



MOAPA VALLEY TOWN ADVISORY BOARD

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, Nv. 89040

December 10, 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 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
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 November 26, 2025 (For possible action)
- IV. Approval of the Agenda for the meeting of December 10, 2025, and Hold, Combine, or Delete any Items. (For possible action)

- V. Informational Items

NONE

- VI. Planning & Zoning

01/07/26 BCC

- 1. **ZC-25-0786-STUDIO B DANCE ACADEMY, LLC:**
ZONE CHANGE to reclassify 0.5 acres from a CP (Office & Professional) Zone to a CG (Commercial General) Zone for an existing commercial building. Generally located west of Jones Street and north of Perkins Avenue within Moapa Valley (description on file). MK/rk (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 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 December 31, 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>

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



Moapa Valley Town Advisory Board

November 26, 2025

DRAFT MINUTES

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

II. Public Comment

NONE

III. Approval of November 12, 2025, Minutes

Moved by: Lois Hall

Action: Approved minutes as submitted

Vote: 4/0 Unanimous

IV. Approval of Agenda for November 26, 2025

Moved by: Kristin Pearson

Action: Approved agenda as submitted

Vote: 4-0/Unanimous

V. Information

NONE

VI. Planning & Zoning

NONE

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

VII. General Business

Discussion and appointment of CDAC Representative. Lori Houston will continue but needs to work by email as needed.

Moved by: Jill Williams Perkins

Action: Approve Lori Houston as CDAC Representative.

Vote: 4/0 Unanimous

Presentation and discussion regarding 2026 TAB Calendar. There are 4 dates the TAB wishes removed. A motion was made to cancel the following meetings for 2026. May 27, 2026, July 1, 2026, November 11, 2026, and November 25, 2026, and December 30, 2026. They would also like to cancel 1/31/25.

Moved by: Lori Houston

Action: Approve the 2026 calendar with these changes.

Vote: 4/0 Unanimous

VIII. Public Comment

Update on Bridgesource withdrawal of applications until further information is available on their NEPA application.

Sammy with Fyrosity sent an update on new equipment being used, and what he is going to be doing to mitigate the noise.

Commendations to Brooke;s Good Deeds for helping during food shortages.

Reminder of Christmas Celebration Gathering on December 13th.

IX. Next scheduled meeting is December 10, 2025.

X. Adjourned at 7:30 PM.

ATTACHMENT A
MOAPA VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 7:00 P.M., DECEMBER 10, 2025

01/07/26 BCC

1. **ZC-25-0786-STUDIO B DANCE ACADEMY, LLC:**
ZONE CHANGE to reclassify 0.5 acres from a CP (Office & Professional) Zone to a CG (Commercial General) Zone for an existing commercial building. Generally located west of Jones Street and north of Perkins Avenue within Moapa Valley (description on file). MK/rk (For possible action)

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PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0786-STUDIO B DANCE ACADEMY, LLC:

ZONE CHANGE to reclassify 0.5 acres from a CP (Office & Professional) Zone to a CG (Commercial General) Zone for an existing commercial building.

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

RELATED INFORMATION:

APN:

070-13-710-050

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY)- NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 261 S. Jones Street
- Site Acreage: 0.5
- Existing Land Use: Office building/dance studio with a use permit

Site History

This is a zone change request to CG zoning with no plans submitted. The site is currently developed with commercial buildings that have been used as a dance studio through the approval of a use permit application in 2017. No changes are proposed to the site. The site is 0.5 acres in size with access from Jones Street to the east.

Applicant's Justification

The applicant indicates that he would like to purchase this building to relocate a business to Overton for a gunsmith shop (build and restore high end custom pistols). The current CP zoning on the property needs to be changed to CG which would make the gunsmith business a permitted use. The business would be open to the public one day a month and by appointment only. The only employees on site would be the applicant and business partner. The business relies on referrals, repeat customers and the internet, with 98% of their business being shipped to them. Furthermore, they do not perform any test-firing in the building, nor do they store or sell ammunition.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0673-17	Minor Training Facility (dance studio) in conjunction with an office building	Approved by PC	October 2017
UC-0301-05	Retail sales (furniture store) and the sale of antiques	Denied by PC	June 2005
WS-1418-00	Waived on-site paving requirements for a portion of a parking lot in conjunction with a place of worship - expired	Approved by PC	October 2000
UC-0852-00	Place of worship – expired	Approved by PC	July 2000
ZC-1631-97	Re-classified the site from R-E zoning to C-P zoning for an office building	Approved by BCC	October 1997

Surrounding Land Use

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

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. Staff finds approval of this zone boundary amendment to CG will allow more intense commercial zoning to intrude into an existing suburban residential neighborhood. Even though the proposed business use might be less intense than the previously approved uses on the property in the past, reclassifying the parcel to CG would allow more intense commercial uses on the property in the future that have not been contemplated which in turn would have a negative impact on the community in which it is trying to serve. Therefore, staff believes the appropriate zoning district for this site should be the current C-P zoning that has been already approved. For these reasons, staff finds the request for the CG zoning district not appropriate for this location.

This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, if approved, future business license or building permit applications may require approval of additional land use applications.

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

If approved:

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that 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: MELISSA SKINNER

CONTACT: MELISSA SKINNER, 8672 CACTUS CREEK DRIVE, LAS VEGAS, NV 89129