



MOAPA TOWN ADVISORY BOARD
Marley P. Robinson Justice Court & Community Center

1340 E. Highway 168

Moapa, Nv. 89025

August 26, 2025

7:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Judith Metz at (702) 397-6475
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: Michael Abbott - Chairman
Janes Ortiz – Vice Chair
Member Lola Egan
Member Cally Wade
Member

Secretary: Judith Metz, (702)397-6475, Judith.Metz@clarkcountynv.gov
Business Address: Moapa Valley Community Center
320 N. 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

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- 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. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT
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 of May 13, 2025, meeting. (For possible action)
- IV. Approval of the Agenda for August 26, 2025, meeting and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

NONE
- VI. Planning and Zoning

09/16/25 PC

- 1. **MPC-25-0332-MOAPA NORTH VILLAGE, LLC:**
CONCEPT SPECIFIC PLAN for a mixed-use comprehensive planned community and the identification of related issues of concern to Clark County, affected property owners, and the applicant on 2,046.9 acres in an RS80 (Residential Single-Family 80) Zone, an RS40 (Residential Single-Family 40) Zone, an RS5.2 (Residential Single-Family 5.2) Zone, a CG (Commercial General) Zone, an H-2 (General Highway Frontage) Zone, an IL (Industrial Light) Zone, an IH (Industrial Heavy) Zone, and a PF (Public Facilities) Zone. Generally located north of Interstate 15 and east and west of State Highway 168 within Moapa. MK/hw/cv (For possible action)

- VII. General Business

NONE
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: September 11, 2025.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Marley P. Robinson Justice Court - 1340 E. Hwy. 168 – Moapa, Nv. 89025
<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT
KEVIN SCHILLER, County Manager



Moapa Town Advisory Board

May 13, 2025

DRAFT 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.

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 Rd. 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, would we be required 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.

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

X. The meeting was adjourned at 8:20PM

**ATTACHMENT A
MOAPA TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 7:00 P.M., AUGUST 26, 2025**

09/16/25 PC

1. **MPC-25-0332-MOAPA NORTH VILLAGE, LLC:**
CONCEPT SPECIFIC PLAN for a mixed-use comprehensive planned community and the identification of related issues of concern to Clark County, affected property owners, and the applicant on 2,046.9 acres in an RS80 (Residential Single-Family 80) Zone, an RS40 (Residential Single-Family 40) Zone, an RS5.2 (Residential Single-Family 5.2) Zone, a CG (Commercial General) Zone, an H-2 (General Highway Frontage) Zone, an IL (Industrial Light) Zone, an IH (Industrial Heavy) Zone, and a PF (Public Facilities) Zone. Generally located north of Interstate 15 and east and west of State Highway 168 within Moapa. MK/hw/cv (For possible action)

09/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

MPC-25-0332-MOAPA NORTH VILLAGE, LLC:

CONCEPT SPECIFIC PLAN for a mixed-use comprehensive planned community and the identification of related issues of concern to Clark County, affected property owners, and the applicant on 2,046.9 acres in an RS80 (Residential Single-Family 80) Zone, an RS40 (Residential Single-Family 40) Zone, an RS5.2 (Residential Single-Family 5.2) Zone, a CG (Commercial General) Zone, an H-2 (General Highway Frontage) Zone, an IL (Industrial Light) Zone, an IH (Industrial Heavy) Zone, and a PF (Public Facilities) Zone.

Generally located north of Interstate 15 and east and west of State Highway 168 within Moapa. MK/hw/cv (For possible action)

RELATED INFORMATION:

APNs:

List on file.

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA) - AGRICULTURE

NORTHEAST COUNTY (MOAPA) - BUSINESS EMPLOYMENT

NORTHEAST COUNTY (MOAPA) - CORRIDOR MIXED-USE

NORTHEAST COUNTY (MOAPA) - EDGE NEIGHBORHOOD (UP TO 1 DU/AC)

NORTHEAST COUNTY (MOAPA) - ENTERTAINMENT MIXED-USE

NORTHEAST COUNTY (MOAPA) - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

NORTHEAST COUNTY (MOAPA) - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

NORTHEAST COUNTY (MOAPA) - NEIGHBORHOOD COMMERCIAL

NORTHEAST COUNTY (MOAPA) - OPEN LANDS

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

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2,046.9 (total)/752 (Residential Uses)/200.9 (Commercial Uses)/1,094 (Industrial Uses)
- Number of Residential Units: 5,690
- Density (du/ac): 7.57
- Project Type: Mixed-Use Comprehensive Planned Community (Moapa West)

Master Planned Community Process

The master planned community review process is a multi-step process including: a pre-submittal meeting, draft concept plan review, final concept plan review, public facility needs assessment based on approved concept plan, specific plan review, development agreement, and master plan/zoning approval process. The purpose of the concept plan is to identify issues and concerns of the applicant and the County and other related agencies early in the process. Although the concept plan is general, methods to resolve issues and concerns will be identified and resolved during the specific plan review and approval process. The applicant has submitted maps and exhibits for the draft concept plan as required, and these are included in the file to assist in the presentation of the plan. Due to the long-range nature of the concept plan, more detailed information and adjustments to the plan may be necessary as current projections will be fine-tuned with additional information and modifications to meet changing circumstances in the specific plan review process.

The Concept Specific Plan starts the process of discussion in identifying various locations for needed public facilities, including but not limited to schools, fire stations, and parks. The applicant and numerous service providers will continue to have ongoing discussions to identify service needs with suitable facility locations. If the Concept Specific Plan is approved, the specific details associated with any necessary public service and facility will be addressed in the subsequent step of the PFNA and Specific Plan.

Land History & Request

This is a request to consider the final concept plan for the Moapa West master planned community. The applicant held a pre-application meeting with staff on December 18, 2024 and a discussion meeting was conducted with the Moapa Town Advisory Board (TAB) on May 13, 2025 that informed the public of the proposed project, while allowing the applicant to fulfill the requirements of the draft concept plan portion of the master planned community process. The applicant has now come forward with the final concept plan that incorporates staff comments and those solicited at the Moapa TAB meeting, as well as additional neighborhood meetings the applicant held with community members and stakeholders.

The site currently consists of mostly undeveloped or agricultural land within Moapa and Glendale. A large portion of the proposed project area was the subject of a previously major project, Riverview, which consisted of 3,660 units across 862 acres and overlaps with portions of the proposed North, Town Center, and Industrial Center villages. The concept plan of the previous major project was originally approved in March 2006 with the specific plan and PFNA approved in March 2008 with an amendment to the specific plan approved in January 2010. This plan expired in January 2016 as no development agreement was ever completed. Additionally, the proposed Industrial Center Village was previously rezoned to IL (previously M-1) and had accompanying tentative map applications which expired in November 2011.

Planning Area

The planning area is generally defined by natural physical characteristics of the site or man-made boundaries such as major section line streets. The purpose of defining the planning area is to provide a uniform development pattern that will serve as a basis for the Public Facilities Needs Assessment (PFNA). The PFNA is the next step in this multi-step process, which identifies

issues, necessary improvements and phasing of improvements, and provides any comments or direction deemed necessary. The applicant has control of 2,046.9 acres within the overall planning area of 6,172 acres. The planning area not only includes the land owned by the developer, but also surrounding private properties, which are presently a mix of developed and undeveloped residential, commercial, and industrial land uses, and vast areas of natural undisturbed desert, agricultural fields, and extensive floodplain areas. Several large washes, as well numerous small washes, cross the project area. Flood prone areas encumber a significant portion of the privately owned parcels, which are anticipated to remain in their natural state, providing opportunities for trails and connectivity throughout the entire planning area.

Land Use

The concept specific plan will consist of 8 different planning areas and villages. These villages will consist of low and medium density residential, commercial and mixed-use, and industrial developments. The community will be completed over the course of 1 to 22 years with an estimated completion date of 2051.

North Village

The North Village will contain approximately 469 acres and is located 2.7 miles north of the intersection of State Highway 168 and Interstate 15 and is currently accessed by Henrie Road. This village will primarily contain Mid-Intensity Suburban Neighborhood, with Low-Intensity Suburban Neighborhood and Ranch Estate Neighborhood designations serving as buffers to the existing low-density development along the southwest portion of the village. This village is proposed to have 2,652 residential units for an average density of 5.65 dwelling units per acre (du/ac), and neighborhoods within the village will have varying densities between 2 and 8 du/ac. Additionally, the North Village will contain 18 acres designated for Neighborhood Commercial to allow for lower intensity neighborhood servicing business in the more low-density focused portion of the development. Development of North Village is expected to start around 2030 and be completed within a 22 year timeframe.

South Village

South Village will be approximately 156.2 acres and is located directly to the east of the intersection of State Highway 168 and Interstate 15 and is currently accessed by Lewis Ranch Road. This village will primarily contain Entertainment Mixed-Use and Mid-Intensity Suburban Neighborhood designations with a 100 foot wide Open Lands designated buffer (5.3 acres) in the southeast portion of the village to buffer existing agricultural and residential areas surrounding the proposed village. This village is proposed to have approximately 619 units for an average density of 3.96 du/ac with the neighborhoods having densities up to 8 du/ac and the possibility of over 18 du/ac if the Entertainment Mixed-Use area is used for residential development. The South Village will contain 92.3 acres designated for Entertainment Mixed-Use and the applicant anticipates this area may contain resort hotel uses. Development of South Village is expected to start around 2034 and be completed within an 8 year timeframe.

Hidden Valley Village

Hidden Valley Village will contain 76.8 acres and is located 0.75 miles southwest of the intersection of State Highway 168 and Interstate 15. The area is currently accessed by private easements. This village will solely consist of Mid-Intensity Suburban Neighborhood with

densities up to 8 du/ac. The village is proposed to have a total of 811 units. Development of Hidden Valley Village is expected to start around 2041 and be completed within a 9 year timeframe.

Town Center Village

Town Center Village will contain 207.3 acres and is located to the northeast of the intersection of State Highway 168 and Interstate 15. The area is currently accessed from State Highway 168 and Glendale Boulevard. The western half of the village will consist of Mid-Intensity Suburban Neighborhood with a proposed unit count of 1,609 for an average density of 7.76 du/ac, however, individual neighborhoods could have densities up to 8 du/ac. Additionally, a 100 foot wide Open Lands designated buffer (8 acres) is being provided in the southeast portion of the site along the western and southern edges of the residential block to buffer existing agricultural and residential areas. The east half of the village will contain a variety of commercial intensities with 37 acres designated for Entertainment Mixed-Use and 10 acres designated for Corridor Mixed-Use. Development of Town Center Village is expected to start around 2028 and be completed within a 16 year timeframe.

Commercial Center Village

The bulk of the commercially designated land will be contained within Commercial Center Village located to the west of the intersection of State Highway 168 and Interstate 15. This village will contain 43.6 acres designated Corridor Mixed-Use. Development of Commercial Center Village is expected to start by 2028 and be completed within a 1 year timeframe.

Industrial Center Village

Industrial Center Village contains a total of 955.3 acres designated for low and medium intensity industrial uses, such as warehouses and light manufacturing with the Business Employment land use designation. This village will be developed across 3 related portions of the project. The first portion contains 194.4 acres and is located surrounding the intersection of the Union Pacific Railroad and State Highway 168, approximately 3 miles northeast of the intersection of State Highway 168 and Interstate 15. The second portion is an 83.6 acres parcel located northwest of the Union Pacific Railroad and Reid Gardner Power Plant and southwest of the first portion of the village. The final portion of the Industrial Center Village is located southeast of the second portion of the village and runs to the south of a Union Pacific Railroad spur and along the Muddy River floodway. This third portion will contain 677.3 acres. Development of Industrial Center Village is expected to start around 2026 and be completed within an 8 year timeframe.

Inland Port Village

Also being developed alongside the third portion of the Industrial Center Village is the Inland Port Village that will consist of 57.8 acres located north of the Union Pacific Railroad and the third portion of the Industrial Center Village. The village will begin construction in 2029 and should finish within a year. Development of Inland Port Village is expected to start around 2029 and be completed within a 1 year timeframe.

Industrial South Village

The Industrial South Village will contain 80.9 acres of Business Employment designated land. This village will have development begin in 2036 and complete within 2 years for an expected

completion date of 2037. The village is located 1.1 miles south of the intersection of State Highway 168 and Interstate 15.

The following table lists the estimations of the proposed land uses, area, and percentage of the site:

Proposed Planned Land Uses	Acreage (Existing)	Acreage (Proposed)	% of Area (Existing)	% of Area (Proposed)
Outlying Neighborhood	126.2	0	6.2	0
Edge Neighborhood	182.2	0	8.9	0
Ranch Estate Neighborhood	157.9	11.8	7.7	0.6
Low-Intensity Suburban Neighborhood	96.4	96.4	4.7	4.7
Mid-Intensity Suburban Neighborhood	342.8	630.5	16.7	30.8
Neighborhood Commercial	18	18	0.9	0.9
Corridor Mixed-Use	194.4	53.6	9.5	2.6
Entertainment Mixed-Use	147.6	129.4	7.2	6.3
Business Employment	278.1	1,093.9	13.6	53.5
Agriculture	502.7	0	24.6	0
Open Lands	0.6	13.3	<0.1	0.6
Public Facilities	TBD	TBD	N/A	TBD
Totals	2,046.9	2,046.9	100	100

The following table lists the estimations of the proposed land uses and area for each village:

Proposed Village	Residential Acres	% of Area	Commercial Acres	% of area	Industrial Areas	% of area	Total Area	% of area
Town Center Village	152.3	73.5	47	22.7	0	0	207.3*	10.1
South Village	58.6	37.5	92.3	59.1	0	0	156.2*	7.6
Industrial South Village	0	0	0	0	80.9	100	80.9	4.0
Commercial Center Village	0	0	43.6	100	0	0	43.6	2.1
Hidden Valley Village	76.8	100	0	0	0	0	76.8	3.8
Industrial Center Village	0	0	0	0	955.3	100	955.3	46.7
Inland Port Village	0	0	0	0	57.8	100	57.8	2.8
North Village	451	96.2	18	3.8	0	0	469	22.9
Totals	752	36.7	200.9	9.8	1,094	53.5	2,046.9	100

*Includes area designated for Open Lands

The following table lists the estimation of the proposed number of dwelling units within each village along with the average and maximum density:

Proposed Village	Acres	% of Area	Units Proposed	Proposed Density
Town Center Village	207.3	10.1	1,608	7.76
South Village	156.2	7.6	619	3.96
Industrial South Village	80.9	4.0	0	0
Commercial Center Village	43.6	2.1	0	0
Hidden Valley Village	76.8	3.8	811	10.56
Industrial Center Village	955.3	46.7	0	0
Inland Port Village	57.8	2.8	0	0
North Village	469	22.9	2,652	5.65
Totals	2,046.9	100	5,690	7.57

Public Services and Facilities

The area is served by Perkins Elementary School in Moapa, Bowler Elementary School in Logandale, and Mack Lyon Middle School and Moapa Valley High School in Overton. The applicant and the Clark County School District (CCSD) will continue to have on-going discussions to identify suitable locations, and the specific number of each school type required to serve this project. Based on the latest projected number of dwelling units and CCSD data regarding potential enrollment numbers, it is expected the development will result in a total of 780 elementary, 444 middle school, and 712 high school students, indicating new educational facilities will be required to accommodate the proposed master planned community.

The closest fire stations to the proposed project area are Fire Station #72, which is located next to Perkins Elementary School in Moapa, and Fire Station #74 in Overton. The Las Vegas Metropolitan Police Department's Resident Officer Program serves the area. The applicants, the Clark County Fire Department, and the Las Vegas Metropolitan Police Department will continue to have on-going discussions to identify suitable locations for facilities.

The applicant has been in contact with the Clark County Regional Flood Control District to discuss drainage issues and infrastructure. Water and sewer will be discussed with the development phases.

The applicant will continue discussions with Public Works to determine the level of infrastructure development needed. Additionally, discussion with the Regional Transportation Commission of Southern Nevada may be needed to address potential public transit concerns. While no areas have been designated for public facilities, the applicant has identified adjacent public lands that could be used for these purposes.

Prior Land Use Requests

Application Number	Request	Action	Date
MPS-0702-09	Amended the Riverview Specific Plan to reduce the acreage to 862 acres, the number of units to 3,660 units, and eliminate the South Village - expired	Approved by BCC	January 2010
MPS-0097-08	Specific Plan for a 6,782 unit, 1,462 acre mixed-use comprehensive planned community (Riverview) - expired	Approved by BCC	March 2008
MPP-0095-08	A public facilities needs assessment for a 1,462 acres mixed-use comprehensive planned community (Riverview) - expired	Approved by BCC	March 2008
ZC-1377-07	Reclassified APN 042-06-601-001 from M-1 to P-F for a prison facility - expired	Approved by BCC	January 2008
TM-500291-07	4-lot commercial/industrial subdivision on APNs 031-32-601-002, 031-32-601-004, 031-32-601-005, 031-32-701-002, 031-32-701-003, 031-32-701-004, & 031-32-801-003 for a proposed industrial park (Moapa Industrial Park South) - expired	Approved by BCC	November 2007
TM-500274-07	1-lot commercial/industrial subdivision on APNs 031-29-701-001, 031-29-801-001, & 031-32-501-002 for a proposed industrial park (Moapa Industrial Park North) - expired	Approved by PC	November 2007
ZC-1229-07	Reclassified APN 031-32-701-004 from P-F to M-1 for a future industrial use	Approved by BCC	November 2007
ZC-1105-07	Reclassified APN 03-32-601-005 from R-U to M-1 for a future industrial use	Approved by BCC	November 2007
ZC-1104-07	Reclassified APN 031-32-701-003 from R-T to M-1 for a future industrial use	Approved by BCC	November 2007
ZC-1217-06	Reclassified APN 031-29-701-001 from R-U to M-1 for a future industrial use	Approved by BCC	October 2006
ZC-1216-06	Reclassified APN 031-32-501-002 from R-U to M-1 for a future industrial use	Approved by BCC	October 2006
ZC-1215-06	Reclassified APNs 031-32-601-002, 031-32-701-002, & 031-32-801-003 from C-2, R-U, and R-T to M-1 for a future industrial use	Approved by BCC	October 2006
ZC-1214-06	Reclassified APN 042-06-601-001 from R-A to M-1 for a future industrial use	Approved by BCC	October 2006
MPC-1734-05	Draft Concept Plan for a 43,500 unit, 2,600 acre mixed-use comprehensive planned community (Riverview) - expired	Approved by BCC	March 2006
ZC-1895-05	Reclassified APN 031-29-801-001 from R-U to M-1 for a future industrial use	Approved by BCC	January 2006

Surrounding Land Use***North Village***

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Open Lands	RS80	Undeveloped
South	Open Lands & Outlying Neighborhood (up to 0.5 du/ac)	RS80	Undeveloped & single-family residential
West	Open Lands, Ranch Estate Neighborhood (up to 2 du/ac), & Outlying Neighborhood (up to 0.5 du/ac)	RS80 & RS20	Undeveloped, agricultural, & single-family residential

Industrial Center/Hidden Valley/Inland Port Villages

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands, Public Use & Business Employment	RS80	Undeveloped & Muddy River

Industrial Center/Hidden Valley/Inland Port Villages

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Open Lands & Business Employment	RS80 & IH	Undeveloped
East	Open Lands, Public Use, Outlying Neighborhood (up to 0.5 du/ac) & Business Employment	RS80	Undeveloped, Interstate 15, Union Pacific Railroad, & Muddy River
West	Open Lands, Business Employment & Outlying Neighborhood (up to 0.5 du/ac)	RS80 & IH	Undeveloped & Muddy River

Town Center/South Village/Commercial Center Villages

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands, Corridor Mixed-Use, Outlying Neighborhood (up to 0.5 du/ac), & Ranch Estate Neighborhood (up to 2 du/ac)	RS80, CG, & H-2	Undeveloped, single-family residential, & agriculture
South	Business Employment, Corridor Mixed-Use, Agriculture, Outlying Neighborhood (up to 0.5 du/ac), & Open Lands	RS80, RS40, CG, H-2, & IL	Undeveloped, agriculture, gas station, & hotel
East	Open Lands	RS80	Undeveloped
West	Public Use, Corridor Mixed-Use, Outlying Neighborhood (up to 0.5 du/ac), & Agriculture	RS80, RS40, CG, & H-2	Undeveloped, agriculture, gas station, Muddy River, & single-family residential

Industrial South Village

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Agriculture	RS40	Undeveloped, agriculture, & Union Pacific Railroad
South & West	Open Lands	RS80	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Concept Specific Plan

The following is a preliminary list of issues and concerns of interest to Clark County:

1. External and internal transportation system networks, including right-of-way dedication, intermodal facilities and connections, alternative transportation needs, and access to and from the site along with highway capacities beyond the project area.
2. Provision, funding, and maintenance of public services and facilities such as police services, fire protection, water & sewer capacities, satellite government facilities, parks, schools, and flood control infrastructure.
3. The location of public facilities areas that will allow convenient and practical access to the project area and the greater area.
4. Development of detailed land use categories and code regulations including design criteria.
5. Transitioning and buffering to abutting rural residential and agricultural uses with special consideration given to density, especially in the developed areas of Moapa.
6. Provide a balanced distribution of uses with enough commercial and industrial uses to support the proposed residential areas.
7. Utility needs such as electric power, solid waste, gas, water, and sewer.
8. Access to the proposed project areas with an emphasis on crossings with the Union Pacific Railroad and Interstate 15.
9. Development within flood prone areas and infrastructure that will be needed.
10. Identify and address concerns related to the natural environment that emphasize the protection of the surrounding mountain and desert areas but also the Muddy River, and its local environments.
11. Preservation of and the orderly development of hillside areas.
12. Appropriate provision of recreational spaces such as parks and trails and integration into existing areas.
13. Future boundary of project to be defined particularly with regard to any land swapping or public land to be used for public facilities uses.
14. Developer to act as a master developer to provide and coordinate the provision of infrastructure and services.

A major concern from both the Moapa TAB discussion and community members revolved around density and appropriate transitions. The surrounding community values a lower density and rural lifestyle, so staff finds it would be prudent to use effective techniques to buffer the existing neighborhoods from the proposed community while maintaining an integrated design. Such techniques can include using physical buffers such as open space areas and landscaping and using density as a buffer in areas where the proposed higher density residential developments may not be compatible with the existing rural residential neighborhoods. Also, staff encourages the applicant to give significant thought to the location of public facilities so that they are properly provided with each village. Staff is concerned the size and location of commercial areas will not be sufficient to support residential and industrial developments since the proposed land use distribution represents a reduction in commercially designated areas compared to the existing planned land use categories. Staff encourages the applicant to consider additional commercial areas.

The above issues and concerns should be examined in greater detail and addressed further at the Specific Plan and Public Facilities Needs Assessment steps of the process.

That being said, staff can support the proposed Moapa West Concept Specific Plan for the following reasons:

1. The plan assists in designing an effective land use pattern that can be used as a basis for a public facility needs assessment and future steps in the development review process.
2. The plan initiates the master planned community process for an area that may otherwise develop in a "piecemeal" fashion without an integrated plan.
3. The plan assists in establishing functional land use patterns that encourage complete and integrated developments.
4. The plan appropriately identifies areas for development with general development standards and proposed timing.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 22, 2025 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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that a Specific Plan needs to be submitted in one year or the application will expire unless extended with 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

- A Conceptual Drainage Study will be required;
- Nevada Department of Transportation concurrence will be required;
- If the streets within the development are to be public, they must be built in accordance with all County standards, including Clark County Code and Uniform Standard Drawings;
- The traffic study shall determine the minimum required number of travel lanes for each street section;
- Any proposed street, which crosses a U.P.R.R. facility, shall have approval of the railroad;
- Developer may be required to provide the County with a maintenance yard for storage of signs, streetlights, road maintenance materials, and equipment, the location and size of the yard is dependent upon the amount of public infrastructure constructed by the development, a yard of sufficient size as determined by the County, must be provided prior to the County's maintenance of any streets.

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.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; and that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb.

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 #0540-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PHELPS ENGINEERING SERVICES, INC.

CONTACT: DAVID BROWN, 7201 W. LAKE MEAD BOULEVARD, SUITE 280, LAS VEGAS, NV, 89128



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: MPC-25-0332

Property Owner or Subdivision Name: Choo Choo Express, LLC et al.

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 8/26/25 Moapa PC 9/16 PC BCC _____

Change(s) to be made:

☐ Held no date specific

☐ Withdrawn

☒ No change to meeting(s) 10/22/25 BCC & 5/13 Moapa

☐ Amend Write-up

☐ Renotify

☒ Make a public hearing (Radius: 2,500 w/ signs)

☐ Rescheduling

☐ Other: _____

☒ Additional fees – \$AMOUNT OF ADDITIONAL FEES: \$6,118.80 (\$850 Concept Plan, \$4,093.80 Acreage Fee, \$1,000 Notification Fee, & \$200 Sign Fee)

☐ Refund

☐ 80%

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

AMOUNT OF REFUND\$: _____

Reason for Change: Changes are needed to commence Final Concept Plan Process

Change initiated by: hw Date: 7/14/25

Change authorized by: JAT JAW Date: 7/16/25

Change processed by: P Date: 7/16/25

Distribution e-mail sent by: TD Date: 7/16/25

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 031-15-000-002 & 76 others

Town Board(s): Moapa

Verified by: _____ Date: _____

Rev. 08/2024



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): MPC-25-0332

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

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

Date: 8/26/2025

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: 9/16/2025 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: 10/22/2025 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 Gillespie Street, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
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

Tammy Harris, 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

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

Tammy Harris, 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

Mallory Cristales, Secretary
(213) 949-0805
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
Donnie Gibson	(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 2/20/25

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>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 03129701001, 03129801001, 03132501002, 03132601002, 03132601005

PROPERTY ADDRESS/ CROSS STREETS: N/A

DETAILED SUMMARY PROJECT DESCRIPTION

Moapa West: Concept Specific Plan

PROPERTY OWNER INFORMATION

NAME: Choo Choo Express LLC

ADDRESS: 3275 So Jones Blvd Suite 104

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: _____ CELL 702-528-1100 EMAIL: randelsr@encorecre.com

APPLICANT INFORMATION (must match online record)

NAME: Phelps Engineering Services, Inc.

ADDRESS: 3275 S Jones Blvd, Suite 104

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

REF CONTACT ID # _____

TELEPHONE: 775.462.9919 CELL _____ EMAIL: dperry@phelpsengineering.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Land Development Associates, LLC

ADDRESS: 7201 W Lake Mead Blvd, Ste 245

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

REF CONTACT ID # _____

TELEPHONE: 702.643.4940 CELL _____ EMAIL: dbrown@ldalv.com

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

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

Notarized by:

Randy W Aleman
Property Owner (Signature)*

Randel W Aleman

Property Owner (Print)

9/25/2024

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER MPC

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 03132601004

PROPERTY ADDRESS/ CROSS STREETS: 407 Hidden Valley Rd

DETAILED SUMMARY PROJECT DESCRIPTION

Moapa West: Concept Specific Plan

PROPERTY OWNER INFORMATION

NAME: Choo Choo Two LLC
ADDRESS: 3275 So Jones Blvd Suite 104
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: CELL 702-528-1100 EMAIL: randelsr@encorecre.com

APPLICANT INFORMATION (must match online record)

NAME: Phelps Engineering Services, Inc.
ADDRESS: 3275 S Jones Blvd, Suite 104
CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID #
TELEPHONE: 775.462.9919 CELL EMAIL: dperry@phelpsengineering.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Land Development Associates, LLC
ADDRESS: 7201 W Lake Mead Blvd, Ste 245
CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID #
TELEPHONE: 702.643.4940 CELL EMAIL: dbrown@ldalv.com

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

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DocuSigned by:
Randy W Aleman
Property Owner (Signature)*

Randel W Aleman
Property Owner (Print)

9/25/2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s)

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE

FEES

TAB/CAC LOCATION

DATE



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 042-02-101-015

PROPERTY ADDRESS/ CROSS STREETS: N/A

DETAILED SUMMARY PROJECT DESCRIPTION

MOAPA WEST: CONCEPT SPECIFIC PLAN

PROPERTY OWNER INFORMATION

NAME: CRC HOMES LLC
ADDRESS: 8984 SPANISH RIDGE AVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89148
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: PHELPS ENGINEERING SERVICES, INC
ADDRESS: 3275 S. JONES BLVD SUITE 104
CITY: LAS VEGAS STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
TELEPHONE: 775-462-9919 CELL _____ EMAIL: DPERRY@PHELPSENGINEERING.NET

CORRESPONDENT INFORMATION (must match online record)

NAME: LAND DEVELOPMENT ASSOCIATES, LLC
ADDRESS: 7201 W LAKE MEAD BLVD, STE 245
CITY: LAS VEGAS STATE: NV ZIP CODE: 89128 REF CONTACT ID # _____
TELEPHONE: 702-643-4940 CELL _____ EMAIL: DBROWN@LDALV.COM

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[Signature]
Property Owner (Signature)*

RANDY MILLER
Property Owner (Print)

10/16/2024
Date

DEPARTMENT USE ONLY:

AC	AR	ET	PUDD	SN	UC	WS
ADR	AV	PA	SC	TC	VS	ZC
AG	DR	PUD	SDR	TM	WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 04209000003

PROPERTY ADDRESS/ CROSS STREETS: N/A

DETAILED SUMMARY PROJECT DESCRIPTION

Moapa West: Concept Specific Plan

PROPERTY OWNER INFORMATION

NAME: GMTN York LLC
ADDRESS: 4129 W Cheyenne Ave.
CITY: North Las Vegas STATE: NV ZIP CODE: 89032
TELEPHONE: 702.644.1117 CELL: 702.416.0104 EMAIL: koesterling@wscilv.com

APPLICANT INFORMATION (must match online record)

NAME: Phelps Engineering Services, Inc.
ADDRESS: 3275 S Jones Blvd, Suite 104
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID #
TELEPHONE: 775.462.9919 CELL: EMAIL: dperry@phelpsengineering.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Land Development Associates, LLC
ADDRESS: 7201 W Lake Mead Blvd, Ste 245
CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID #
TELEPHONE: 702.643.4940 CELL: EMAIL: dbrown@ldalv.com

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

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


Property Owner (Signature)*

Weston Adams
Property Owner (Print)

Date

09/26/24

DEPARTMENT USE ONLY:

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

APPLICATION # (s)

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE

FEES

TAB/CAC LOCATION

DATE



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 03132701006, 03132801005, 03132801006

PROPERTY ADDRESS/ CROSS STREETS: N/A

DETAILED SUMMARY PROJECT DESCRIPTION

Moapa West: Concept Specific Plan

PROPERTY OWNER INFORMATION

NAME: Hidden Valley Rail LLC

ADDRESS: 5454 Arville St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-364-5000

CELL

EMAIL: ryanw@dielcocrane.com

APPLICANT INFORMATION (must match online record)

NAME: Phelps Engineering Services, Inc.

ADDRESS: 3275 S Jones Blvd, Suite 104

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

REF CONTACT ID #

TELEPHONE: 775.462.9919

CELL

EMAIL: dperry@phelpsengineering.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Land Development Associates, LLC

ADDRESS: 7201 W Lake Mead Blvd, Ste 245

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

REF CONTACT ID #

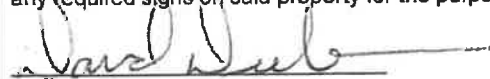
TELEPHONE: 702.643.4940

CELL

EMAIL: dbrown@ldalv.com

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

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



Property Owner (Signature)*

David J. Dieleman

Property Owner (Print)

10/21/2024

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER MPC

APPLICATION # (s)

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE

FEES

TAB/CAC LOCATION

DATE



Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 04202101001

PROPERTY ADDRESS/ CROSS STREETS: 1701 E STATE HWY 168

DETAILED SUMMARY PROJECT DESCRIPTION

Moapa West: Concept Specific Plan

PROPERTY OWNER INFORMATION

NAME: Main Street Moapa LLC
ADDRESS: 1701 E State Hwy 168
CITY: Moapa STATE: NV ZIP CODE: 89025
TELEPHONE: CELL 702-528-1120 EMAIL: randelsr@encorecre.com

APPLICANT INFORMATION (must match online record)

NAME: Phelps Engineering Services, Inc.
ADDRESS: 3275 S Jones Blvd, Suite 104
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID #
TELEPHONE: 775.462.9919 CELL EMAIL: dperry@phelpsengineering.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Land Development Associates, LLC
ADDRESS: 7201 W Lake Mead Blvd, Ste 245
CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID #
TELEPHONE: 702.643.4940 CELL EMAIL: dbrown@ldalv.com

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

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

Docusigned by:
Randy W Aleman
Property Owner (Signature)*

Randel W Aleman
Property Owner (Print)

3/14/2025
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s)

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE

FEES

TAB/CAC LOCATION

DATE



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 03132701007PROPERTY ADDRESS/ CROSS STREETS: N/A

DETAILED SUMMARY PROJECT DESCRIPTION

Moapa West: Concept Specific Plan

PROPERTY OWNER INFORMATION

NAME: Moapa Industries I LLCADDRESS: 3275 So Jones Blvd Suite 104CITY: Las VegasSTATE: NVZIP CODE: 89146TELEPHONE: randelsr@encore CELL 702-528-1100EMAIL: randelsr@encorecre.com

APPLICANT INFORMATION (must match online record)

NAME: Phelps Engineering Services, Inc.ADDRESS: 3275 S Jones Blvd, Suite 104CITY: Las VegasSTATE: NVZIP CODE: 89146

REF CONTACT ID # _____

TELEPHONE: 775.462.9919 CELL _____EMAIL: dpherry@phelpsengineering.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Land Development Associates, LLCADDRESS: 7201 W Lake Mead Blvd, Ste 245CITY: Las VegasSTATE: NVZIP CODE: 89128

REF CONTACT ID # _____

TELEPHONE: 702.643.4940 CELL _____EMAIL: dbrown@ldaly.com

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

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

Digitally signed by:

Property Owner (Signature)*

Randel W Aleman

Property Owner (Print)

9/25/2024

Date

DEPARTMENT USE ONLY:

☐ AC☐ AR☐ ET☐ PUDD☐ SN☐ UC☐ WS☐ ADR☐ AV☐ PA☐ SC☐ TC☐ VS☐ ZC☐ AG☐ DR☐ PUD☐ SDR☐ TM☐ WCOTHER MPC

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 04201101007, 04201201001, 04201301002, 04201301003, 04202201001, 04202201008, 04202601005, 04212000004, 04212000008, 04212000009

PROPERTY ADDRESS/ CROSS STREETS: N/A

DETAILED SUMMARY PROJECT DESCRIPTION

Moapa West: Concept Specific Plan

PROPERTY OWNER INFORMATION

NAME: Moapa Mission LLC
ADDRESS: 8461 W Farm Road Suite 120-240
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: CELL 702-280-5761 EMAIL: william.bayne@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Phelps Engineering Services, Inc.
ADDRESS: 3275 S Jones Blvd, Suite 104
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID #
TELEPHONE: 775.462.9919 CELL EMAIL: dperry@phelpsengineering.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Land Development Associates, LLC
ADDRESS: 7201 W Lake Mead Blvd, Ste 245
CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID #
TELEPHONE: 702.643.4940 CELL EMAIL: dbrown@ldalv.com

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Property Owner (Signature)*

Todd S. Larkin
Property Owner (Print)

10/02/2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s)

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE

FEES

TAB/CAC LOCATION

DATE



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 03116000002, 03116000002, 03122101001, 03122101002, 03122101003, 03122101004, 03122101005, 03122201002, 03122201003, 03122201004, 03122201005
03122201006, 03122201013, 03122401014, 03122401015, 03122401027, 03122401028, 03122401029, 03122401030, 03122801003, 03122701001, 03122801001

PROPERTY ADDRESS/ CROSS STREETS: N/A

DETAILED SUMMARY PROJECT DESCRIPTION

Moapa West: Concept Specific Plan

PROPERTY OWNER INFORMATION

NAME: Moapa North Village LLC
ADDRESS: 3275 So Jones Blvd Suite 104
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: randelsr@encore CELL 702-528-1100 EMAIL: randelsr@encorecre.com

APPLICANT INFORMATION (must match online record)

NAME: Phelps Engineering Services, Inc.
ADDRESS: 3275 S Jones Blvd, Suite 104
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID #
TELEPHONE: 775.462.9919 CELL EMAIL: dperry@phelpsengineering.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Land Development Associates, LLC
ADDRESS: 7201 W Lake Mead Blvd, Ste 245
CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID #
TELEPHONE: 702.643.4940 CELL EMAIL: dbrown@ldlv.com

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Digitized by:
Randy W. Aleman

Property Owner (Signature)*

Randel W Aleman

Property Owner (Print)

9/25/2024

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s)

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE

FEES

TAB/CAC LOCATION

DATE



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 03135801004, 04202501007

PROPERTY ADDRESS/ CROSS STREETS: N/A

DETAILED SUMMARY PROJECT DESCRIPTION

Moapa West: Concept Specific Plan

PROPERTY OWNER INFORMATION

NAME: Moapa Town Center LLC

ADDRESS: 4129 W Cheyenne Ave.

CITY: North Las Vegas

STATE: NV

ZIP CODE: 89032

TELEPHONE: 702.644.1117

CELL 702.416.0104

EMAIL: koesterling@wscilv.com

APPLICANT INFORMATION (must match online record)

NAME: Phelps Engineering Services, Inc.

ADDRESS: 3275 S Jones Blvd, Suite 104

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

REF CONTACT ID #

TELEPHONE: 775.462.9919

CELL

EMAIL: dperry@phelpsenengineering.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Land Development Associates, LLC

ADDRESS: 7201 W Lake Mead Blvd, Ste 245

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

REF CONTACT ID #

TELEPHONE: 702.643.4940

CELL

EMAIL: dbrown@ldalv.com

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Property Owner (Signature)*

Weston Adams

Property Owner (Print)

Date

09/26/24

DEPARTMENT USE ONLY:

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☐ AR

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☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER MPC

APPLICATION # (s)

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE

FEES

TAB/CAC LOCATION

DATE



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 04201101005

PROPERTY ADDRESS/ CROSS STREETS: N/A

DETAILED SUMMARY PROJECT DESCRIPTION

Moapa West: Concept Specific Plan

PROPERTY OWNER INFORMATION

NAME: Moapa Valley Exit LLC

ADDRESS: 3275 So Jones Blvd Suite 104

CITY: Las Vegas

STATE: NV ZIP CODE: 89146

TELEPHONE: _____ CELL 702-528-1100 EMAIL: randelsr@encorecre.com

APPLICANT INFORMATION (must match online record)

NAME: Phelps Engineering Services, Inc.

ADDRESS: 3275 S Jones Blvd, Suite 104

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

REF CONTACT ID # _____

TELEPHONE: 775.462.9919 CELL _____ EMAIL: dperry@phelpsengineering.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Land Development Associates, LLC

ADDRESS: 7201 W Lake Mead Blvd, Ste 245

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

REF CONTACT ID # _____

TELEPHONE: 702.643.4940 CELL _____ EMAIL: dbrown@ldalv.com

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Designated by:

Randy W Aleman

Property Owner (Signature)*

Randel W Aleman

Property Owner (Print)

9/25/2024

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

☐ OTHER MPC

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 04201101001, 04201101002, 04201101004, 04201101009

PROPERTY ADDRESS/ CROSS STREETS: N/A

DETAILED SUMMARY PROJECT DESCRIPTION

Moapa West: Concept Specific Plan

PROPERTY OWNER INFORMATION

NAME: MV Exit 91 LLC
ADDRESS: 4129 W Cheyenne Ave.
CITY: North Las Vegas STATE: NV ZIP CODE: 89032
TELEPHONE: 702.644.1117 CELL: 702.416.0104 EMAIL: koesterling@wscilv.com

APPLICANT INFORMATION (must match online record)

NAME: Phelps Engineering Services, Inc.
ADDRESS: 3275 S Jones Blvd, Suite 104
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID #
TELEPHONE: 775.462.9919 CELL: EMAIL: dberry@phelpsengineering.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Land Development Associates, LLC
ADDRESS: 7201 W Lake Mead Blvd, Ste 245
CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID #
TELEPHONE: 702.643.4940 CELL: EMAIL: dbrown@ldalv.com

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Property Owner (Signature)*

Weston Adams
Property Owner (Print)

09/26/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 04205201001, 04212000007

PROPERTY ADDRESS/ CROSS STREETS: N/A

DETAILED SUMMARY PROJECT DESCRIPTION

Moapa West: Concept Specific Plan

PROPERTY OWNER INFORMATION

NAME: Rajarataka LLC

ADDRESS: 3275 So Jones Blvd, Suite 104

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: _____ CELL 702-528-1100 EMAIL: randelsr@encorecre.com

APPLICANT INFORMATION (must match online record)

NAME: Phelps Engineering Services, Inc.

ADDRESS: 3275 S Jones Blvd, Suite 104

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

REF CONTACT ID # _____

TELEPHONE: 775.462.9919 CELL _____ EMAIL: dperry@phelpsengineering.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Land Development Associates, LLC

ADDRESS: 7201 W Lake Mead Blvd, Ste 245

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

REF CONTACT ID # _____

TELEPHONE: 702.643.4940 CELL _____ EMAIL: dbrown@ldalv.com

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Digitally signed by
Randy W Aleman

Property Owner (Signature)*

Randel W Aleman

Property Owner (Print)

9/25/2024

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

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FEES _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 03135801003, 04202501010,

PROPERTY ADDRESS/ CROSS STREETS: N/A

DETAILED SUMMARY PROJECT DESCRIPTION

Moapa West: Concept Specific Plan

PROPERTY OWNER INFORMATION

NAME: Solo Investments I LLC
ADDRESS: 4129 W Cheyenne Ave.
CITY: North Las Vegas STATE: NV ZIP CODE: 89032
TELEPHONE: 702.644.1117 CELL 702.416.0104 EMAIL: koesterling@wscilv.com

APPLICANT INFORMATION (must match online record)

NAME: Phelps Engineering Services, Inc.
ADDRESS: 3275 S Jones Blvd, Suite 104
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
TELEPHONE: 775.462.9919 CELL _____ EMAIL: dperry@phelpsenengineering.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Land Development Associates, LLC
ADDRESS: 7201 W Lake Mead Blvd, Ste 245
CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID # _____
TELEPHONE: 702.643.4940 CELL _____ EMAIL: dbrown@ldalv.com

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Property Owner (Signature)*

Weston Adams
Property Owner (Print)

09/26/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

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FEES _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 04202201004

PROPERTY ADDRESS/ CROSS STREETS: N/A

DETAILED SUMMARY PROJECT DESCRIPTION

Moapa West: Concept Specific Plan

PROPERTY OWNER INFORMATION

NAME: W S BETTER DACE L L C

ADDRESS: 4129 W Cheyenne Ave.

CITY: North Las Vegas

STATE: NV

ZIP CODE: 89032

TELEPHONE: 702.644.1117 CELL 702.416.0104 EMAIL: koesterling@wscilv.com

APPLICANT INFORMATION (must match online record)

NAME: Phelps Engineering Services, Inc.

ADDRESS: 3275 S Jones Blvd, Suite 104

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

REF CONTACT ID # _____

TELEPHONE: 775.462.9919 CELL _____ EMAIL: dperry@phelpsengineering.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Land Development Associates, LLC

ADDRESS: 7201 W Lake Mead Blvd, Ste 245

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

REF CONTACT ID # _____

TELEPHONE: 702.643.4940 CELL _____ EMAIL: dbrown@ldalv.com

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Property Owner (Signature)*

Weston Adams

Property Owner (Print)

09/26/24

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

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☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER MPC

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PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 04202201010, 04203301006, 04203301011, 04203801001, 04204000003, 04205401003,
04205801001, 04205801004, 04205801006, 04206801002, 04208000002, 04208000004, 04209000001

PROPERTY ADDRESS/ CROSS STREETS: N/A

DETAILED SUMMARY PROJECT DESCRIPTION

Moapa West: Concept Specific Plan

PROPERTY OWNER INFORMATION

NAME: WS-HIDDEN VALLEY L L C
ADDRESS: 4129 W Cheyenne Ave
CITY: North Las Vegas STATE: NV ZIP CODE: 89032
TELEPHONE: 702.644.1117 CELL 702.416.0104 EMAIL: koesterling@wscilv.com

APPLICANT INFORMATION (must match online record)

NAME: Phelps Engineering Services, Inc.
ADDRESS: 3275 S Jones Blvd, Suite 104
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
TELEPHONE: 775.462.9919 CELL _____ EMAIL: dpherry@phelpsengineering.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Land Development Associates, LLC
ADDRESS: 7201 W Lake Mead Blvd, Ste 245
CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID # _____
TELEPHONE: 702.643.4940 CELL _____ EMAIL: dbrown@ldalv.com

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Property Owner (Signature)*

Weston Adams
Property Owner (Print)

09/26/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 04206601001

PROPERTY ADDRESS/ CROSS STREETS: N/A

DETAILED SUMMARY PROJECT DESCRIPTION

Moapa West: Concept Specific Plan

PROPERTY OWNER INFORMATION

NAME: W S Moapa 80 LLC
ADDRESS: 4129 W Cheyenne Ave.
CITY: North Las Vegas STATE: NV ZIP CODE: 89032
TELEPHONE: 702.644.1117 CELL 702.416.0104 EMAIL: koesterling@wscilv.com

APPLICANT INFORMATION (must match online record)

NAME: Phelps Engineering Services, Inc.
ADDRESS: 3275 S Jones Blvd, Suite 104
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
TELEPHONE: 775.462.9919 CELL _____ EMAIL: dperry@phelpsenengineering.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Land Development Associates, LLC
ADDRESS: 7201 W Lake Mead Blvd, Ste 245
CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID # _____
TELEPHONE: 702.643.4940 CELL _____ EMAIL: dbrown@ldalv.com

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

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


Property Owner (Signature)*

Weston Adams
Property Owner (Print)

09/26/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____
PC MEETING DATE _____
BCC MEETING DATE _____
TAB/CAC LOCATION _____

ACCEPTED BY _____
DATE _____
FEES _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 04203301004, 04210000001, 04210000004

PROPERTY ADDRESS/ CROSS STREETS: N/A

DETAILED SUMMARY PROJECT DESCRIPTION

Moapa West: Concept Specific Plan

PROPERTY OWNER INFORMATION

NAME: W S New Montana LLC
ADDRESS: 4129 W Cheyenne Ave.
CITY: North Las Vegas STATE: NV ZIP CODE: 89032
TELEPHONE: 702.644.1117 CELL: 702.416.0104 EMAIL: koesterling@wscilv.com

APPLICANT INFORMATION (must match online record)

NAME: Phelps Engineering Services, Inc.
ADDRESS: 3275 S Jones Blvd, Suite 104
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID #
TELEPHONE: 775.462.9919 CELL: EMAIL: dpherry@phelpsengineering.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Land Development Associates, LLC
ADDRESS: 7201 W Lake Mead Blvd, Ste 245
CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID #
TELEPHONE: 702.643.4940 CELL: EMAIL: dbrown@ldelv.com

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

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Property Owner (Signature)*

Weston Adams
Property Owner (Print)

09/26/24
Date

DEPARTMENT USE ONLY:

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<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
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APPLICATION # (s)

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE

FEES

TAB/CAC LOCATION

DATE



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 04202501011, 04202601001, 04202601002

PROPERTY ADDRESS/ CROSS STREETS: N/A

DETAILED SUMMARY PROJECT DESCRIPTION

Moapa West: Concept Specific Plan

PROPERTY OWNER INFORMATION

NAME: WTC LLC
ADDRESS: 4129 W Cheyenne Ave.
CITY: North Las Vegas STATE: NV ZIP CODE: 89032
TELEPHONE: 702.644.1117 CELL 702.416.0104 EMAIL: koesterling@wscilv.com

APPLICANT INFORMATION (must match online record)

NAME: Phelps Engineering Services, Inc.
ADDRESS: 3275 S Jones Blvd, Suite 104
CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID # _____
TELEPHONE: 775.462.9919 CELL _____ EMAIL: dperry@phelpsengineering.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Land Development Associates, LLC
ADDRESS: 7201 W Lake Mead Blvd, Ste 245
CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID # _____
TELEPHONE: 702.643.4940 CELL _____ EMAIL: dbrown@ldalv.com

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APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



Phelps Engineering Services
3275 S Jones Blvd,
Suite 104
Las Vegas, NV 89146

April 23, 2025

Clark County Comprehensive Planning
500 S Grand Central Pkwy #1
Las Vegas, NV 89155

Moapa West presents an opportunity to expand the existing community through thoughtful development, which will have a significant positive impact on the local economy.

Today Moapa is a rural bedroom community within Clark County that boasts economic potential and ecological splendor. The transportation infrastructure of I-15 and railroads, coupled with its close proximity to Las Vegas makes Moapa an ideal site for industrial development. The desert environment with far horizons and Valley of Fire State Park makes this area unique in its natural beauty.

The Moapa West plan will grow the community by focusing on industrial development with residential and commercial areas designed to support the community. Planned growth will rely on carefully phased master planning that lets these three core land uses: industrial, residential, and commercial / entertainment mixed use to be developed in a manner that supports all three pillars.

The natural character of Moapa is a strong quality of the region. Native desert and geologic formations have been carved out by the waterways and washes that embody the region. These features, such as the Muddy River and Meadow Valley Wash, are critical to the project and will be protected and preserved through thoughtful water planning.

Moapa West plans will capitalize on the opportunity to sustainably grow Moapa while protecting and respecting the rural character that makes it unique.

The combined area for the Moapa West project consists of ~2064.2 acres of land, and the breakdown of existing and proposed Planned Land Uses are listed below:

Planned Land Use	Existing Area	Proposed Area
Outlying Neighborhood	126.2 ac: (6.2%)	0 ac: (0%)
Edge Neighborhood	182.2 ac: (8.9%)	0 ac: (0%)
Ranch Estate Neighborhood	157.9 ac: (7.7%)	11.8 ac: (0.6%)
Low-Intensity Suburban Neighborhood	96.4 ac: (4.7%)	96.4 ac: (4.7%)
Mid-Intensity Suburban Neighborhood	342.8 ac: (16.7%)	628.1 ac: (30.7%)
Neighborhood Commercial	18 ac: (0.9%)	18 ac: (0.9%)
Corridor Mixed-Use	194.3 ac: (9.5%)	37.3 ac: (1.8%)
Entertainment Mixed-Use:	147.5 ac: (7.2%)	112.2 ac: (5.5%)
Business Employment	278.1 ac: (13.6%)	986.8 ac: (48.2%)
Agriculture	502.8 ac: (24.6%)	0 ac: (0%)
Open Lands	0.6 ac: (0.0%)	156.1 ac: (7.6%)

Due to the large and complex development project, Moapa West is applying for a Concept Specific Plan (MPC), and ultimately Specific Plan (MPS) through Clark County.

Along with this justification letter, the application contents for this project include the draft concept specific plan exhibits, phasing plans, general development and design standards, compiled application forms, and compiled deeds.

If you have any questions or concerns regarding this submittal, please do not hesitate to contact me.

Thank you,
Devin Perry, RLA
Planning Manager
Phelps Engineering Services
dperry@phelpsengineering.net
(775)-462-9919



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: MPC-25-0332

Property Owner or Subdivision Name: Choo Choo Express, LLC et al.

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 8/26/25 Moapa PC 9/16 PC BCC _____

Change(s) to be made:

☐ Held no date specific

☐ Withdrawn

☒ No change to meeting(s) 10/22/25 BCC & 5/13 Moapa

☐ Amend Write-up

☐ Renotify

☒ Make a public hearing (Radius: 2,500 w/ signs)

☐ Rescheduling

☐ Other: _____

☒ Additional fees – \$AMOUNT OF ADDITIONAL FEES: \$6,118.80 (\$850 Concept Plan, \$4,093.80 Acreage Fee, \$1,000 Notification Fee, & \$200 Sign Fee)

☐ Refund

☐ 80%

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

AMOUNT OF REFUND\$: _____

Reason for Change: Changes are needed to commence Final Concept Plan Process

Change initiated by: hw Date: 7/14/25

Change authorized by: JAT JAA Date: 7/16/25

Change processed by: P Date: 7/16/25

Distribution e-mail sent by: TS Date: 7/16/25

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 031-15-000-002 & 76 others

Town Board(s): Moapa

Verified by: _____ Date: _____

Rev. 08 2024

