure)
- Parking Required/Provided: 30/30

History & Request

Use of the subject site as a mining and extraction facility began in July 1981 with the approval of UC-111-81 by the Board of County Commissioners. This permit allowed the use of the site for the de-watering, mining, and stockpiling of silica sand and was conditioned with a 15 year time limit. The applicant then submitted and was approved for an extension of time for the mining use in August 1996 through ET-0046-96. This extension of time allowed the mining use to continue for another 15 years until 2011. The applicant, however, never returned to extend the mining use permit in 2011 and UC-111-81 expired. It was discovered the mining use expired while the applicant was attempting to obtain permits for a new storage structure on the site. The applicant is now requesting to re-establish the silica mining use and permit the new storage structure on the site.

Site Plans

The plans depicts an existing silica sand mining, de-watering, and stockpiling facility located southwest of Moapa Valley Boulevard surrounding Simplot Road. Most of the structures on-site are either administrative office buildings, storage structures, or mining equipment with the remainder of the site primarily undeveloped. In the center of the site, located in the south part of APN 071-30-101-007 and the north part of APN 071-30-201-002 are a set of 3 buildings that serve as administrative offices, maintenance shops, laboratory facilities, dryer operator building, and warehousing. These buildings are set back 970 feet from Moapa Valley Boulevard and are approximately 600 feet south of the north property line. To the southeast of these buildings are the main storage and mining equipment area. This area contains the main stockpile area and a new storage tent building. This area also includes mining equipment such as scrubbers, loaders, and stackers. The mining equipment and stockpile area are generally set back 200 to 700 feet from Moapa Valley Boulevard. The proposed tent structures will be in the northwestern portion of APN 071-30-601-001 and will be set back 729 feet from Moapa Valley Boulevard. South of the mining area are existing settling ponds and former mining pits. Overall, the closest residence to the site 650 feet south of the subject site. Access to the site is provided by Simplot Road from Moapa Valley Boulevard. Simplot Road crosses the Union Pacific Railroad with a private cross access agreement. Parking will be located to east of the administrative buildings and will contain 30 unpaved parking spaces where 30 spaces are required.

Landscaping

All landscaping currently on site is existing and no new landscaping is proposed with this request. Waivers of development standards are required as parking lot landscaping and buffering and screening along the north and south property lines is required.

Elevations

The plans show the existing mining equipment which include the loader and scrubber can reach up to 99 feet tall, which was previously approved through UC-0730-03. The mining equipment is primarily constructed on metal painted yellow for safety purposes with the remaining portion painted a neutral desert tone. The existing administrative and storage buildings range between 12 and 16 feet tall and are prefabricated pitched roof metal buildings. These buildings generally consist of roll-up doors and metal access doors. The proposed storage tent building is proposed to be 45 feet tall, constructed with a metal frame with membrane cover and will be open on 2 ends.

Floor Plans

The provided floor plans show the metal administrative buildings are approximately 2,000 square feet with open interiors and walled spaces that are used for storage and other purposes. The existing office building is 3,766 square feet and contains a meeting room, various offices, and restrooms. The proposed tent structure is proposed to be a covered open space containing 18,000 square feet.

Applicant's Justification

The existing mining uses on the site have existing for approximately 100 years and all mining uses meet the necessary setbacks set by Title 30. The new tent structure will ensure that the silica sand processed on site does not blow in the desert wind and create an air pollution issue. Parking lot landscaping is not feasible on this site due to the industrial nature of the uses, the constant moving of vehicles and siting of buildings that mining silica requires. The reduction and elimination of buffering and screening and residential adjacency standards is justified due to the rural nature of the site, the fact the mining use has existed for some time, and the use are sufficiently set back from the surrounding properties. The increase in building height for the new tent structure is justified as the increase is minor and taller structures have been approved in the past.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0575-12	Zone change for a portion of the site from R-U to R-A for an existing single-family residence	Approved by BCC	November 2012
ZC-0324-12	Zone change for a portion of the site from R-U to M-1 for an industrial development	Approved by BCC	August 2012
UC-0730-03	Use permit to increase the height of air pollution and mining structures to 99 feet	Approved by PC	June 2003
ET-0046-96 (UC-111-81)	First extension of time for a silica sand mining, de-watering, and stockpiling facility - expired	Approved by PC	August 1996

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-62-85	Zone change from R-U to M-1 for a silica sand mining facility - expired	Approved by BCC	April 1985
UC-111-81	Use permit for a silica sand mining, de-watering, and stockpiling facility - expired	Approved by BCC	July 1981

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS80 & IL	Undeveloped & single-family residential
South	Outlying Neighborhood (up to 0.5 du/ac) & Business Employment	RS80	Undeveloped & single-family residential
East*	Corridor Mixed-Use & Open Lands	RS80	Agriculture, undeveloped, & single-family residential
West	Open Lands & Business Employment	RS80	Undeveloped

*A Union Pacific Railroad spur is located to the east of the subject site.

Related Applications

Application Number	Request
PA-26-700029	A plan amendment from Business Employment to Outlying Neighborhood is a companion item on this agenda.
ZC-26-0377	A zone change from IL & RS40 to RS80 is a companion item on this agenda.
VS-26-0376	A vacation and abandonment of a portion of right-of-way 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.

Mining and extraction use are generally considered industrial in nature and can be quite intensive creating significant impacts on the surrounding area. In this case, staff finds the surrounding area

is generally rural in nature with the subject site located away from the main residential and commercial portion of Moapa Valley. While there are some residences in the area, they are well over 600 feet away from the more intensive parts of the mining use and most of the surrounding land uses are agricultural or undeveloped. Given the intensive nature of mining uses, these should be concentrated in areas that have a history of such uses to prevent additional impact on the surrounding environment. Staff finds the subject site has a history of mining uses since 1981 based on County records and since the early part of the 20th century per the applicant's account. Staff finds the continued use of the site for mining purposes helps to reduce the impact of mining in other portions of the Moapa Valley and Clark County by concentrating it in existing spaces. Additionally, except for 2 complaints in the early 1980's, staff is unaware of any complaints that have arisen from the operation of the current silica mining on the site. Finally, mining is a fundamental part of history of Clark County and the State of Nevada and serve a vital economic purpose for Moapa Valley and the surrounding area. Staff finds the request will support Clark County Master Plan Policies 3.5.1 & 5.1.3 and Northeast County Specific Policy NE-4.2, which encourage the development of the economic activities that are base of Clark County, that keep employment activities within the Moapa Valley area, and which help to protect the existing open land and rural nature of the County. For these reasons, staff can support this request.

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.

Waivers of Development Standards #1 & #2

Generally, the purpose of requiring minimum lot sizes is to ensure that there is sufficient space on a property to construct buildings and to maintain the desired character of the area. In this case, the subject site is composed of variety of parcels that have been added over time to the site and are viewed as single site. The surrounding area is generally rural and the size of the lots as proposed should maintain that rural character. While staff does not normally support reductions in lot size, staff can support this request as the site maintains its rural character and the site is being constructed and used as a single site so there is sufficient area to construct building without cross property lines.

Waiver of Development Standards #3

Staff finds the proposed height of 45 feet for the proposed tent structure is needed to allow sufficient space to keep silica from blowing away in the desert wind and represents a minor increase. Additionally, there are already structures on the site that significantly exceed the height of the proposed tent structure. The area where the structure with the increased height is located in the center of the site away from the surrounding property lines and away from Moapa Valley Boulevard. Staff finds, given the existing uses and structures on site, the amount of increase requested, and the location of the proposed structure, the increase in height should not represent

a major impact to the site or the surrounding area. For these reasons, staff can support this request,

Waivers of Development Standards #4 & #5

The purpose of providing buffering and screening landscaping and parking lot landscaping is to soften the effects of development on surrounding uses and to limit radiant heat from pavement. In this case, the surrounding uses are primarily rural in nature and the proposed intense uses on the site are centrally located, reducing their proximity to residential uses. The rural nature of the surrounding area also makes obtaining water for irrigation difficult. Staff finds the uses on the site have existed for a significant amount of time without buffering landscaping and the addition of the tent structures should also reduce the impact the site has on the surrounding area. The nature of mining also means there is a lot of movement on the site that would negatively impact the landscaping onsite. Finally, the parking lot is not paved so radiant heat is not as much of an issue on this site. For these reasons, staff can support these requests.

Waiver of Development Standards #6

Staff finds the use of a portion of the site for accessory outdoor storage should not significantly impact the surrounding residential uses as there are not residential uses within 600 feet of the uses on the site. The storage and intense uses are also centered on the site away from the exterior property lines. Additionally, the site has been storing silica outdoors for at least 40 years and with little to no complaints. The applicant is also adding a large tent structure which should help reduce any air pollution caused by the use. For these reasons, staff can support 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.

Overall, the site is well situated away from the populated areas of Moapa Valley and the uses on site are sited to be centrally located on the site. The more intense mining uses are at least 600 feet away from another residential use. The mining structures are typical of those found on such sites and are painted for safety and to blend into the desert landscape. The site has sufficient access for both employees and cargo vehicles. Parking is sufficient for the uses on site and maintenance of natural landscaping helps to blend the site into its surroundings. Staff finds the existing design of the site has not caused any issues in the surrounding area and has been operating without issue. For these reasons, staff can support this request.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 16, 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

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIMPLOT SILICA PRODUCTS

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BUILDING 3 SUITE 577, LAS VEGAS, NV 89134**

09/01/26 PC AGENDA SHEET

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	Zone change to reclassify the site from CG & RS20 to RS2 is a companion item on this agenda.
WS-26-0451	Waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-26-500106	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:

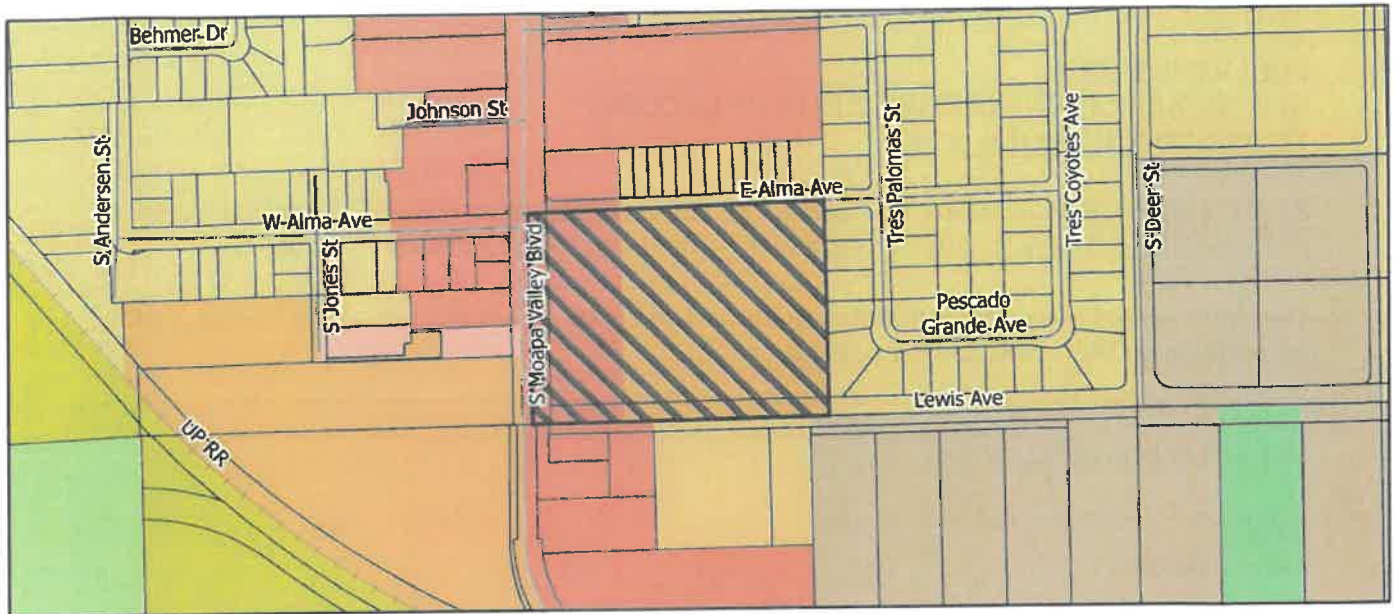
PROTEST:

APPLICANT: MARK MCGINTY

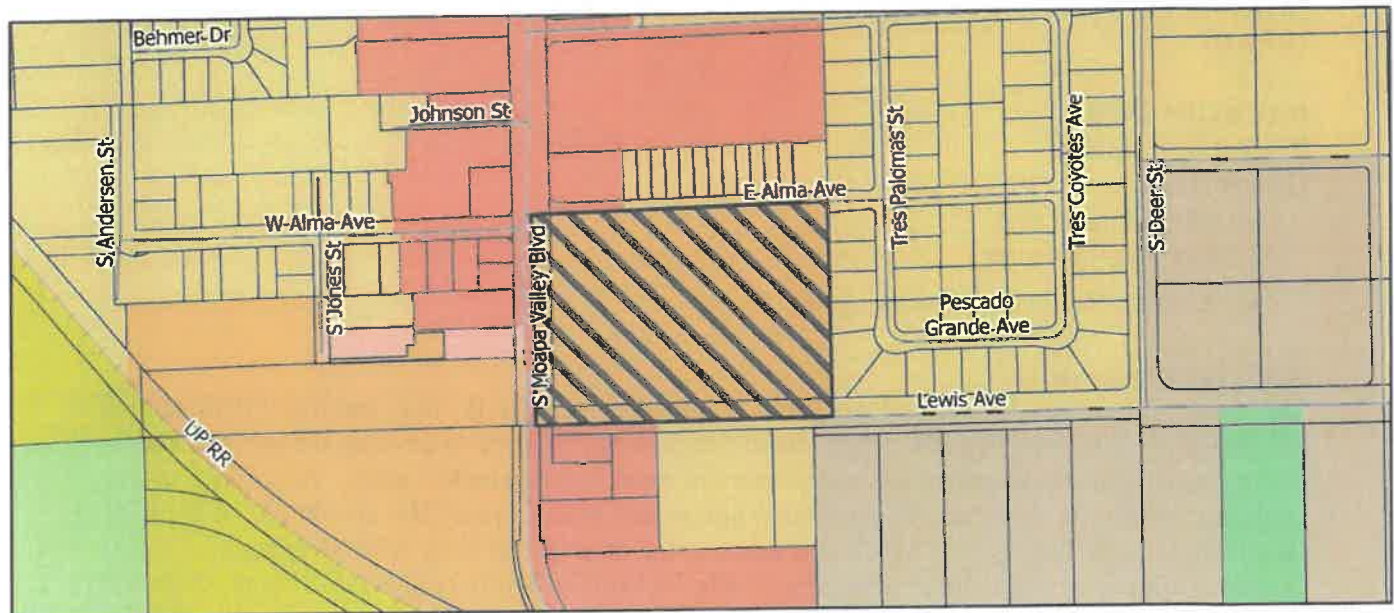
CONTACT: MARK MCGINTY, KNIT, 7250 PEAK DRIVE SUITE 216, LAS VEGAS, NV
89128

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.

09/01/26 PC AGENDA SHEET

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	Plan amendment from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) is a companion item on this agenda.
WS-26-0451	Waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-26-500106	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 30.02.08.
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 which meet Title 30 standards. In addition, a 10 foot wide street landscape area is proposed along Alma Avenue and Lewis Avenue. Trees, shrubs, and groundcover are planted within the street landscape area.

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	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	Zone change from CG & RS20 to RS2 is a companion item on this agenda.
TM-26-500106	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 (Residential Single-Family 2) zoning district, eliminating the required open space within the subdivision is a self-imposed burden. 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 finds the proposed architecture is appropriate and staff can support this request.

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

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

09/01/26 PC AGENDA SHEET

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	A waivers of development standards and 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, 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



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700034 & ZC-26-0450

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

TAB/CAC: Moapa Valley TAB 7:00 PM

Date: 8/12/26

Location: 320 N. Moapa Valley Blvd., Overton

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website:

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 9/1/26

Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website:

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/7/26

Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website:

<https://clarkcountynv.gov/agendas>

Please Note:

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- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
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TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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These groups hold public meetings at least once each month, and accomplish the following three functions:

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Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

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

GOODSPRINGS

Electra Smith, Secretary
(702) 370-6297
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

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

LAUGHLIN

Kathleen Hickman, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

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

UPPER & LOWER KYLE CANYON

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State Route 160, Mountain Springs

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Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

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(702) 606-0747
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4775 McLeod Dr., Las Vegas

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Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Tyler Brady	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101989

ASSESSOR PARCEL #(s): 070-13-803-005

PROPERTY ADDRESS/ CROSS STREETS: SEC Moapa Valley Blvd/Alma Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Plan Amendment, Zone Change, Design Review, Waivers of Development Standards, and Tentative Map for Single Family Attached and Detached Residential Development.

PROPERTY OWNER INFORMATION

NAME: B R CUBED, LLC

ADDRESS: P.O. Box 9003

CITY: Rapid City

STATE: SD

ZIP CODE: 57709

TELEPHONE: N/A

CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Crystal Bay Advisors, LLC

ADDRESS: P.O. Box 93804

CITY: Las Vegas

STATE: NV

ZIP CODE: 89193

TELEPHONE: N/A

CELL N/A

ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Dr., Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 407-949-7615

ACCELA REFERENCE CONTACT ID # 289392

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


Property Owner (Signature)*

Bradley H. Estes
Property Owner (Print)

2/19/24
Date

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

MARK W. MULHALL
mmulhall@kcnvlaw.com
D: 702.792.7000

March 2, 2026

VIA ONLINE SUBMITTAL
CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

**Re: *Justification Letter – Zone Change for Single-Family Residential Development
Crystal Bay Advisors, LLC
APN: 070-13-803-005***

To Whom It May Concern:

Please be advised this firm represents Crystal Bay Advisors, LLC (the “Applicant”) in the above referenced matter. The site is 9.19 acres generally located east of Moapa Valley Boulevard between Alma Avenue and Lewis Avenue. The site is more particularly described as Assessor’s Parcel Numbers 070-13-803-005 (the “Site”). The Site currently has land use designations of Corridor Mixed-Use (CM; allows less than 18 dwelling units per acre) and Compact Neighborhood (CN; allows up to 18 dwelling units per acre) and zoning designations of Commercial General (CG) and Residential Single-Family 20 (RS20). The Applicant is requesting a zone change (there are companion applications for a Plan Amendment, Design Review with Waivers of Development Standards, and a Tentative Map).

Zone Change

The Applicant is requesting a zone change from CG and RS20 to Residential Single-Family 2 (RS2). While the detached single-family homes are able to meet the standards set forth in Residential Single-Family 3.3 (which exists to the north of the Site), RS2 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 more dense 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 properties to the east of the Site. The Site, except for its eastern boundary, is bordered by existing right-of-ways. RS2 is a conforming zoning district with the CN land use designation. The Zone Change is appropriate for the Site and will not have adverse impacts on the surrounding community instead it will add new housing supply for residents and improve a vacant lot on an arterial road.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink, appearing to read 'Mark W. Mulhall', is written over the printed name.

Mark W. Mulhall



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700034 & ZC-26-0450

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

TAB/CAC: Moapa Valley TAB 7:00 PM

Date: 8/12/26

Location: 320 N. Moapa Valley Blvd., Overton

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website:

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Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 9/1/26

Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website:

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 10/7/26

Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website:

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Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101989

ASSESSOR PARCEL #(s): 070-13-803-005

PROPERTY ADDRESS/ CROSS STREETS: SEC Moapa Valley Blvd/Alma Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Plan Amendment, Zone Change, Design Review, Waivers of Development Standards, and Tentative Map for Single Family Attached and Detached Residential Development.

PROPERTY OWNER INFORMATION

NAME: B R CUBED, LLC

ADDRESS: P.O. Box 9003

CITY: Rapid City

STATE: SD

ZIP CODE: 57709

TELEPHONE: N/A

CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Crystal Bay Advisors, LLC

ADDRESS: P.O. Box 93804

CITY: Las Vegas

STATE: NV

ZIP CODE: 89193

TELEPHONE: N/A

CELL N/A

ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Dr., Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 407-949-7615

ACCELA REFERENCE CONTACT ID # 289392

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)*

Property Owner (Print)

Date

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

MARK W. MULHALL
mmulhall@kcnvlaw.com
D: 702.792.7000

March 2, 2026

VIA ONLINE SUBMITTAL
CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

Re: *Justification Letter – Zone Change for Single-Family Residential Development*
Crystal Bay Advisors, LLC
APN: 070-13-803-005

To Whom It May Concern:

Please be advised this firm represents Crystal Bay Advisors, LLC (the “Applicant”) in the above referenced matter. The site is 9.19 acres generally located east of Moapa Valley Boulevard between Alma Avenue and Lewis Avenue. The site is more particularly described as Assessor’s Parcel Numbers 070-13-803-005 (the “Site”). The Site currently has land use designations of Corridor Mixed-Use (CM; allows less than 18 dwelling units per acre) and Compact Neighborhood (CN; allows up to 18 dwelling units per acre) and zoning designations of Commercial General (CG) and Residential Single-Family 20 (RS20). The Applicant is requesting a zone change (there are companion applications for a Plan Amendment, Design Review with Waivers of Development Standards, and a Tentative Map).

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Sincerely,

KAEMPFER CROWELL

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Mark W. Mulhall

