



MOAPA VALLEY TOWN ADVISORY BOARD

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, Nv. 89040

September 30, 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 August 26, 2026. (For possible action)
- IV. Approval of the Agenda for the meeting of September 30, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

NONE
- VI. Planning and Zoning

10/20/26 PC

- 1. **TA-26-0567-BSR 6276, LLC ET. AL.:**
TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action)

10/21/26 BCC

- 2. **ET-26-400087 (WS-24-0253)-MAVERIK, INC.:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce buffering and screening.
DESIGN REVIEW for a proposed convenience store with gas station on a portion of 3.43 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Moapa Valley Boulevard and Jones Street within Moapa Valley. MK/sd/cv (For possible action)

VII.
General Business

Discussion of 2026 Revisions to Budget Request; attached is 2025 Request. (For discussion only)

- 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

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KEVIN SCHILLER, County Manager

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IX. Next Scheduled Meeting is October 14, 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
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KEVIN SCHILLER, County Manager



Moapa Valley Town Advisory Board

August 26, 2026

DRAFT MINUTES

Board Members:	Jill Perkins– Chair – PRESENT Lois Hall – Vice Chair – PRESENT Lori Houston– PRESENT	Stephanie Blair – ABSENT Kristen Pearson– PRESENT
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 7:00PM

II. Public Comment

NONE

III. Approval of August 12, 2026, Minutes

Moved by: Stephanie Blair

Action: Approved minutes as submitted

Vote: 4/0 Unanimous

IV. Approval of Agenda for August 26, 2026

Moved by: Lori Houston

Approved agenda as submitted

Vote: 4-0/Unanimous

V. Information

NONE

VI. Planning & Zoning

BOARD OF COUNTY COMMISSIONERS
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MARILYN KIRKPATRICK – JAMES B. GIBSON – APRIL BECKER– TUCK SEGERBLOM - JUSTIN C. JONES
KEVIN SCHILLER, County Manager

09/01/26 PC

1. **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)
 2. **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)
 3. **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)
 4. **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)
-
- 1.) **PA26-700034-BR Cubed LLC – After much discussion regarding high density, utilities. High impact on Volunteer FD and the loss of Commercial Zoning in downtown Overton, the Board voted.
Motion by: Kristen Pearson
Action: Denial
Vote: 4/0 Unanimous**
 - 2.) **ZC26-0450-BR Cubed LLC
Concern regarding density and loss of Commercial Opportunities in the Downtown Overton area. Again, it is too compact and unsafe for our Firefighters and residents. When people buy homes, they look at surrounding zoning, this does not conform to the Title 30 purpose for that area.
Motion by: Lois Hall
Motion: Denial
Vote: 4/0 Unanimous**
 - 3.) **WS26-0451 – Denial of all 3 waivers and Design Review. Again, too many residents for this area. Design is unacceptable, driveway changes are too much. Families need sidewalk curbs, and gutter and streetlights in a compact development like this.
Motion by: Jill Perkins
Motion: Denial
Vote: 4/0 Unanimous**
 - 4.) **TM26-500108 – B R Cube LLC – Density is too much; applicant does not appear to be**

willing to work with neighbors or community to reach an amicable agreement to make it work.

Motion by: Jill Perkins

Motion: Denial

Vote: 4/0 Unanimous

09/15/26 PC

5. WS-26-0455-GARRELTS NATHAN & KAITLYN LEEANN:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce building separation; and 3) increase height for existing accessory structures in conjunction with an existing single-family residence on 0.38 acres in an RS5.2 (Residential Single-Family5.2) Zone. Generally located northwest of Muddy Peak Court and west of Lillian Condie Road within Moapa Valley. MK/rp/cv (For possible action)

After some discussion regarding closeness of structures and Mr. Garrelts explanation of how he got so many structures (some preexisted to his purchase of the property), The Board made their decision. See info submitted with application.

Motion by: Jill Perkins

Motion: Approval

Vote: 4/0 Unanimous

VII. General Business

NONE

VIII. Public Comment

- 1.) MV Library will be resuming their normal activities. Including a 9/25 day for Dolly Parton work with reading for kids.
- 2.) Sammy Fyrosity talked about a new endeavor with "Freefall" equipment at the airport. He wants to work with neighbors and community to be able to share the experience.
- 3.) Adam Smith with MVFD and CCFD reports on our new Fire Dept. changes and operations. It has been a huge upgrade from Clark County. He also commented on no hammerheads for engines and equipment in the discussed development. Also commented on how well the CC Personnel are working with our Volunteer Stations and the training opportunities.

IX. Next meeting scheduled is September 8, 2026.

X. Adjourn at 8:50PM



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-26-400087

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

TAB/CAC: Moapa Valley TAB 7:00 PM

Date: 9/30/26

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: _____ 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: 10/21/26 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:

- 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.
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- 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
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Silverado Ranch Community Center
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MOAPA VALLEY

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SEARCHLIGHT

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

GOODSPRINGS

Electra Smith, Secretary
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Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

MOUNTAIN SPRINGS

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4701 N. Durango Dr., Las Vegas

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

WINCHESTER

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

UPPER & LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., 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 # 26-101221

ASSESSOR PARCEL #(s): 070-13-601-011

PROPERTY ADDRESS/ CROSS STREETS: Moapa Valley Blvd / Jones Street

DETAILED SUMMARY PROJECT DESCRIPTION

VS-24-0254, WS-24-0253

Extension of Time

PROPERTY OWNER INFORMATION

NAME: Maverik, Inc

ADDRESS: 185 South State Street, Suite 800

CITY: Salt Lake City

STATE: UT

ZIP CODE: 84010

TELEPHONE: 801.865.4212

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Maverik, Inc - Richard Piggot

ADDRESS: 185 South State Street, Suite 800

CITY: Salt Lake City

STATE: UT

ZIP CODE: 84010

TELEPHONE: 801.865.4212

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Tanya Steadham - Westwood Professional Services

ADDRESS: 5725 W Badura Ave #100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: _____

CELL _____

ACCELA REFERENCE CONTACT ID # _____

*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.

M. Thomas Schofield
Property Owner (Signature)*

Tom Schofield
Property Owner (Print)

7/7/26
Date

Maverik Overton (MAV2203)

August 26, 2025

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

RE: Extension of Time – WS-24-0253 (3.43+/- acres; APN: 070-13-601-011)

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Maverik, Inc, respectfully submits this justification letter with an application for an Extension of Time for the proposed Maverik store located at the SW corner of Moapa Valley boulevard and Jones Street, Moapa Valley, 89040.

Due to the limited documentation and unmitigated, substantial storm water flow traveling through the site from upstream basins, Westwood Professional Services had to work with Clark County Public Works for over two and a half years to satisfy drainage requirements and receive drainage study approval. Though not caused by the development of the site, the work required caused significant changes to the plans and the delay necessitating this extension.

We seek your approval of this application to continue with the project and submit civil plans for final permit review.

Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Thai Tran, PE
Project Manager

CC:
Tanya Steadham, Westwood



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): TA-26-0567

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

TAB/CAC: Moapa Valley TAB 7:00 pm

Date: Click to enter a date. 09/30/26

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: Click to enter a date. 10/20/26 Time: 7:00 PM

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: Click to enter a date. 11/18/26 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>

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14 Cottonwood Dr., Blue Diamond

WINCHESTER

Mallory Cristales, Secretary
(213) 949-0805
Winchester Community Center
3130 S. McLeod, Las Vegas

LOWER KYLE CANYON

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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 1/7/25

Department of Comprehensive Planning

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____
ASSESSOR PARCEL #(s): 174-02-011-002 to -020 and 174-02-095-003
PROPERTY ADDRESS/ CROSS STREETS: Bonnie Springs Road

DETAILED SUMMARY PROJECT DESCRIPTION

Text Amendment

PROPERTY OWNER INFORMATION

NAME: BSR 6276, LLC
ADDRESS: 6415 S. Tenaya Way, #105
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: _____ CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: BSR 6276, LLC
ADDRESS: 6415 S. Tenaya Way, #105
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: _____ CELL: _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Bob Gronauer - Kaempfer Crowell
ADDRESS: 1980 Festival Plaza Drive, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-792-7000 CELL: _____ ACCELA REFERENCE CONTACT ID # _____

*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)*

Joel Laub
Property Owner (Print)

1/5/26
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 174-02 011-001

PROPERTY ADDRESS/ CROSS STREETS: Bonnie Springs Road

DETAILED SUMMARY PROJECT DESCRIPTION

Text Amendment

PROPERTY OWNER INFORMATION

NAME: Alan L. Molasky Trustee of the Alan L. Molasky 2005 Irrevocable Trust

ADDRESS: 6021 South Fort Apache Rd, Suite 100

CITY: Las Vegas STATE: NV ZIP CODE: 89148

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: BSR 6276, LLC

ADDRESS: 6415 S Tenaya Way #105

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Liz Olson

ADDRESS: 1980 Festival Plaza Drive Suite 650

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 7027927085 CELL _____ ACCELA REFERENCE CONTACT ID # _____

*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.

Alan L. Molasky
Property Owner (Signature)

Alan L. Molasky
Property Owner (Print)

4/7/2016
Date

August 25, 2026

VIA HAND DELIVERY

Mr. Jason Allswang
CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, NV 89155

Re: Justification Letter – Text Amendment

Dear Jason:

This firm represents BSR6276, LLC (the “Applicant”) in the above referenced matter. The Applicant is requesting a text amendment as it relates to the property, more specifically described as Assessor’s Parcel Numbers 174-02-011-001 through 013 and 174-02-095-003 (the “Property”).

As you know, the Applicant has entered into an Agreement with the Nevada Division of Forestry (“NDF”) to provide a water reservoir intended for fire suppression and life safety purposes on the Property. The reservoir will serve as a critical resource for mitigating future wildfire risks in the surrounding area and will promote the health, safety, and general welfare of Clark County, consistent with Section 30.06.04.C.1 of the Unified Development Code. To facilitate this public safety initiative, the Applicant requests an amendment to Section 30.04.10.A.2 to add the following amendment in red:

2. This §30.04.10 shall not apply to the following uses:

- i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
- ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
- iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
- iv. A body of water which stores water used in a mining reclamation project.
- v. Non-essential water features deemed to be a hazard to air navigation are prohibited.
- vi. A body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency.

The proposed text amendment satisfies the applicable standards for approval because it: (1) promotes the public health, safety, and welfare of Clark County residents; (2) is consistent with the goals and policies of the Master Plan; (3) does not conflict with other provisions of the Code; (4) addresses a significant community safety need by enhancing wildfire suppression capabilities; and (5) responds to changing conditions in the area, including the occurrence of multiple recent wildfires.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Bob J. Gronauer



Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-26-400087

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

TAB/CAC: Moapa Valley TAB 7:00 PM

Date: 9/30/26

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: _____ 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: 10/21/26 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:

- 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 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 # 26-101221

ASSESSOR PARCEL #(s): 070-13-601-011

PROPERTY ADDRESS/ CROSS STREETS: Moapa Valley Blvd / Jones Street

DETAILED SUMMARY PROJECT DESCRIPTION

VS-24-0254, WS-24-0253

Extension of Time

PROPERTY OWNER INFORMATION

NAME: Maverik, Inc

ADDRESS: 185 South State Street, Suite 800

CITY: Salt Lake City STATE: UT ZIP CODE: 84010

TELEPHONE: 801.865.4212 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Maverik, Inc - Richard Piggot

ADDRESS: 185 South State Street, Suite 800

CITY: Salt Lake City STATE: UT ZIP CODE: 84010

TELEPHONE: 801.865.4212 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Tanya Steadham - Westwood Professional Services

ADDRESS: 5725 W Badura Ave #100

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

*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.

M. Thomas Schofield
Property Owner (Signature)*

Tom Schofield
Property Owner (Print)

7/7/26
Date

Maverik Overton (MAV2203)

August 26, 2025

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000**RE: Extension of Time – WS-24-0253 (3.43+/- acres; APN: 070-13-601-011)**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Maverik, Inc, respectfully submits this justification letter with an application for an Extension of Time for the proposed Maverik store located at the SW corner of Moapa Valley boulevard and Jones Street, Moapa Valley, 89040.

Due to the limited documentation and unmitigated, substantial storm water flow traveling through the site from upstream basins, Westwood Professional Services had to work with Clark County Public Works for over two and a half years to satisfy drainage requirements and receive drainage study approval. Though not caused by the development of the site, the work required caused significant changes to the plans and the delay necessitating this extension.

We seek your approval of this application to continue with the project and submit civil plans for final permit review.

Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

Thai Tran, PE
Project ManagerCC:
Tanya Steadham, Westwood

**ATTACHMENT A
MOAPA VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 7:00 P.M., SEPTEMBER 30, 2026**

10/20/26 PC

1. **TA-26-0567-BSR 6276, LLC ET. AL.:**
TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action)

10/21/26 BCC

2. **ET-26-400087 (WS-24-0253)-MAVERIK, INC.:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce buffering and screening.
DESIGN REVIEW for a proposed convenience store with gas station on a portion of 3.43 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Moapa Valley Boulevard and Jones Street within Moapa Valley. MK/sd/cv (For possible action)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TA-26-0567-BSR 6276, LLC ET. AL.:

TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md
(For possible action)

RELATED INFORMATION:

BACKGROUND:

Project Description

Section 30.04.10.A.2 within the Non-Essential Water Features in Title 30 currently reads:

This section 30.04.10 shall not apply to the following uses:

- i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
- ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
- iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
- iv. A body of water which stores water used in a mining reclamation project.
- v. Non-essential water features deemed to be a hazard to air navigation are prohibited.

The applicant is proposing that this section of code be amended to read:

- i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
- ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
- iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
- iv. A body of water which stores water used in a mining reclamation project.
- v. Non-essential water features deemed to be a hazard to air navigation are prohibited.
- vi. A body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency.

The applicant states the proposed text amendment satisfies the applicable standards for approval because it: (1) promotes the public health, safety, and welfare of Clark County residents; (2) is

consistent with the goals and policies of the Master Plan; (3) does not conflict with other provisions of the Code; (4) addresses a significant community safety need by enhancing wildfire suppression capabilities; and (5) responds to changing conditions in the area, including the occurrence of multiple recent wildfires.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

According to the Clark County, Nevada Multi-Jurisdictional Hazard Mitigation Plan (2024), Clark County and its participating jurisdictions, which includes the Clark County Unincorporated area, and Tribal areas of the Las Vegas Paiute Tribe and the Moapa Band of Paiutes/Moapa River Indian Reservation, experienced 760 weeks of consecutive drought in 2018 to present. The range and magnitude were between "slightly dry" and "extremely dry," making it vulnerable to drought conditions now and in the future. A drought could pose a risk to critical facilities and/or infrastructure in Clark County and its participating jurisdictions.

The intent of this request is to allow water features for the storage of water to be used for fire suppression as agreed upon with a State or Federal agency. This code change would affect all of unincorporated Clark County. As proposed, there is no indication of how these water features would be designed, the capacity of these water features, the source of the water to be stored, or other potential uses for the stored water. These water features could potentially remove tens of thousands of gallons of water for homes and irrigation and increase evaporation loss. The proliferation of non-essential water features will place an additional burden on the existing water supply. Furthermore, this request may encourage additional non-essential water features within residential and nonresidential development.

The sustainable management of Southern Nevada's water resources are critical to the continued vitality of the region. Goal 3.3 of the Master Plan aims to maintain and protect the quality, supply, and reliability of Clark County's water resources for current and future residents. Policy 3.3.2 encourages water conservation by utilizing the SNWA Joint Water Conservation Plan to ensure conservation opportunities are optimized and reinforced. Title 30 permits water features enclosed within a climate-controlled structure to prevent evaporation. The proposed text amendment conflicts with and does not comply with the Multi-Jurisdictional Hazard Mitigation Plan or Master Plan; therefore, staff recommends denial.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 18, 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BSR 6276 LLC

CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE. 650, LAS VEGAS, NV 89135

10/21/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400087 (WS-24-0253)-MAVERIK, INC.:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce buffering and screening.

DESIGN REVIEW for a proposed convenience store with gas station on a portion of 3.43 acres in a CG (Commercial General) Zone.

Generally located on the southwest corner of Moapa Valley Boulevard and Jones Street within Moapa Valley. MK/sd/cv (For possible action)

RELATED INFORMATION:

APN:

070-13-601-011 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Allow a single row of evergreen trees where a double row of evergreen trees with each row planted offset from one another is required per Section 30.04.02C.

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.43 (portion)
- Project Type: Convenience store with gasoline station
- Number of Stories: 1
- Building Height (feet): 29 (convenience store)/16 (gas canopy)
- Square Feet: 4,425
- Parking Required/Provided: 18/31
- Sustainability Required/Provided: 7/8

Site Plans

The approved plans depict a new gas station with a convenience store along Moapa Valley Boulevard. The project will include a 4,425 square foot convenience store and a gas station with 5 gasoline pump islands, an air station, underground fuel tanks, and an RV dump station. Access is from both Moapa Valley Boulevard and Jones Street. The convenience store is located within the center portion of the parcel with the 5 gas station pumps with fuel canopy located north of the store. Along Moapa Valley Boulevard is an existing 90 foot wide drainage easement. The

southern portion of the site is shown as a future development area. On-site parking is located along the front or north exterior of the convenience store with additional parking located on the south exterior of the building. Pedestrian access is shown from Jones Street and from the gas pumps to the store. An RV dump station is located adjacent to the drainage easement near the northeast corner of the site. The site is aligned so that the front façade of the convenience store faces northeast, parallel to Moapa Valley Boulevard. The trash enclosure is shown on the south side of the convenience store with access for garbage trucks from Jones Street.

Landscaping

The plans depict landscaping along Moapa Valley Boulevard where there is an existing 90 foot wide drainage easement where mostly shrubs and a few trees will be planted. Landscaping along Jones Street includes a landscape area with a minimum width of 15 feet to 20 feet plus a detached sidewalk. Trees planted along Jones Street will be 20 feet to 30 feet on center. Along Bonelli Avenue, the plans depict a 25 foot wide landscape area with a detached sidewalk and trees spaced 30 feet on center.

Along the western property line, an intense landscaping buffer is shown to be mostly in compliance with Section 30.04.02. North of the proposed convenience store a portion of the landscape area is reduced in width to accommodate a portion of the convenience store and the underground fuel tanks. The portion of the landscape area adjacent to the underground tanks will be 10 feet in width with a single row of trees where a minimum width of 15 feet and a double row of trees is required. North of the fuel tank the landscape width expands to 15 feet with a double row of Evergreen trees, except that area where the drainage easement is located. Parking lot landscaping islands are provided.

Elevations

The plans depict a new convenience store building that is 29 feet in height to the pitched roof pinnacle and 20 feet to the top of the parapet wall. Horizontal articulation is shown on all 4 sides of the building. Building materials include stone veneer, fiber cement board with batten siding, aluminum storefront with dark bronze colors and glazed windows and a steel awning for the front (north) exterior. Along the north and east exteriors of the building there will be vehicle bollards installed for pedestrian safety.

The fuel dispensing canopy will be 16 feet in height with an aluminum composite metal awning roof painted red with white trim and will include signage, dispensing stations, and several 4 inch diameter bollards.

Floor Plans

The plans depict a convenience store with beverage cooler, beer cooler, kitchen, retail, restrooms, vendor receiving and prep, and deli area. The total square footage is 4,425 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for WS-24-0253:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

- 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;
- Traffic study and compliance;
- Full off-site improvements;
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0251-2024 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that due to the limited documentation and unmitigated, substantial storm water flow traveling through the site from upstream basins, Westwood Professional Services had to work with Clark County Public Works for over two and a half years to satisfy drainage requirements and receive drainage study approval. This has caused delay in finalizing the project.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Community center & County offices
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Corridor Mixed-Use	RM32 & CG	Post office, commercial development & multi-family residential
West	Compact Neighborhood (up to 18 du/ac), Public Use, & Corridor Mixed-Use	RM32, RS5.2, & CG	Undeveloped, place of worship & multi-family residential

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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Since the application was approved the applicant has submitted building permits for a new commercial building (26MP-072850), structural study (PW25-16271) and approved ADET for the related VS-24-0254 (ADET-26-90549). The applicant has been working toward the commencement of the project. Staff can support this request; however, staff may not support any future extension of time requests.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until October 21, 2028 to commence or the application will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised 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

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MAVERIK

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118

DRAFT

Approved Moapa Valley Budget Requests:
November 12, 2025, PMVTAB Meeting

Parks and Recreation

1. Extend the JR Livestock's existing awning heading into the area by approximately 6'.
2. Cover existing practice arena with possible lighting
3. Commercial dumping station for Fairgrounds or alternate location on existing sewer location.
4. New chairs with new storage racks for the Community Center
5. Overton Park walking paths, with benches and workout stations.

