



MOAPA VALLEY TOWN ADVISORY BOARD

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, Nv. 89040

June 25, 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: 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 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 for June 11, 2025 (For possible action)
- IV. Approval of the Agenda for the meeting of June 25, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

NONE
- VI. Planning & Zoning

07/16/25 BCC

- 1. **ZC-25-0408-MOAPA VALLEY TELEPHONE COMPANY:**
ZONE CHANGE to reclassify 1.06 acres from a CG (Commercial General) Zone to a P-F (Public Facility) Zone for a telecommunications facility. Generally located north of Liston Avenue and west of Moapa Valley Boulevard within Moapa Valley (description on file). MK/rk (For possible action)
- 2. **VS-25-0405-MOAPA VALLEY TELEPHONE COMPANY:**
VACATE AND ABANDON a portion of right-of-way being Liston Avenue located between Moapa Valley Boulevard and Sharon Circle within Moapa Valley (description on file). MK/nai/cv (For possible action)
- 3. **DR-25-0407-MOAPA VALLEY TELEPHONE COMPANY:**
DESIGN REVIEW for a proposed storage building in conjunction with an existing telecommunications facility on 1.06 acres in a PF (Public Facility) Zone. Generally located north of Liston Avenue and west of Moapa Valley Boulevard within Moapa Valley. MK/rk/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: July 9, 2025.

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

June 11, 2025

DRAFT MINUTES

Board Members:	Jill Perkins– Chair – EXCUSED Lois Hall – Vice Chair – PRESENT Lori Houston– PRESENT	Stephanie Blair – PRESENT Kristin 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 (see above)

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

II. Public Comment

None

III. Approval of April 30, 2025, Minutes

Moved by: Lori Houston

Action: Approved minutes as submitted

Vote: 4/0 Unanimous

IV. Approval of Agenda for June 11, 2025

Moved by: Kristin Pearson

Action: Approved agenda as submitted

Vote: 4-0/Unanimous

V. Information

NONE

VI. Planning & Zoning

**ATTACHMENT A
MOAPA VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 7:00 P.M., JUNE 11, 2025**

07/02/25 BCC

1. **WS-25-0307-ADAMS E & V TRUST & ADAMS ELWYN & VERLA TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) eliminate the drainage study on 28.12 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Wells Avenue and west of Moapa Valley Boulevard within Moapa Valley. MK/bb/kh (For possible action)

Presented by Bruce Stratton representing both parties. He explained this is being done to clean up the property lines. Since there is no development being done, the Board agreed there was no need for doing Development Standards.

Motion by: Lori Houston
Action: Approved
Vote: 4/0 Unanimous

2. **ZC-25-0375-SOLOMON PLEDGER & MICHELLE FAMILY TRUST & SOLOMON PLEDGER & MICHELE TRS:**
ZONE CHANGE to reclassify 3.92 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located on the southwest corner of Cottonwood Avenue (alignment) and Cooper Street within Moapa Valley (description on file). MK/gc (For possible action)

Presented by George Rogers and Pledger Solomon. Mr. Rogers explained the Zone Change conforms with the Master Plan. Neighbors do approve of the zone change but have a lot of concerns with the accompanied documents. (UC-25-036)

Motion by: Stephanie Blair
Action: Approved
Vote: 4/0 Unanimous

3. **UC-25-0376-SOLOMON PLEDGER & MICHELLE FAMILY TRUST & SOLOMON PLEDGER & MICHELE TRS:**
USE PERMIT for outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified residential adjacency standards; 2) increase maximum parking; and 3) waive full off-site improvements.
DESIGN REVIEW for a mini-warehouse facility with outdoor storage on 3.92 acres in an IL (Industrial Light) Zone. Generally located on the southwest corner of Cottonwood Avenue (alignment) and Cooper Street within Moapa Valley. MK/lm/kh (For possible action)

Presentation was done by George Rogers and Pledger Solomon. There was a lot of discussion regarding Cooper St. (Airport Rd.) not having turn lanes into businesses, which will be a concern

when this is built. Several neighbors (Finlayson, Schroft, & Edwards) spoke to their concerns regarding flooding, lighting, height of fences and buildings and ingress and egress into the property. Mr. Rogers shared his maps and designs with everyone, but the neighbors were still concerned. Therefore Mr. Rogers accepted the following conditions:

Drainage Study

Light pollution needs to be addressed

Height of fencing and buildings be only what is permitted.

A traffic study addressing ingress and egress to and from this property.

Motion by: Lori Houston with the agreed-on conditions

Action: Approval

Vote: 4/0 Unanimous

VII. General Business

NONE

VIII. Public Comment

1. Marcus Jensen – Bridge Source Open House at OLSHACS on Monday June 23rd at 5PM
2. Mark Abbott – Concerns over Bridge Source.
3. How did County get Airport Rd. done without notifying anyone in the area; new roads are added without curb and gutter, and they do not have to get waivers like private citizens.
4. DMV has a new KIOSK at Smith's in Mesquite – Works well.
5. Records Office has a KIOSK at the Senior Ctr./Rec. Ctr. New services will be added periodically.
6. Maverick has been approved by the County for their new location.
7. Come celebrate "Overton's Guardian Tank" at 8AM Saturday morning.
8. 4th of July celebration coming along – It will have a USO Theme
9. Logandale Sports Complex will be breaking ground in the next 45-60 days.
10. We have recently allocated space here at the Community Center for offices for Welfare and Social Services. They will be serving both our area and Mesquite.

IX. Next scheduled meeting is June 25, 2025.

X. Adjourned at 8:10PM.

**ATTACHMENT A
MOAPA VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 7:00 P.M., JUNE 25, 2025**

07/16/25 BCC

1. **ZC-25-0408-MOAPA VALLEY TELEPHONE COMPANY:**
ZONE CHANGE to reclassify 1.06 acres from a CG (Commercial General) Zone to a P-F (Public Facility) Zone for a telecommunications facility. Generally located north of Liston Avenue and west of Moapa Valley Boulevard within Moapa Valley (description on file). MK/rk (For possible action)
2. **VS-25-0405-MOAPA VALLEY TELEPHONE COMPANY:**
VACATE AND ABANDON a portion of right-of-way being Liston Avenue located between Moapa Valley Boulevard and Sharon Circle within Moapa Valley (description on file). MK/nai/cv (For possible action)
3. **DR-25-0407-MOAPA VALLEY TELEPHONE COMPANY:**
DESIGN REVIEW for a proposed storage building in conjunction with an existing telecommunications facility on 1.06 acres in a PF (Public Facility) Zone. Generally located north of Liston Avenue and west of Moapa Valley Boulevard within Moapa Valley. MK/rk/cv (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0408-MOAPA VALLEY TELEPHONE COMPANY:

ZONE CHANGE to reclassify 1.06 acres from a CG (Commercial General) Zone to a P-F (Public Facility) Zone for a telecommunications facility.

Generally located north of Liston Avenue and west of Moapa Valley Boulevard within Moapa Valley (description on file). MK/rk (For possible action)

RELATED INFORMATION:

APN:

041-27-302-037

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1940 Liston Avenue
- Site Acreage: 1.06
- Existing Land Use: Telecommunications facility

Applicant's Justification

This request is a zone boundary amendment to PF (Public Facility) zoning. The subject site is developed and provides public services in telecommunication for Moapa Valley. There is a related design review application on this site to add a shade structure to an existing building. According to the applicant, the zone change to PF (Public Facility) will conform to the Master Plan and would meet Title 30 requirements as opposed to CG (Commercial General) requirements that would lead to very expensive architectural changes to meet commercial requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-901075-08	Administrative design review for an 80 foot tall monopole communications tower	Approved by ZA	September 2008
UC-1493-07	Addition to an existing communications building and construction of a new metal storage building	Approved by BCC	April 2008
ADR-900463-06	Administrative design review for an 80 foot tall monopole communications tower - expired	Approved by BCC	July 2006

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0853-06	Reclassified this site from R-U, R-1, and C-1 zoning to C-2 zoning for the expansion of an existing communications facility	Approved by BCC	August 2006
ZC-1228-01	Reclassified a small portion of this site to C-2 zoning	Approved by BCC	November 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Corridor Mixed-Use	CG	Commercial development
South	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS5.2	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Related Applications

Application Number	Request
DR-25-0407	A design review to add a shade structure to an existing building is a companion item on this agenda.
VS-25-0405	A vacation and abandonment of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. P-F zoning is a conforming zone boundary amendment in all land use plan categories. Title 30 states that the P-F zoning district is established in order to provide for the location and development of sites suitable for necessary public and semi-public uses. Currently, the property is zoned CG and has functioned as a communications facility for Moapa Valley Telephone Company for many years. Staff finds that the requested zone change will not have a negative impact to the surrounding area. For these reasons, staff finds the request for PF zoning is appropriate for this location.

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:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MOAPA VALLEY TELEPHONE COMPANY

CONTACT: BRIMONT CONSTRUCTION INC, P.O. BOX 1142, OVERTON, NV 89040

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0405-MOAPA VALLEY TELEPHONE COMPANY:

VACATE AND ABANDON a portion of right-of-way being Liston Avenue located between Moapa Valley Boulevard and Sharon Circle within Moapa Valley (description on file). MK/nai/cv (For possible action)

RELATED INFORMATION:

APN:

041-27-302-037

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of the right-of-way at the entrance of the property. Vacating the right-of-way will allow the rolling gate to stay where it is installed. An access easement for the driveway will be granted.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-901075-08	Administrative design review for an 80 foot tall monopole communications tower	Approved by ZA	September 2008
UC-1493-07	Addition to an existing communications building and construction of a new metal storage building	Approved by BCC	April 2008
ZC-0853-06	Reclassified this site from R-U, R-1, and C-1 zoning to C-2 zoning for the expansion of an existing communications facility	Approved by BCC	August 2006
ADR-900463-06	Administrative design review for an 80 foot tall monopole communications tower - expired	Approved on appeal by BCC	July 2006
ZC-1228-01	Reclassified a portion of the site to C-2 zoning	Approved by BCC	November 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Corridor Mixed-Use	CG	Commercial development
South	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS5.2	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Related Applications

Application Number	Request
ZC-25-0408	A zone change from CG to PF is a companion item on this agenda.
DR-25-0407	A design review to add a shade structure to an existing building is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

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**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Grant private access easements to prevent land locking individual parcels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that nothing over 24 inches in height is permitted within the sight visibility zone.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MOAPA VALLEY TELEPHONE COMPANY

CONTACT: BRIMONT CONSTRUCTION INC., P.O. BOX 1142, OVERTON, NV 89040

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0407-MOAPA VALLEY TELEPHONE COMPANY:

DESIGN REVIEW for a proposed storage building in conjunction with an existing telecommunications facility on 1.06 acres in a PF (Public Facility) Zone.

Generally located north of Liston Avenue and west of Moapa Valley Boulevard within Moapa Valley. MK/rk/cv (For possible action)

RELATED INFORMATION:

APN:

041-27-302-037

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1940 Liston Avenue
- Site Acreage: 1.06
- Project Type: Storage building
- Number of Stories: 1 (Building #1)/1 (Building #2)/1 (Storage)
- Building Height: 14 (Building #1)/12 feet, 5 inches (Building #2)/14 feet, 6 inches (Storage)
- Square Feet: 2,239 (Building #1)/2,267 (Building #2)/2,400 (Storage)

Site Plan

Access to the site is along the south property line from Liston Avenue. Along the west property line (side) and the south property line (front) there is 6 foot tall chain-link fence with an additional 1 foot, 5 inch tall barbed wire attached to the top. Along the north property line (rear) and the east property line (side) there is an 8 foot tall CMU wall.

The 2 existing buildings are located in the northwest portion of the lot. The new proposed steel storage building is located in the southwest portion of the lot. It is 14.83 feet from the front property line along Liston Avenue and 14.81 feet from the side property line along Sharon Circle.

Landscape

There are no changes to landscaping.

Elevations

The plans depict that the storage building has a slanted roof. The low point of the roof is 12 feet tall on the south side and the highest point will be 14 feet, 6 inches on the north side. The building will use the same materials and color as the existing buildings. The north side of the building is completely open.

Floor Plans

The plans depict an open area with a total size of 2,400 square feet.

Applicant's Justification

The request is for a design review to have a new proposed storage building for an existing business that provides public service in telecommunication for Moapa Valley. There is a related zone change application to change the zone from CG (Commercial General) to PF (Public Facility). Also, there is a related vacation and abandonment application to vacate a portion of the right of way. According to the applicant the new storage building will keep all of the materials and equipment that are currently outdoors and unprotected.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-901075-08	Administrative design review for an 80 foot tall monopole communications tower	Approved by ZA	September 2008
UC-1493-07	Addition to an existing communications building and construction of a new metal storage building	Approved by BCC	April 2008
ZC-0853-06	Reclassified this site from R-U, R-1, and C-1 zoning to C-2 zoning for the expansion of an existing communications facility	Approved by BCC	August 2006
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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
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Related Applications

Application Number	Request
VS-25-0405	A vacation and abandonment of right-of-way is a companion item on this agenda.
ZC-25-0408	A zone change from CG to PF is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The new proposed metal structure is compatible with the 2 existing buildings and will not be out of character for the area. Therefore, staff can support this request.

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

- 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

- Grant private access easements to prevent land locking individual parcels.
- Applicant is advised that nothing over 24 inches in height is permitted within the sight visibility zone.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MOAPA VALLEY TELEPHONE COMPANY

CONTACT: BRIMONT CONSTRUCTION INC., P.O. BOX 1142, OVERTON, NV 89040

DRAFT

ATTACHMENT A
MOAPA VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 7:00 P.M., JUNE 25, 2025

07/16/25 BCC

1. **ZC-25-0408-MOAPA VALLEY TELEPHONE COMPANY:**
ZONE CHANGE to reclassify 1.06 acres from a CG (Commercial General) Zone to a P-F (Public Facility) Zone for a telecommunications facility. Generally located north of Liston Avenue and west of Moapa Valley Boulevard within Moapa Valley (description on file). MK/rk (For possible action)
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VACATE AND ABANDON a portion of right-of-way being Liston Avenue located between Moapa Valley Boulevard and Sharon Circle within Moapa Valley (description on file). MK/nai/cv (For possible action)
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DESIGN REVIEW for a proposed storage building in conjunction with an existing telecommunications facility on 1.06 acres in a PF (Public Facility) Zone. Generally located north of Liston Avenue and west of Moapa Valley Boulevard within Moapa Valley. MK/rk/cv (For possible action)



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 041-27-302-037

PROPERTY ADDRESS/ CROSS STREETS: 1940 Liston Ave/ Moapa Valley Blvd & Liston Ave

DETAILED SUMMARY PROJECT DESCRIPTION

CONSTRUCT AN 80'x30'x12' METAL STORAGE STRUCTURE WITH GRADING PER PLANS

Zone Change from C.G. to P.F. and Design Review

PROPERTY OWNER INFORMATION

NAME: MOAPA VALLEY TELEPHONE COMPANY c/o Bradley Lyon

ADDRESS: 1940 LISTON AVE

CITY: LOGANDALE

STATE: NV

ZIP CODE: 889021

TELEPHONE: 702-397-2601 CELL

EMAIL: BRAD@MVTEL.COM

APPLICANT INFORMATION (must match online record)

NAME: BRIMONT CONSTRUCTION

ADDRESS: PO BOX 1142

CITY: OVERTON

STATE: NV

ZIP CODE: 89040

REF CONTACT ID #

TELEPHONE: 702-397-8854 CELL

702-218-5224

EMAIL: BRIMONT@MVDSL.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: BRIMONT CONSTRUCTION

ADDRESS: PO BOX 1142

CITY: OVERTON

STATE: NV

ZIP CODE: 89040

REF CONTACT ID #

TELEPHONE: 702-397-8854 CELL

702-281-5224

EMAIL: BRIMONT@MVDSL.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.

Bradley Lyon
Signature

Property Owner (Signature)*

MOAPA VALLEY TELEPHONE COMPANY

Property Owner (Print)

10/15/2024

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 checked="" 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 _____

APPLICATION # (s): ZC-25-0408

PC MEETING DATE

BCC MEETING DATE 7/16/2025

TAB/CAC LOCATION Moapa Valley

ACCEPTED BY WAT

DATE 5/21/2025

FEES \$1,200.00

DATE 6/25/2025

Moapa Valley Telephone Co.
1940 N Liston Ave
Moapa Valley, NV 89021
APN 041-27-302-037

October 30, 2024

Justification Letter

Clark County Developmental Services:

Moapa Valley Telephone Company is an established Quasi-Public private company that provides public facility services in telecommunications and has been family owned and operated since 1909. Moapa Valley Telephone Company would like to request a (1) Zone Change from CG (Commercial General) to a PF (Public Facility) Zone and a (2) Design Review to add a shade structure to an existing telecommunications facility.

Moapa Valley Telephone Company APN 041-27-302-037 is located in Logandale, Nevada on 1.06 acres. Current Land Use category is Commercial General (CG), Corridor Mixed-Use so changing the Zone to a PF (Public Facility) would remain conforming. The proposed structure will meet the requirements of the Clark County Master Plan and Title 30 and will not require plumbing, electrical or mechanical services. The primary building on site is a CMU block building painted a neutral color. The proposed metal storage structure will be of similar materials and have a consistent architectural design and sand/tan color as the existing shade structure and storage buildings on site. The addition will be screened with an 8' block wall (east side & front) and 6' chain link fence with vertical vinyl slats and 1.5' barbed wire on top of the fence (west side & rear). The structure will be an 80'x30'x12' (low side) building with both ends (West and East) & rear wall (South) enclosed with an open front wall (North) with a slanted roof for a total of 2,400 sq. ft. of protected storage that will house all of the materials and equipment that is currently outdoors and unprotected.

Prior Land Use requests include ZC-1228-01 approved in November 2001 to reclassify approximately 140 square feet of the northern portion of this site and adjacent parcel to the east to a C-2 Zone. The remainder of the parcel was reclassified to C-2 Zoning by action of ZC-0853-06 in August 2006 and allowed for an expansion of an existing communications facility and add a metal storage building. UC-1493-07 approved in April 2008 to construct the existing metal storage building and a zone change from R-U (Rural Open Land) to C-2 (Commercial General) zone. ADR-900463-06 approved in July 2006 for a communications tower and ground equipment storage shelter. MSM-0201-05 was filed and recorded for a one lot

ZC-25-0408

subdivision to comply with a condition of ZC-0853-06 to prevent land locking and Waivers of Development Standards for (1) Landscaping and screening requirements and (2) On-site paving requirements in August 2006.

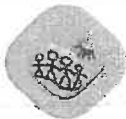
The approval of a Zone Change from Commercial General (CG) to Public Facility (PF) will conform to the Master Plan and would meet Title 30 requirements as oppose to Commercial General (CG) requirements that would lead to very expensive architectural changes to meet those requirements. A Design Review would ensure that the telecommunications ground materials remain undamaged and secure while being stored until time of installation. Moapa Valley Telephone will need the proposed addition in order to serve and accommodate our growing community for many years to come.

Thank you for your time and consideration of this request.

Respectfully,

A handwritten signature in black ink that reads "Brian D Seely". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Brian D. Seely,
President & General Contractor for
Brimont Construction Representing
Moapa Valley Telephone Co.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 041-27-399-010 Right of Way Parcel Number
041-27-302-037 Property Parcel Number

PROPERTY ADDRESS/ CROSS STREETS: 1940 Liston Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Vacate 745 sq ft driveway dedicated for Right of Way and grant an Access Easement for driveway

PROPERTY OWNER INFORMATION

NAME: Moapa Valley Telephone Company

ADDRESS: 1940 Liston Ave

CITY: Logandale

STATE: NV ZIP CODE: 89021

TELEPHONE: 702-397-2601 CELL _____ EMAIL: brad@mvtel.com

APPLICANT INFORMATION (must match online record)

NAME: Brimont Construction

ADDRESS: PO BOX 1142

CITY: Overton

STATE: NV ZIP CODE: 89040 REF CONTACT ID # _____

TELEPHONE: 702-397-8854 CELL _____ EMAIL: brimont@mvdsl.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Brimont Construction

ADDRESS: PO BOX 1142

CITY: Overton

STATE: NV ZIP CODE: 89040 REF CONTACT ID # _____

TELEPHONE: 702-397-8854 CELL _____ EMAIL: brimont@mvdsl.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.

Brad Lyon
Property Owner (Signature)*

Brad Lyon
Property Owner (Print)

03/12/2025
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 checked="" 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 _____

APPLICATION # (s) VS-25-0405

PC MEETING DATE _____

BCC MEETING DATE 7/16/2025

TAB/CAC LOCATION Moapa Valley

ACCEPTED BY NAT

DATE 5/21/2025

FEES \$1,200.00

DATE 6/25/2025

Moapa Valley Telephone Co.
1940 N. Liston Ave.
Moapa Valley, NV 89021
APN 041-27-399-010

March 11, 2025

Justification Letter

Re: Vacation of Right of Way

The Moapa Valley Telephone Company is an established Quasi-Public private company that provides public facility services in telecommunications and has been family owned and operated while serving the Clark County area since 1909.

Brimont Construction, on behalf of Moapa Valley Telephone Company, is seeking approval for the Vacation of the 745 sq. ft. area that was previously dedicated to Clark County as a Public Right of Way. Clark County informed us that they are no longer requiring dedication of Right of Way for driveways and instead require an access easement be granted in lieu of dedication. The driveway area requested for vacation also serves as the entrance to the property on which a rolling gate was approved for construction by ADR-1075-08. The dedication of the driveway made the rolling gate non-compliant because it is located in the right of way. Approving the vacation of the previously dedicated property will bring this property back into compliance of all applicable rules and requirements of Title 30 and the Master Plan of Clark County. Upon approval of the Vacation we will grant the access easement for the driveway when instructed to do so.

Thank you for your time and consideration of this request. If you have any questions or require anything else please contact me at (702) 397-8854.

Respectfully Submitted,

Jamie Collins

Jamie Collins,
Brimont Construction for
Moapa Valley Telephone Co.

VS-25-0405



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 041-27-302-037

PROPERTY ADDRESS/ CROSS STREETS: 1940 Liston Ave/ Moapa Valley Blvd & Liston Ave

DETAILED SUMMARY PROJECT DESCRIPTION

CONSTRUCT AN 80'x30'x12' METAL STORAGE STRUCTURE WITH GRADING PER PLANS
Zone Change from C.G. to P.F. and Design Review

PROPERTY OWNER INFORMATION

NAME: MOAPA VALLEY TELEPHONE COMPANY c/o Bradley Lyon
ADDRESS: 1940 LISTON AVE
CITY: LOGANDALE STATE: NV ZIP CODE: 899021
TELEPHONE: 702-397-2601 CELL: _____ EMAIL: BRAD@MVTEL.COM

APPLICANT INFORMATION (must match online record)

NAME: BRIMONT CONSTRUCTION
ADDRESS: PO BOX 1142
CITY: OVERTON STATE: NV ZIP CODE: 89040 REF CONTACT ID # _____
TELEPHONE: 702-397-8854 CELL 702-218-5224 EMAIL: BRIMONT@MVDSL.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: BRIMONT CONSTRUCTION
ADDRESS: PO BOX 1142
CITY: OVERTON STATE: NV ZIP CODE: 89040 REF CONTACT ID # _____
TELEPHONE: 702-397-8854 CELL 702-281-5224 EMAIL: BRIMONT@MVDSL.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.

Bradley Lyon
Property Owner (Signature)*

MOAPA VALLEY TELEPHONE COMPANY
Property Owner (Print)

10/15/2024
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"/> ADP	<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 checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) DR-25-0407

ACCEPTED BY NAI

PC MEETING DATE

DATE

BCC MEETING DATE 7/16/2025

FEES

TAB/CAC LOCATION Moapa Valley

DATE 6/25/2025

5/21/2025
\$1,000.00

Moapa Valley Telephone Co.
1940 N Liston Ave
Moapa Valley, NV 89021
APN 041-27-302-037

October 30, 2024

Justification Letter

Clark County Developmental Services:

Moapa Valley Telephone Company is an established Quasi-Public private company that provides public facility services in telecommunications and has been family owned and operated since 1909. Moapa Valley Telephone Company would like to request a (1) Zone Change from CG (Commercial General) to a PF (Public Facility) Zone and a (2) Design Review to add a shade structure to an existing telecommunications facility.

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Prior Land Use requests include ZC-1228-01 approved in November 2001 to reclassify approximately 140 square feet of the northern portion of this site and adjacent parcel to the east to a C-2 Zone. The remainder of the parcel was reclassified to C-2 Zoning by action of ZC-0853-06 in August 2006 and allowed for an expansion of an existing communications facility and add a metal storage building. UC-1493-07 approved in April 2008 to construct the existing metal storage building and a zone change from R-U (Rural Open Land) to C-2 (Commercial General) zone. ADR-900463-06 approved in July 2006 for a communications tower and ground equipment storage shelter. MSM-0201-05 was filed and recorded for a one lot

DR-25-0407

subdivision to comply with a condition of ZC-0853-06 to prevent land locking and Waivers of Development Standards for (1) Landscaping and screening requirements and (2) On-site paving requirements in August 2006.

The approval of a Zone Change from Commercial General (CG) to Public Facility (PF) will not conform with the Master Plan and would meet Title 30 requirements as oppose to Commercial General (CG) requirements that would lead to very expensive architectural changes to meet those requirements. A Design Review would ensure that the telecommunications ground materials remain undamaged and secure while being stored until time of installation. Moapa Valley Telephone will need the proposed addition in order to serve and accommodate our growing community for many years to come.

Thank you for your time and consideration of this request.

Respectfully,

Brian D Seely

Brian D. Seely,
President & General Contractor for
Brimont Construction Representing
Moapa Valley Telephone Co.

City of Moapa
Planning Department
Moapa Valley Telephone Co.

