



## MOAPA VALLEY TOWN ADVISORY BOARD

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, Nv. 89040

April 29, 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 March 11, 2026. (For possible action)
- IV. Approval of the Agenda for the meeting of April 29, 2026, and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

Representatives from Clark County's Department of Environment and Sustainability will share information about All-in Clark County and introduce a related survey for rural communities. All-in Clark County is a county-wide effort to make our communities more sustainable and resilient in the face of climate change. (For Discussion Only)

VI. Planning and Zoning

NONE

VII. General Business

NONE

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or votes may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Scheduled Meeting is May 13, 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>



# Moapa Valley Town Advisory Board

March 11, 2026

## DRAFT MINUTES

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Board Members:	Jill Perkins– Chair – PRESENT Lois Hall – Vice Chair – PRESENT Lori Houston– PRESENT	Stephanie Blair – EXCUSED Kristen Pearson– ABSENT
Secretary:	Judy Metz, (702)-397-6475, Judith.Metz@clarkcountynv.gov.	
County Liaison:	Will Covington, (702)455-2540, William.Covington@clarkcountynv.gov.	

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

The meeting was called to order at 7:03 PM

II. Public Comment

NONE

III. Approval of January 14, 2026, Minutes

**Moved by: Lois Hall**

**Action: Approved minutes as submitted**

**Vote: 3/0 Unanimous**

IV. Approval of Agenda for March 11, 2026

**Moved by: Lori Houston**

**Action: Approved agenda as submitted**

**Vote: 3-0/Unanimous**

V. Information

NONE

VI. Planning & Zoning

04/07/26 PC

1. **UC-26-0013-PERKINS BRUCE & NANCY REVOCABLE TRUST ETAL & PERKINS NANCY L TRS:**  
**USE PERMITS** for the following: 1) gravel pit; and 2) rock crushing.  
**DESIGN REVIEWS** for the following: 1) gravel pit; 2) rock crushing; and 3) for a hillside development in conjunction with existing gravel pit operations on a 142.0 acre portion of a 200 total acre site in an RS80 (Residential Single-Family 80) Zone. Generally located south of Wildlife Road and northwest of Moapa Valley Boulevard (State Highway 169) within Moapa Valley.  
MK/bb/kh (For possible action)

Mr. Eric Denman made the presentation w/4 maps of the property for American Eagle Ready Mix, who now owns the property. There was a question regarding the change in applicants now. We explained that the property had been sold last April, and the paperwork just came through today. The Staff reports and ALA showed both. Mr. Denman explained the operation details, hours of operation, ingress and egress, no blasting, one piece of equipment on site (rock crusher), BLM maintains the road. Questions regarding dust control and maintenance of fire access roads. The applicant agreed to the TABs conditions. There were 2 people that spoke on industrialization and destroying the beauty of this valley.

**Moved by: Lois Hall**

**Action: Approval with conditions. 1. Remediation of dust control issues. 2. Daytime operations only. 3. Maintenance of fire access roads and control trucks removing products from this pit over access roads in the area.**

**Vote: 3/0 Unanimous**

04/08/26 BCC

2. **WS-26-0095-MCCAFFERTY DAVID A & KELLY L:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate and reduce separation; 2) reduce setbacks; 3) increase height; 4) eliminate driveway separation; 5) increase residential drive-way width; and 6) waive off-site improvements in conjunction with an existing single-family residence and a proposed minor subdivision on 0.31 acres in an RS5.2 (Residential Single-Family RS5.2) Zone. Generally located west of Mormon Peak Street and north of Bryner Avenue within Moapa Valley. MK/nai/kh (For possible action)

Mr. Dave McCafferty made the presentation with the explanation that this all started when he purchased the lot next door to combine with his into a larger lot. He presented site maps and photographs of the different issues and items. There are no sidewalks in the area, his block wall was permitted by the County, and the back wall is higher because the lot behind him is higher than his. (That neighbor is one that approved.) The rest of the items are Rubbermaid gardens, shade for the gardens and the kids manufactured playhouse. Questions were asked and answered regarding all items and issues.

**Moved by: Lori Houston**

**Motion: Approval**

**Vote: 3/0 Unanimous**

VII. General Business

NONE

VIII. Public Comment

1. Spring Break next week - watch out for the kids.
2. Blood Drive at Old Overton Gym on April 1<sup>st</sup>
3. Valley wide Garage sale this weekend
4. Lighting for the little league games/on Heyer
5. Parking for Fair.

IX. Next scheduled meeting is April 1, 2026.

X. Adjourned at 8:00 PM.

DRAFT

