



## MOAPA VALLEY TOWN ADVISORY BOARD

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, Nv. 89040

March 11, 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 January 12, 2026. (For possible action)
- IV. Approval of the Agenda for the meeting of March 11, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items  
  
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)

**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)

- 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

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

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 April 1, 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

January 14, 2026

## DRAFT MINUTES

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

II. Public Comment

NONE

III. Approval of December 10, 2025, Minutes

**Moved by: Lori Houston**  
**Action: Approved minutes as submitted**  
**Vote: 3/0 Unanimous**

IV. Approval of Agenda for January 14, 2026

**Moved by: Stephanie Blair**  
**Action: Approved agenda as submitted**  
**Vote: 3-0/Unanimous**

V. Information

NONE

VI. Planning & Zoning

02/04/26 BCC

1. **WS-25-0841-HUGHES FAMILY LIVING TRUST & HUGHES CODY C & AMY N TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the interior side setback; and 2) waive full off-site improvements in conjunction with a proposed minor subdivision on 4.47 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Willow Avenue and east of Metcalf Drive within Moapa Valley. MK/nai/kh (For possible action)

The presentation was made by Amy Hughes. She shared pictures of the property showing details of the structure in question. It was determined that it is a 3 sided shade structure, and not necessary for a permit. There is no offsite improvements for the whole length of Metcalf, but the ROW has been dedicated for the future if needed. There is also dedicated ROW on Willow.

**Moved by: Lori Houston**  
**Action: Approval**  
**Vote: 3/0 Unanimous**

2. **WS-25-0843-ADAMS E & V TRUST & ADAMS ELWYN & VERLA TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to waive full off-site improvements in conjunction with a proposed minor subdivision map 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/tpd/kh (For possible action)

Mr. Bruce Stratton presented the item for L.R. Nelson Engineering. He appeared in July on this item and is back to clear up a misunderstanding. The lot is being split for the family to clean up some property lines and maintain their alfalfa fields. If at any time there are improvements planned, they will come back for the drainage and any waiver of standards. This WS is for both streets, Winsor and Wells. Winsor is not paved. Public Works and NDOT have dumped their millings from prior paving in the area.

**Moved by: Stephanie Blair**  
**Action: Approval**  
**Vote: 3/0 Unanimous**

VII. General Business

Appointment of Alternate Representative for CDAC Appointment. (For Possible Action)

It was determined that no one at this time is available for this appointment.

VIII. Public Comment

Our Librarian Chris Milk updated the Board on a jammed packed January. There is a Reading Challenge with a Tablet for the Prize. Also, a Paint Party, Family History event and Clark County Foster Care Session.

Clea's Realty is having a "VALENTEER" contest. Go on her Facebook page and nominate a volunteer that goes above and beyond for the community. You can vote for any of the nominated volunteers.

IX. Next scheduled meeting is January 28, 2026.

X. Adjourned at 7:36 PM.

DRAFT



**ATTACHMENT A  
MOAPA VALLEY TOWN ADVISORY BOARD  
ZONING AGENDA  
WEDNESDAY, 7:00 P.M., MARCH 11, 2026**

**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)

**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)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**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)

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RELATED INFORMATION:

**APN:**

070-25-000-003

**LAND USE PLAN:**

NORTHEAST COUNTY (MOAPA VALLEY) - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 142 acre portion of 200 total acres
- Project Type: Gravel pit and rock crushing
- Number of Stories: 1 (existing maintenance building)/1 (existing scale house)
- Building Height (feet): 21 (existing maintenance building)/12 (existing scale house)
- Square Feet: 6,306 (existing maintenance building)/80 (existing scale house)
- Parking Required/Provided: 13/13

**History**

This property has been used for gravel pit, batch plant, and rock crushing at various times over the last 25 years. UC-0388-99 was approved for a gravel pit and batch plant by a previous operator and subsequently expired. UC-1833-05 was approved for a gravel pit and batch plant and subsequently expired after 5 years. The most recent approval for gravel pit, batch plant, and rock crushing was UC-0217-11 with a condition for 7 year review, and also subsequently expired.

### Site Plan

The site plan depicts a 200 total acre property in Moapa Valley with access from Moapa Valley Boulevard (State Highway 169). The proposed gravel pit and rock crushing facility will take place in various locations on the property with mobile equipment. Primary access to the property is via an unpaved road through BLM parcel a half mile west of Moapa Valley Boulevard to the southeast corner of the property. An existing maintenance building is located on the south end of the property with a concrete pad for staging equipment and materials. Another existing concrete pad is located northwest of the maintenance building, 13 parking spaces are shown east of the building, and an existing scale house structure is located southeast of the maintenance building. Rock screening equipment is shown southwest of the maintenance building on the plan and is fully mobile for use anywhere on the property during gravel pit and rock crushing operations.

### Landscaping

Existing natural landscaping will remain on portions of the parcel surrounding the gravel pit operation. On-site landscaping is not provided or required since on-site landscaping is excepted by Section 30.04.01 D.

### Elevations

The 21 foot high maintenance shop consists of corrugated metal walls with 3 overhead doors and a hip roof. The overall height of the scale house is 12 feet.

### Floor Plans

The existing maintenance building has an open floor plan for general storage and equipment.

### Applicant's Justification

This site is not a traditional gravel pit with a defined pit or removal of a mountain. The operation will rely on using materials gathered from existing washes running through the site. The 142 acres of the 200 acre property is identified as part of the gravel pit and rock crushing operations. This property meets the 1,000 foot separation to existing residential uses. The existing maintenance building will be used for storage of equipment and materials. The roll-up doors on the maintenance building face north and are over a half mile from the nearest residential use. Materials will be gathered by using heavy equipment like bulldozers, loaders, dump trailers, and trucks. No new construction is proposed, and no hazardous materials are stored on this property. Only 5 employees are expected to be on the property during operations with 13 parking spaces provided. The operations will take place during daytime hours up to seven days a week. Materials will be stored in various locations while using mobile equipment for operations. The previously approved watchman's home, batch plant, and office building are no longer proposed with this request. A hillside development plan is included with this request for approximately 138 acres of the 200 acre property and is the subject of a design review request.

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-0253-11 (WC-0095-11)	Waiver of conditions of a use permit for a drainage study, paved access, right-of-way dedication, and restrictive covenant conditions	Approved by PC	November 2011

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0253-11	Use permit and waivers of development standards for a recreational facility eliminate parking, eliminate landscaping, and eliminate trash enclosure	Approved by PC	November 2011
UC-0217-11	Use permit for a gravel pit, rock crushing, batch plant, setback - expired	Approved by PC	January 2011
UC-1835-05	Use permit for a gravel pit and batch plant-expired	Approved by PC	January 2006
UC-0388-99 (ET-0114-04)	Second extension of time to review a use permit for a gravel (mining) pit operation, rock crushing, and a concrete/asphalt aggregate batch plant - expired	Denied by PC	November 2004
UC-0388-99 (ET-0132-00)	First extension of time to commence a use permit for a gravel (mining) pit operation, rock crushing, and a concrete/asphalt aggregate batch plant - expired	Approved by PC	June 2000
UC-0388-99	Use permit for a gravel (mining) pit operation, rock crushing, and a concrete/asphalt aggregate batch plant - expired	Approved by PC	April 1999

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment & Open Lands	RS80	Undeveloped
South & West	Open Lands	RS80	Undeveloped

**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**

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

This location is suitable for a gravel pit and rock crushing operations and is consistent with the Master Plan as a contributor to the economy and is located outside of areas of critical environmental concern. The proposed uses will take place more than 2,000 feet from the nearest single-family home located east of this site. These resource extraction uses have taken place on this property at various times over the last 25 years. Approval of this request also complies in part with Policy 5.1.6 for Outlying Communities of the Master Plan to promote economic development goals, particularly where targeted industry needs (gravel pit and rock crushing) are better suited to locations within outlying communities. Staff finds the proposed uses will not have a substantial or undue adverse effect on adjacent properties and supports the request for these use permits. Staff is proposing a time limit of 10 years to discontinue the proposed uses. Staff has no objection to these requests.

#### Design Reviews

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 facility and structures are located in a remote rural area and are not visible from any public rights-of-way or residential development. The hillside development plan covers most of the property and the wash areas on the east side of the property. Proposed operations are being conducted in areas that have previously been disturbed. The applicant has identified 138 acres or 69% of the impacted area of the property with less than 12% slopes. Sixty-two acres of the property are subject to hillside development for final grading. Much of the resource extraction will take place within 69% of the identified extraction areas and largely located in the wash areas. The gravel pit and rock crushing operation will comply with Master Plan Policy NE-2.5 for minimized impacts on drainage patterns by operating in an area west of the Muddy River basin and west of State Highway 169, where there is less Moapa Valley community development. The nearest residential homes are located over 2,000 feet east of this property. Extraction of materials has taken place on this property with no known adverse impacts to the surrounding area or neighborhoods. Use of the existing building for storage of equipment and materials related to the operation is compatible with the gravel pit and rock crushing operation. Staff has no objection to these 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**

- Gravel pit on the site to be discontinued within 10 years of approval date unless an extension of time is granted;
- Rock crushing on the site to be discontinued within 10 years of approval date unless an extension of time is granted.
- 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**

- No comment.

### **Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AMERICAN EAGLE READY MIX, LLC

**CONTACT:** ERIK DENMAN, GCW, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**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)

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RELATED INFORMATION:

**APN:**

070-12-310-032; 070-12-310-117

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Reduce the separation between the detached garage and the playhouse to 3 feet where 6 feet is required per Section 30.02.06 (a 50% reduction).
  - b. Eliminate the separation between the playhouse and Shed #2 where 6 feet is required per Section 30.02.06.
  - c. Reduce the separation between Shed #2 and Shed #3 to 3 feet where 6 feet is required per Section 30.02.06 (a 50% reduction).
  - d. Reduce the separation between Shed #3 and the greenhouse to 1 foot where 6 feet is required per Section 30.02.06 (an 83% reduction).
  - e. Reduce the separation between the shade structure and the primary residence to 3 feet where 6 feet is required per Section 30.02.06 (a 50% reduction).
2.
  - a. Reduce rear setback of the playhouse to 1 foot where 5 feet is required per Section 30.02.06 (an 80% reduction).
  - b. Eliminate the rear setback of Shed #2 where 5 feet is required per Section 30.02.06.
  - c. Eliminate the rear setback of Shed #3 where 5 feet is required per Section 30.02.06.
  - d. Reduce the rear setback of the greenhouse to 2 feet where 5 feet is required per Section 30.02.06 (a 60% reduction).
  - e. Reduce the interior side setback of the greenhouse to 2 feet where 5 feet is required per Section 30.02.06 (a 60% reduction).
  - f. Eliminate the interior side setback of the shade structure where 5 feet is required per Section 30.02.06.

3. a. Increase the wall height along the north property line (not within 15 feet of the front setback) to 7 feet where 6 feet is the maximum allowed per Section 30.04.03 (a 17% increase).
- b. Increase the wall height along the west property line to 7 feet where 6 feet is the maximum allowed per Section 30.04.03 (a 17% increase).
- c. Allow a 7 feet high wall within 5 feet of the rear yard setback where 6 feet is the maximum allowed per Section 30.04.03 (a 17% increase).
4. Eliminate the distance from the south property line to the driveway where 6 feet is required per Uniform standard drawing 222.
5. Increase the driveway width to 32 feet where 28 feet is the maximum per Uniform standard drawing 222.
6. Waive off-site improvements (sidewalk and streetlights) along Mormon Peak Street where required per Section 30.04.08C.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 769 Mormon Peak Street
- Site Acreage: 0.31
- Project Type: Single-family residence and proposed minor subdivision
- Building Height (feet): 12 (house)/ 11 feet (playhouse)/ 6 (shed #2)/ 6 (shed #3)/ 7 feet (greenhouse)/ 6 feet (shade structure)
- Square Feet: 1,248 (house)/ 64 (playhouse)/ 25 (shed #2)/ 11.25 (shed #3) 56.76 (greenhouse)/ 110 (shade structure)

Site Plan

The plan depicts 2 adjacent lots located on the west side of Mormon Peak Street. There is an existing single-family residence with accessory structures on the parcel to the north, where the parcel to the south is undeveloped. The accessory structures on the northern lot include a detached garage approved by BD07-11388, playhouse, 2 sheds, greenhouse, and a shade structure. A minor subdivision (MSM-24-600118) is under review to combine the parcels.

There are existing walls, up to 7 feet tall, along the north, west, and south property lines of APN 070-12-310-032 (not within 15 feet of the front setback). After the minor subdivision is recorded and the 2 lots are combined, the wall currently located along the south property line of APN 070-12-310-032 will be in the middle of the future parcel; therefore, it will be considered an accessory structure where located out of setbacks. However, a waiver is needed for the wall height where located within 5 feet from the rear property line.

Elevation

The photos depict the following:

- A primary residence, 11 feet 8 inches high, made of wood, grey stucco, and a metal roof;

- A detached garage, 14 feet high, made of wood, grey stucco, and white roof.
- A playhouse, 11 feet 2 inches high, made of grey wood and grey metal pedestals.
- Shed #2, 6 feet high, made of light tan Rubbermaid plastic and brown roof cover
- Shed #3, 6 feet high, made of light tan Rubbermaid plastic and green roof cover
- Greenhouse, 6 feet and 6 inches high, made of clear plastic and aluminum frame
- Shade structure, 5 feet and 10 inches high, made of light tan wood base, silver metal posts, and brown sunshade.

**Applicant’s Justification**

The applicant is proposing to combine 2 lots into one parcel. A waiver of development standard is needed to waive partial off-sites requirement outlined in MSM-24-600118. The applicant also is applying to waive the setbacks and separation for the existing accessory structures and the height of the boundary wall. The applicant states that the waivers align with the character of the surrounding area, and due to the unique configuration and limited usable area of the parcel, adhering to a 6 foot separation between structures and the setbacks would significantly hinder the functional use of our backyard for recreational purposes.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>		<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, & East	Mid-Intensity Neighborhood (8 du/ac)	Suburban	RS5.2	Single-family residential
West	Mid-Intensity Neighborhood (8 du/ac)	Suburban	RS5.2	Single-family residential & undeveloped

**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**

**Waivers of Development Standards**

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

**Waivers of Development Standards #1 & #2**

Section 30.02.06 requires 6 feet of separation between accessory structures and 5-foot rear and side setbacks to ensure fire safety, maintenance access, and adequate spacing; yet several proposed structures are placed at half or less of the required separation or setbacks. These combined reductions over-intensify the rear yard and reverse the intent of maintaining safe,

functional spacing, especially given that most of the structures are movable. The lot has ample room to meet the required setbacks and separations, making the hardship self-imposed. Therefore, staff cannot support these requests

Waiver of Development Standards #3

Development standards for residences, including maximum wall heights, are established by Title 30 to maintain the character and aesthetics of neighborhoods, neither of which are accomplished with this request. The purpose of reviewing increases in wall height is to assure the increased height will not negatively impact the surrounding area. Staff finds that the increased wall height may have a negative impact on the surrounding properties. Therefore, staff cannot support this request.

**Public Works - Development Review**

Waivers of Development Standards #4 & #5

Staff cannot support the increased driveway width and reduced distance from the driveway to the property line for the residential driveway. The enlarged driveway will increase the potential for a collision while vehicles enter and exit the driveway. The decreased distances to the property line decrease sight visibility and increase potential conflicts between vehicles and pedestrians.

Waiver of Development Standards #6

Staff cannot support the request to not install sidewalks and streetlights along Mormon Peak Street. Sidewalks along streets provide a safe pathway for pedestrians within the neighborhood. Streetlights not only provide safety for motorists, but they also assist in improving security. Additionally, staff finds that with new technology, the light pollution from the streetlights can be mitigated so that the light does not impede into the adjacent parcels. Therefore, staff finds that it is imperative to provide the sidewalks and streetlights.

**Staff Recommendation**

Denial.

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**

If approved:

- 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**

- Applicant to provide an ALTA survey and submit it to Public Works - Development Review;
- If ALTA survey shows private improvements within the right-of-way, applicant must remove.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: KELLY LEEANN MCCAFFERTY**

**CONTACT: KELLY MCCAFFERTY, 769 MORMON PEAK STREET, OVERTON, NV  
89040**





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

**APPLICATION NUMBER(s):** UC/DR-26-0013

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

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

Date: 3/11/2026

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: 4/7/2026 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: Click or tap to enter a date. \_\_\_\_\_ Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

**Please Note:**

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:  

**Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.



## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

### **BUNKERVILLE**

Judith Metz, Secretary  
(702) 455-4572  
Bunkerville TAB Room  
190 W. Virgin Street, Bunkerville

### **ENTERPRISE**

Carmen Hayes  
(702) 371-7991  
Silverado Ranch Community Center  
9855 Gillespie Street, Las Vegas

### **GOODSPRINGS**

Jeri Pinkerton, Secretary  
(702) 806-8660  
Goodsprings Community Center  
375 W. San Pedro Avenue, Goodsprings

### **INDIAN SPRINGS**

Jami Reid  
(702) 378-8028  
Indian Springs Civic Center  
715 Gretta Lane, Indian Springs

### **LAUGHLIN**

Tammy Harris, Secretary  
(702) 298-0828  
Regional Government Center  
101 Civic Way, Laughlin

### **LONE MOUNTAIN**

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

### **LOWER KYLE CANYON**

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

### **MOAPA**

Judith Metz, Secretary  
(702) 455-4572  
Marley P. Robinson Justice Court &  
Community Center  
1340 E. Highway 168, Moapa

### **MOAPA VALLEY**

Judith Metz, Secretary  
(702) 455-4572  
Moapa Valley Community Center  
320 N. Moapa Valley Blvd., Overton

### **MOUNTAIN SPRINGS**

Electra Smith, Secretary  
(702) 370-6297  
Mountain Springs Fire Station  
State Route 160, Mountain Springs

### **MT. CHARLESTON**

Tracy Chaney, Secretary  
(702) 372-2333  
Mt. Charleston Library  
75 Ski Chalet Place, Mt. Charleston

### **PARADISE**

Maureen Helm, Secretary  
(702) 606-0747  
Paradise Park Community Center  
4775 McLeod Dr., Las Vegas

### **RED ROCK**

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

### **SANDY VALLEY**

Electra Smith, Secretary  
(702) 370-6297  
Sandy Valley Community Center  
650 W. Quartz Avenue, Sandy Valley

### **SEARCHLIGHT**

Tammy Harris, Secretary  
(702) 298-0828  
Searchlight Community Center  
200 Michael Wendell Way, Searchlight

### **SPRING VALLEY**

Carmen Hayes  
(702) 371-7991  
Desert Breeze Community Center  
8275 Spring Mtn. Road, Las Vegas

### **SUNRISE MANOR**

Jill Nikovis-Leiva, Secretary  
(702) 334-6892  
Hollywood Recreation & Community Ctr.  
1650 S. Hollywood, Las Vegas

### **WHITNEY**

Mia Davis, Secretary  
(702) 443-6878  
Whitney Recreation Center  
5712 E. Missouri Ave., Las Vegas

### **WINCHESTER**

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

## PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/20/25

### Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

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





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 070-25-000-003

PROPERTY ADDRESS/ CROSS STREETS: Half Mile Southwest of Moapa Valley Blvd and Simplot Road

### DETAILED SUMMARY PROJECT DESCRIPTION

Continuation of a Mining, Extraction, Gravel Pit, Rock Crushing operation with accessory buildings and uses that has been ran by various operators over the last 25 years. This remote site near Logandale has been used on and off as a gravel pit and batch plant, current owner is not seeking a batch plant use.

### PROPERTY OWNER INFORMATION

NAME: American Eagle Ready Mix Nevada, LLC  
ADDRESS: 120 W. Delhi Ave  
CITY: North Las Vegas STATE: NV ZIP CODE: 89032  
TELEPHONE: \_\_\_\_\_ CELL 702-355-3811 EMAIL: gstockton@aermlv.com

### APPLICANT INFORMATION (must match online record)

NAME: American Eagle Ready Mix  
ADDRESS: 120 W. Delhi Ave  
CITY: North Las Vegas STATE: NV ZIP CODE: 89032 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL 702-355-3811 EMAIL: gstockton@aermlv.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Erik Denman - GCW  
ADDRESS: 1555 S. Rainbow Blvd  
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-804-2061 CELL \_\_\_\_\_ EMAIL: EDenman@GCWEngineering.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.

Erik Denman Property Owner (Signature)\*      Erik Denman Property Owner (Print)      12/4/2025 Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) \_\_\_\_\_ ACCEPTED BY \_\_\_\_\_  
PC MEETING DATE \_\_\_\_\_ DATE \_\_\_\_\_  
SCC MEETING DATE \_\_\_\_\_ FEES \_\_\_\_\_  
TAB/CAC LOCATION \_\_\_\_\_ DATE \_\_\_\_\_





398-B407 Logandale Ridge

December 15, 2025

Clark County  
Department of Comprehensive Planning  
500 Grand Central Parkway  
Las Vegas, Nevada 89155

**Subject:** Justification Letter to accompany a Special Use Permit and Design Review for a project known as Logandale Ridge  
Assessor's Parcel Number 070-25-000-003

To Whom It May Concern:

GCW Engineering has been retained to file the subject applications for the operator, American Eagle Ready Mix Nevada, LLC, a prominent supplier of concrete and aggregates to support the commercial and residential construction industry throughout the Las Vegas Valley and surrounding communities including Logandale. This remote yard has been in operation for over 20 years by various other operators and supports regional needs related to this location.

This Justification Letter is on behalf of a requested Special Use Permit and Design Review for Mining, Extraction, Gravel Pit, Rock Crushing and accessory uses/structures. A special use permit is allowed in the Zoning Classification of Residential Single-Family 80 (RS80) where this site is located, and the Planned Land Use is Business Employment (BE). American Eagle Ready Mix Nevada, LLC intends to continue to operate a Mining, Extraction, Gravel Pit and Rock Crushing with accessory buildings on APN 070-25-000-003 consistent with prior history. Listed below is a summary of the Application:

i. Special Use Permit and Design Review for Mining, Extraction, Gravel Pit and Rock Crushing

American Eagle Ready Mix Nevada, LLC wants to operate a Mining, Extraction, Gravel Pit and Rock Crushing operation at this site, which includes crushing, screening, washing and drying operation, bagging and a transportation operation for the finished project. This site has been used on and off as a gravel pit and batch plant for 25 years by various other operators and American Eagle Ready Mix plans to continue the use of this site for years to come with no set end date. The site is in a remote area of Logandale with the nearest neighbor being another mining operation (Simplot) almost a half mile to the northeast. This site doesn't operate like a traditional gravel pit where they are just taking down a mountain or digging a hole to obtain materials to process. This site has a few significant washes that run through it. The washes provide the majority of the materials for processing. This is why after 25 years of use, the overall topography of the area hasn't been drastically altered. The area is mostly disturbed through years of moving materials. This application for a Mining and Extraction operation would be for this 200-acre parcel of which 142 acres are designated for the gravel pit, the operation and equipment can be moved around to meet production needs due to the equipment's portable nature. The equipment includes screening equipment including a

1555 South Rainbow Boulevard  
Las Vegas, Nevada 89146



O 702.804.2000  
F 702.804.2299



info@gcwengineering.com  
gcwengineering.com



grizzly for dumping material and a power screen, details are included in the application. The site remains an appropriate location for this type of use and meets the 1,000-foot separation requirement from a residential development, as the nearest residence is approx. 2,700 feet to the east from the east property line of this project. American Eagle Ready Mix is a locally owned and operated company serving the needs of the construction industry in the Las Vegas Valley and surrounding areas and excited to bring new jobs to the community. American Eagle Ready Mix is the only ready-mix operation in the valley that has an ownership structure that includes members of the local community.

There is an existing metal Maintenance Building that is 83' by 76', or 6,306 square feet and is approx. 21' in height with a concrete pad on the north side. This building is currently empty and not in use, but the applicant would like to start using this building to support operations and equipment storage. There is also an existing scale house structure that is 8' by 10', or 80 square feet and is approx. 12' in height. This building is currently empty and not in use but may be used in the future. Various material moving equipment is used, including but not limited to loaders, bull dozers, dump trailers and trucks. Some equipment may stay at the site overnight depending on need. Equipment is serviced and fueled on site utilizing mobile services. No hazardous material is stored on site. Thirteen (13) parking spaces have been provided northeast of the scale house to meet code, however only up to five (5) employees are expected on this site. There is a concrete pad that lies west of the maintenance building, but it is not being used for any specific purpose.

Hours of operation are daylight hours and seven (7) days a week. While seven (7) days a week is not ordinary, overtime and additional shifts can be accommodated to fulfill large orders. No fixed area is set for the storage of materials as all the equipment is mobile and moved throughout the site as needed. Fencing is not proposed.

There is a graded area that lies east of the maintenance building and is on the south side of the access road. This location previously had a shade structure that local law enforcement used for training. No structure is there today, and this site is not used for any regular or planned activity. Abandoned zip line structures remain at the north portion of the site from a previous recreational use on the property.

Access to the property is along a dirt access road across BLM through a 25' wide roadway grant (N-31539).

From the previous Use Permit UC-0217-11, the following no longer applies: 1) batch plant; 2) watchman's home and 3) office building.

## II. Design Review

### a) Mining, Extraction, Gravel Pit and Rock Crushing

See attached Site Plan and explanation above for the Special Use Permit for a Mining, Extraction, Gravel Pit and Rock Crushing site.

### b) Hillside Development with Final Grading Plan

See attached Site Plan and explanation above for Hillside Development.



There are no new permanent improvements or final grading plans associated with this gravel operation that has been in use for decades. Therefore, we have provided a map identifying the slopes that correlate to Hillside Development standards; however, this is simply a snapshot in time. As a gravel operation, the topography is always changing. The central and easterly areas of the site have always been the focus of the operation which has isolated formations and a central ridge that runs through a significant portion of the property. This site is 200 acres in area, of which 138 acres have a slope that is below the 12% threshold (69% of the site area). There are 34 acres that have a slope between 12.01% and 25% (17% of the site area) and 28 acres that have a slope greater than 25% (14% of the site area). Keep in mind that some of these sloped areas are artificially created slopes as a result of previous mining. Additionally, our Site Plan and Grading Plan exhibits show the Grading Limits for this use. A significant portion (over 50%) of the areas within the Grading Limits that trigger the hillside requirements (slopes over 12%) are disturbed lands from decades of grading use. The Grading limits exclude approx. 58 acres of the 200 acres located on the very north end, west end and south of the access road. The hillside section of the code assumes traditional development that is establishing improvements and is on mostly undisturbed lands of which this is neither.

This property as well as the adjacent properties are Zoned Residential Single-Family (RS80). All the adjacent properties are owned by BLM and are vacant land that is unlikely to be developed anytime in the near future due to location, topography and lack of infrastructure in the surrounding areas. As is typical with a gravel operation, when development finds this corner of the world, gravel would no longer be the highest and best use of the land, and it would transition into something more formal to be reviewed. The existing roll-up door faces north and is 2,350 feet from the nearest adjacent residential property.

We understand there are many considerations related to these above-mentioned requests, so we look forward to working with staff to find a balance that both satisfies Clark County and allows American Eagle Ready Mix, LLC to operate this Mining, Extraction, Gravel Pit and Rock Crushing site in a reasonable, timely and cost-effective manner.

Please place this application on the next available Commission agenda. Should you have any questions, please contact the undersigned at 702-804-2061.

Sincerely,



Erik Denman, PLS  
Senior Land Surveyor

c: Paul Burn, PLS





# AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: UC/DR-26-0013

Property Owner or Subdivision Name: \_\_\_\_\_

PERKINS BRUCE & NANCY REVOCABLE TRUST ETAL & PERKINS NANCY L TRS

Public Hearing: Yes  No

Staff Report already created: Yes  No

Delete this application from the: **TAB/CAC** \_\_\_\_\_ **PC** \_\_\_\_\_ **BCC** \_\_\_\_\_

Add this application to the: **TAB/CAC** Moapa Valley 3-11-2026 **PC** 4-7-2026 **BCC**

**Change(s) to be made:**

- Held no date specific
- Withdrawn
- No change to meeting(s) \_\_\_\_\_
- Amend Write-up
- Renotify
- Make a public hearing (Radius: \_\_\_\_\_)
- Rescheduling
- Other: \_\_\_\_\_
- Additional fees – \$AMOUNT OF ADDITIONAL FEES: \_\_\_\_\_
- Refund
  - 80%
  - 100% (please include justification for full refund below)

AMOUNT OF REFUNDS\$: \_\_\_\_\_

Reason for Change: Missed previous cycle payment and needs new dates.

Change initiated by: BSE Date: 2-10-2026

Change authorized by: [Signature] Date: 2-10-2026

Change processed by: [Signature] Date: 2-10-2026

Distribution e-mail sent by: [Signature] Date: 02/11/2026

Follow up assigned to: \_\_\_\_\_ Instructions: \_\_\_\_\_

Parcel Number(s): 070-25-000-003

Verified by: \_\_\_\_\_ Date: \_\_\_\_\_

Rev. 08/2024

Town Board(s): Moapa Valley





# AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: UC/DR-26-0013

Property Owner or Subdivision Name: \_\_\_\_\_

PERKINS BRUCE & NANCY REVOCABLE TRUST ETAL & PERKINS NANCY L TRS

Public Hearing: Yes  No

Staff Report already created: Yes  No

Delete this application from the: TAB/CAC \_\_\_\_\_ PC \_\_\_\_\_ BCC \_\_\_\_\_

Add this application to the: TAB/CAC Moapa Valley 3-11-2026 PC 4-7-2026 BCC \_\_\_\_\_

**Change(s) to be made:**

- Held no date specific
- Withdrawn
- No change to meeting(s) \_\_\_\_\_
- Amend Write-up
- Renotify
- Make a public hearing (Radius: \_\_\_\_\_)
- Rescheduling
- Other: \_\_\_\_\_
- Additional fees – \$AMOUNT OF ADDITIONAL FEES: \_\_\_\_\_
- Refund

- 80%
- 100% (please include justification for full refund below)

AMOUNT OF REFUNDS\$: \_\_\_\_\_

Reason for Change: Missed previous cycle payment and needs new dates.

Change initiated by: BSB Date: 2-10-2026

Change authorized by: \_\_\_\_\_ Date: 2-10-2026

Change processed by: \_\_\_\_\_ Date: 2-10-2026

Distribution e-mail sent by: \_\_\_\_\_ Date: 02/11/2026

Follow up assigned to: \_\_\_\_\_ Instructions: \_\_\_\_\_

Parcel Number(s): 070-25-000-003

Verified by: \_\_\_\_\_ Date: \_\_\_\_\_

Rev. 08/2024

Town Board(s): Moapa Valley



February 7, 2026

Clark County Comprehensive Planning  
Clark County Public Works, Development Review  
500 S Grand Central Parkway  
Las Vegas, NV. 89155

Reference: Waiver of Development Standards Justification Letter for Mormon Peak Street  
APN 070-12-310-032 and 070-12-310-117  
MSM-24-600118

Dear Staff,

We, the owners of the above-referenced parcels, respectfully request a waiver for specific full off-site development requirements as outlined in MSM-24-600118 (30.04-08C). Specifically, we seek exemption from installing detached sidewalks and streetlights as existing paving, curb, and gutter are already in place.

Our intent with MSM-24-600118 is to consolidate Lots 16 and 17 into a single, larger parcel. Currently, one parcel contains a Permanent home, detached garage, and there are no immediate plans for additional development or landscaping.

We believe the consolidation and the request waivers align with the character of the surrounding area and planned development. Due to the unique configuration and limited usable area of our parcel strictly adhering to a 6-foot separation between additional structures and the property line would significantly hinder the functional use of our backyard for recreational purpose. Therefore, we respectfully request the approval of these waivers of development standards, specifically to the non-installation of sidewalks, streetlights, and 6-foot separation requirements between structures and the property line.

**Waiver 1:**

We are requesting a Waiver of Development Standards for the full off-site requirements for sidewalks as required by MSM-24-600118 (30.04-08C).

**Waiver 2:**

We are requesting a Waiver of Development Standards for the full off-site requirements of streetlights as required by MSM-24-600118 (30.04-08C).

**Waiver 3:**

We are requesting a Waiver of Development Standards to allow 3 feet 3 inches of separation between permanent detached garage and S1 movable wood playhouse for kids where 6 feet is required per section 30.02.06.

**Waiver 4:**

We are requesting a Waiver of Development Standards to allow 5 ½ inches of separation between S2 movable playhouse for kids and S3 movable misc. Rubbermaid shed where 6 feet is required per section 30.02.06.

**Waiver 5:**

We are requesting a Waiver of Development Standards to allow 1 foot 4 inches of separation between S3 movable garden shed for garden supplies and S4 movable green house where 6 feet is required per section 30.02.06.

**Waiver 6:**

We are requesting a Waiver of Development Standards to allow 3 feet 6 inches of separation between S5 movable garden and primary residence where 6 feet is required per section 30.02.06.

**Waiver 7:**

We are requesting a Waiver of Development Standards to allow 3 feet separation between the S2 Movable Rubbermaid Misc. Shed and S3 movable Rubbermaid Garden shed where 6 feet is required per section 30.02.06.

**Waiver 8:**

We are requesting a Waiver of Development Standards to allow 1 foot 2 inches setback for S1 movable wood playhouse to the rear property line (West) where 5 feet is required per section 30.02.06.

**Waiver 9:**

We are requesting a Waiver of Development Standards to allow 7 inches setback for S2 movable Rubbermaid misc. Shed and S3 movable Rubbermaid Garden shed to the rear property line (West) where 5 feet is required per section 30.02.06.

**Waiver 10:**

We are requesting a Waiver of Development Standards to allow 2 feet 8 inches setback for S4 movable green house to the rear property line (West) where 5 feet is required per section 30.02.06.

**Waiver 11:**

We are requesting a Waiver of Development Standards to allow 7 inches setback for S5 movable garden to interior side property line (North) where 5 feet is required per section 30.02.06.

**Waiver 12:**

We are requesting a Waiver of Development Standards to allow 32 feet wide 27 feet length of driveway due to the curbing already done when we bought the property.

**Waiver 13:**

We are requesting a Waiver of Development Standards to allow the S1 movable wood playhouse to extend 4 feet 6 inches above the block wall, for a total height of 11 feet 2 inches.

**Waiver 14:**

We are requesting a Waiver of Development Standards to allow 0 feet distance from the property line to the driveway where 6 feet is required per Uniform standard drawing 222.

**Waiver 15:**

We are requesting a Waiver of Development Standards to allow 6 feet 9 inches for block wall where 6 feet is max.

Sincerely,

Kelly McCafferty

702-271-9132









S-2: Shed

Height: 6 feet

Materials: Rubbermaid plastic

Colors: Light Tan with brown top





S-3: Shed

Height: 6 feet

Materials: Rubbermaid plastic

Colors: Light Tan with green top





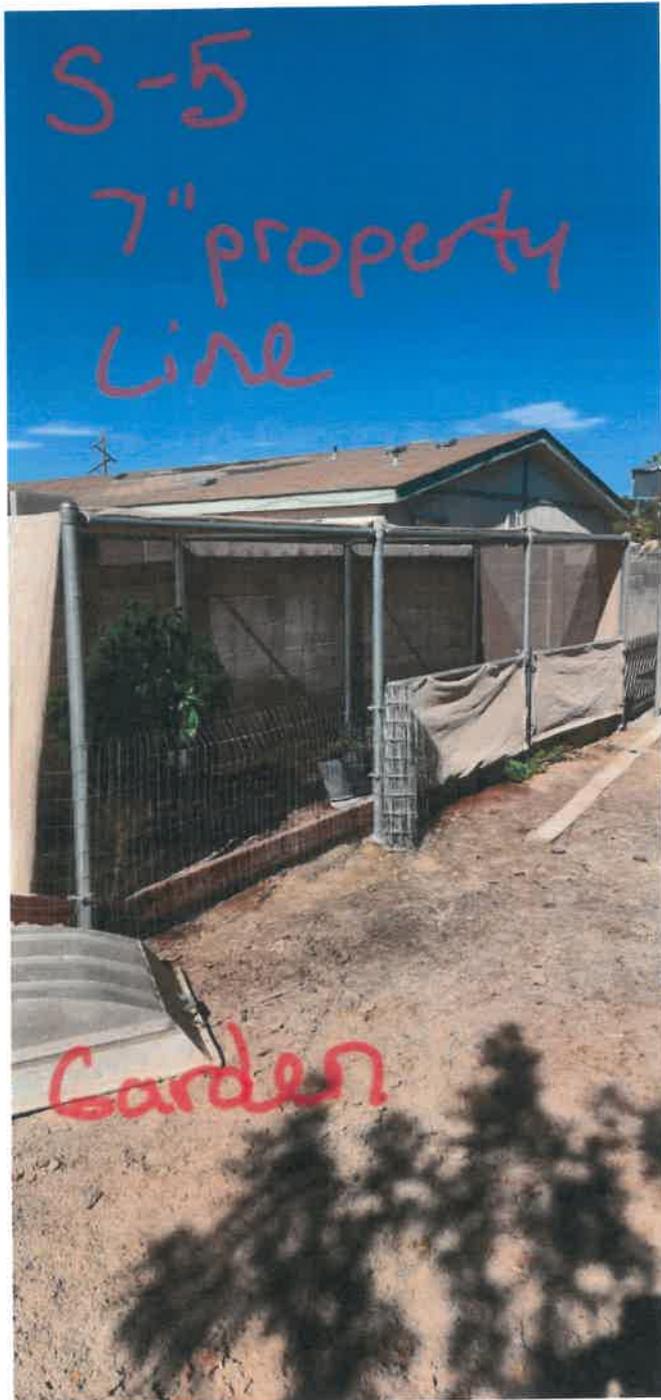
S-4: Green House

Height: 6 feet 6 inches

Materials: plastic with aluminum frame

Colors: Clear





S-5: Garden with shade structure

Height: 5 feet 10 inches

Materials: Wood base, field fence, metal posts and sunshade.

Colors: brown, tan, and silver.





Detached Garage

Height: 14 feet

Materials: wood, gray stucco, aluminum roof

Colors: Light/dark gray with white roof





Primary Residence:

Height: 11 feet 8 inches

Materials: Wood, stucco, metal roof

Colors: Gray









# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101040  
 ASSESSOR PARCEL #(s): 070-12-310-117 & 070-12-310-032  
 PROPERTY ADDRESS/ CROSS STREETS: 769 Mormon Peak Street & Bryner Avenue

### DETAILED SUMMARY PROJECT DESCRIPTION

Waive off-site (sidewalks and streetlight) requirements for Mormon Peak Street as required per 30.04.08C (MSM-24-600118)

### PROPERTY OWNER INFORMATION

NAME: Kelly and David McCafferty  
 ADDRESS: 769 Mormon Peak Street  
 CITY: Overton STATE: Nv ZIP CODE: 89040  
 TELEPHONE: 702-272-9132 CELL 702-232-7552

### APPLICANT INFORMATION (information must match online application)

NAME: Kelly and David McCafferty  
 ADDRESS: 769 Mormon Peak Street  
 CITY: Overton STATE: NV ZIP CODE: 89040  
 TELEPHONE: 702-271-9132 CELL 702-232-7552 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

### CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Kelly and David McCafferty  
 ADDRESS: 769 Mormon Peak Street  
 CITY: Overton STATE: Nv ZIP CODE: 89040  
 TELEPHONE: 702-271-9232 CELL 702-232-7552 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.

[Signature]  
 Property Owner (Signature)\*

David McCafferty  
Kelly McCafferty  
 Property Owner (Print)

8-25-25  
 Date



February 7, 2026

Clark County Comprehensive Planning  
Clark County Public Works, Development Review  
500 S Grand Central Parkway  
Las Vegas, NV. 89155

Reference: Waiver of Development Standards Justification Letter for Mormon Peak Street  
APN 070-12-310-032 and 070-12-310-117  
MSM-24-600118

Dear Staff,

We, the owners of the above-referenced parcels, respectfully request a waiver for specific full off-site development requirements as outlined in MSM-24-600118 (30.04-08C). Specifically, we seek exemption from installing detached sidewalks and streetlights as existing paving, curb, and gutter are already in place.

Our intent with MSM-24-600118 is to consolidate Lots 16 and 17 into a single, larger parcel. Currently, one parcel contains a Permanent home, detached garage, and there are no immediate plans for additional development or landscaping.

We believe the consolidation and the request waivers align with the character of the surrounding area and planned development. Due to the unique configuration and limited usable area of our parcel strictly adhering to a 6-foot separation between additional structures and the property line would significantly hinder the functional use of our backyard for recreational purpose. Therefore, we respectfully request the approval of these waivers of development standards, specifically to the non-installation of sidewalks, streetlights, and 6-foot separation requirements between structures and the property line.



**Waiver 1:**

We are requesting a Waiver of Development Standards for the full off-site requirements for sidewalks as required by MSM-24-600118 (30.04-08C).

**Waiver 2:**

We are requesting a Waiver of Development Standards for the full off-site requirements of streetlights as required by MSM-24-600118 (30.04-08C).

**Waiver 3:**

We are requesting a Waiver of Development Standards to allow 3 feet 3 inches of separation between permanent detached garage and S1 movable wood playhouse for kids where 6 feet is required per section 30.02.06.

**Waiver 4:**

We are requesting a Waiver of Development Standards to allow 5 ½ inches of separation between S2 movable playhouse for kids and S3 movable misc. Rubbermaid shed where 6 feet is required per section 30.02.06.

**Waiver 5:**

We are requesting a Waiver of Development Standards to allow 1 foot 4 inches of separation between S3 movable garden shed for garden supplies and S4 movable green house where 6 feet is required per section 30.02.06.

**Waiver 6:**

We are requesting a Waiver of Development Standards to allow 3 feet 6 inches of separation between S5 movable garden and primary residence where 6 feet is required per section 30.02.06.

**Waiver 7:**

We are requesting a Waiver of Development Standards to allow 3 feet separation between the S2 Movable Rubbermaid Misc. Shed and S3 movable Rubbermaid Garden shed where 6 feet is required per section 30.02.06.

**Waiver 8:**

We are requesting a Waiver of Development Standards to allow 1 foot 2 inches setback for S1 movable wood playhouse to the rear property line (West) where 5 feet is required per section 30.02.06.



**Waiver 9:**

We are requesting a Waiver of Development Standards to allow 7 inches setback for S2 movable Rubbermaid misc. Shed and S3 movable Rubbermaid Garden shed to the rear property line (West) where 5 feet is required per section 30.02.06.

**Waiver 10:**

We are requesting a Waiver of Development Standards to allow 2 feet 8 inches setback for S4 movable green house to the rear property line (West) where 5 feet is required per section 30.02.06.

**Waiver 11:**

We are requesting a Waiver of Development Standards to allow 7 inches setback for S5 movable garden to interior side property line (North) where 5 feet is required per section 30.02.06.

**Waiver 12:**

We are requesting a Waiver of Development Standards to allow 32 feet wide 27 feet length of driveway due to the curbing already done when we bought the property.

**Waiver 13:**

We are requesting a Waiver of Development Standards to allow the S1 movable wood playhouse to extend 4 feet 6 inches above the block wall, for a total height of 11 feet 2 inches.

**Waiver 14:**

We are requesting a Waiver of Development Standards to allow 0 feet distance from the property line to the driveway where 6 feet is required per Uniform standard drawing 222.

**Waiver 15:**

We are requesting a Waiver of Development Standards to allow 6 feet 9 inches for block wall where 6 feet is max.

Sincerely,

Kelly McCafferty

702-271-9132

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# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

**APPLICATION NUMBER(s):** WS-26-0095

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

TAB/CAC: Moapa Valley TAB 7:00 pm

Date: Click to enter a date. 03/11/26

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. 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. 04/08/26 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 Gillespie Street, Las Vegas

## **GOODSPRINGS**

Jeri Pinkerton, Secretary  
(702) 806-8660  
Goodsprings Community Center  
375 W. San Pedro Avenue, Goodsprings

## **INDIAN SPRINGS**

Jami Reid  
(702) 378-8028  
Indian Springs Civic Center  
715 Gretta Lane, Indian Springs

## **LAUGHLIN**

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

## **LOWER KYLE CANYON**

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

## **MOAPA**

Judith Metz, Secretary  
(702) 455-4572  
Marley P. Robinson Justice Court &  
Community Center  
1340 E. Highway 168, Moapa

## **MOAPA VALLEY**

Judith Metz, Secretary  
(702) 455-4572  
Moapa Valley Community Center  
320 N. Moapa Valley Blvd., Overton

## **MOUNTAIN SPRINGS**

Electra Smith, Secretary  
(702) 370-6297  
Mountain Springs Fire Station  
State Route 160, Mountain Springs

## **MT. CHARLESTON**

Tracy Chaney, Secretary  
(702) 372-2333  
Mt. Charleston Library  
75 Ski Chalet Place, Mt. Charleston

## **PARADISE**

Maureen Helm, Secretary  
(702) 606-0747  
Paradise Park Community Center  
4775 McLeod Dr., Las Vegas

## **RED ROCK**

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

## **SANDY VALLEY**

Electra Smith, Secretary  
(702) 370-6297  
Sandy Valley Community Center  
650 W. Quartz Avenue, Sandy Valley

## **SEARCHLIGHT**

Tammy Harris, Secretary  
(702) 298-0828  
Searchlight Community Center  
200 Michael Wendell Way, Searchlight

## **SPRING VALLEY**

Carmen Hayes  
(702) 371-7991  
Desert Breeze Community Center  
8275 Spring Mtn. Road, Las Vegas

## **SUNRISE MANOR**

Jill Nikovis-Leiva, Secretary  
(702) 334-6892  
Hollywood Recreation & Community Ctr.  
1650 S. Hollywood, Las Vegas

## **WHITNEY**

Mia Davis, Secretary  
(702) 443-6878  
Whitney Recreation Center  
5712 E. Missouri Ave., Las Vegas

## **WINCHESTER**

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
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/31/2025

### 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>

