



Moapa Town Advisory Board

May 13, 2025

APPROVED MINUTES

Board Members:	Michael Abbott – Chair - PRESENT Cally Wade – PRESENT Lola Egan - EXCUSED	James Ortiz – Vice-Chair - PRESENT
Secretary:	Judy Metz – (702)397-6475 – Judith.metz@clarkcountynv.gov	
County Liaison:	William Covington – (702)455-2540 – William.Covington@clarkcountynv.gov	

I. Call to Order, Pledge of Allegiance, Roll Call (see above)

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

II. Public Comment

Letters from Marc Jensen and Lyn Wren were submitted, with regards to Cement plants impact on Moapa West Project and Flooding issues. Flooding issues were also mentioned.

III. Approval of January 14, 2025, Minutes.

Moved by: Cally Wade

Action: Approved minutes as submitted.

Vote: 3-0/ Unanimous

IV. Approval of Agenda for January 24, 2025.

Moved by: James Ortiz

Action: Approved agenda as submitted.

Vote: 3/0 Unanimous

V. Informational Items

NONE

VI. Planning & Zoning

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, CHAIR – WILLIAM MCCURDYII, Vice-Chair
MARILYN KIRKPATRICK – APRIL BECKER - MICHAEL NAFT- JAMES R. GIBSON – JUSTIN JONES
KEVING SCHILLER, County Manager

Presentation of “Moapa West Concept Plan / Moapa West Project Area. (For Discussion Only)

Devon Perry with Phelps Planning makes the presentation, with assistance from Hunter White the Principal Planner, for this project, as needed. He lets the attendees know they can obtain maps and exhibits, just ask. This is a draft concept – he encourages people to ask questions and make comments. That is what they are here for. He goes on to explain the 6 areas of the project. North Valley expansion & residential, Town Center Residential and Commercial, Commercial Entertainment, Hidden Valley NE, south of Muddy – Single Family and light industrial.

The following are a list of comments and concerns:

1. Henrie Road and transportation issues. Not sufficient now.
2. Multiple complaints of ongoing and possible future flooding.
3. Multiple comments on size of lots. Density is too high.
4. Lighting issues. People out here appreciate their dark sky. They would like minimal lighting.
5. CCSD – need for school plans / our budget is cut yearly; how will you help?
6. Multiple comments regarding keeping the area Rural.
7. What is the period of time to completion? 1-3+ years until breaking ground.
8. What Capital projects do you intend to do to mitigate your project? Planner explains that the developer and Clark County will work together on this.
9. Will there be natural gas? What will you do regarding sewer and water?
10. Can there be a BLM land swap to make this project more acceptable?
11. You have responsibility to transportation and roads with a project of this size. (2400 homes)
12. What about the additional needs for Police and Fire?
13. Request for Parks and Rec. improvements – An indoor-outdoor pool.
14. If we were incorporated, what would be the requirements to do this?
15. Resident lives in what they are calling “Town Center”. What is she supposed to do? Had no idea this was happening until day before meeting.
16. Question regarding Applicants working with Cement Plant. Has it affected their plans. They responded that they changed the residential in that area to industrial, once they learned of the plants proposed location.

VII. General Business

NONE

VIII. Public Comment

The lights at the park are really noisy and really bright. We need to be able to turn them off.
Lawson Rd. needs maintenance.

IX. The Next Meeting Date: May 27, 2025.

X. The meeting was adjourned at 8:20PM