



## MOAPA VALLEY TOWN ADVISORY BOARD

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, Nv. 89040

April 30, 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. 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

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 April 9, 2025 (For possible action)
- IV. Approval of the Agenda for the meeting of April 30, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items  
  
NONE
- VI. Planning & Zoning

**05/20/25 PC**

- I. **WS-25-0270-SPRINGALL WILLIAM & JENNIFER:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced front setback in conjunction with a proposed single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Mazuma Court, 211 feet east of River Heights Lane within Moapa Valley. MK/rp/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: May 14, 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>

**ATTACHMENT A  
MOAPA VALLEY TOWN ADVISORY BOARD  
ZONING AGENDA  
WEDNESDAY, 7:00 P.M., APRIL 30, 2025**

**05/20/25 PC**

1. **WS-25-0270-SPRINGALL WILLIAM & JENNIFER:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced front setback in conjunction with a proposed single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Mazuma Court, 211 feet east of River Heights Lane within Moapa Valley. MK/rp/cv (For possible action)

05/20/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0270-SPRINGALL WILLIAM & JENNIFER:**

**WAIVER OF DEVELOPMENT STANDARDS** for reduced front setback in conjunction with a proposed single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the south side of Mazuma Court, 211 feet east of River Heights Lane within Moapa Valley. MK/rp/cv (For possible action)

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**RELATED INFORMATION:**

**APN:**

041-22-710-033

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the front setback for a proposed building (single-family residence) to 30 feet where 40 feet is required per Section 30.02.04B (a 25% reduction).

**LAND USE PLAN:**

NORTHEAST COUNTY- RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 1567 Mazuma Court
- Site Acreage: 0.46
- Project Type: Front setback
- Building Height (feet): 17
- Square Feet: 3,542

**Site Plan**

The plans show the subject parcel on the south side of the Mazuma Court. The residence is set back 30 feet from the right-of-way where 40 feet is required, which necessitates a waiver of development standards.

**Landscaping**

Landscaping is not a part of this application.

**Elevations**

The plans depict a single-family residence that is 17 feet in height. The residence features a stucco and concrete tile roofing.

### Floor Plans

The plans depict a 3,542 square foot single-family residence with a 3 car garage, a laundry, a kitchen, a dining room, 5 bedrooms, and 3 bathrooms.

### Applicant's Justification

The applicant indicated the approval of this waiver will allow more space on the backyard. The applicant states that the proposed 30 foot setback aligns with the setbacks of most other homes on the street ensuring consistency with the neighborhood's harmony overall aesthetic and character.

### Prior Land Use Requests

Application Number	Request	Action	Date
ET-400126-04 (WS-0391-01)	First extension of time to waive landscape requirement and permit lots to front onto an arterial street	Approved by PC	June 2004
UC-1440-01	For a package wastewater treatment plant in conjunction with a single-family residential	Approved by BCC	February 2002
WS-0520-01	Waive full off-site improvement and increase the standards maximum length of a cul-de-sac	Approved by BCC	February 2002
WS-0391-01	Waive landscape requirement and permit lots to front onto an arterial street.	Approved by PC	May 2001

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	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**

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.

Staff does not typically support waivers of development standards for reduced setbacks for residential development, as required setbacks ensure the character of a neighborhood and of the surrounding area is maintained. However, the proposed front setback is in line with the surrounding existing residences in the neighborhood. The subdivision was approved before the County adopted a rewrite to Title 30. 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**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; for any sanitary sewer needs, to contact the Moapa Valley Heights to see if the subdivision has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: MOAPA VALLEY BUILDERS**

**CONTACT: MOAPA VALLEY BUILDERS, 304 S. JONES BOULEVARD, SUITE 300,  
LAS VEGAS, NV 89107**

WS-250270



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 04122710033

PROPERTY ADDRESS/ CROSS STREETS: 1567 Mazuma Ct Logandale Nv 89021

## DETAILED SUMMARY PROJECT DESCRIPTION

Construction of new single family residence with grading and waiver request on front setback to 30'

## PROPERTY OWNER INFORMATION

NAME: William and Jennifer Springall  
 ADDRESS: 10456 Juniper Brush Ave  
 CITY: Las Vegas STATE: Nv ZIP CODE: 89166  
 TELEPHONE: 702-606-7957 CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## APPLICANT INFORMATION (must match online record)

NAME: Moapa Valley Builders LLC  
 ADDRESS: 304 S Jones Blvd Ste 300  
 CITY: Las Vegas STATE: Nv ZIP CODE: 89021 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-777-3300 CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## CORRESPONDENT INFORMATION (must match online record)

NAME: Moapa Valley Builders LLC  
 ADDRESS: 304 S Jones Blvd Ste 300  
 CITY: Las Vegas STATE: Nv ZIP CODE: 89021 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-777-3300 CELL: \_\_\_\_\_ EMAIL: permits@moapavalleybuilders.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 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.

*Bill Springall*

Bill Springall

03-17-2025

Property Owner (Signature)\*

Property Owner (Print)

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 checked="" 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) WS-250270  
 PC MEETING DATE 5-28-25  
 BCC MEETING DATE \_\_\_\_\_  
 TAB/CAC LOCATION Moapa Valley

ACCEPTED BY MH  
 DATE 3-31-25  
 FEES 15800

DATE 4-30-25



W/S 15070



Moapa Valley Builders LLC  
304 S Jones Blvd Suite 300  
Las Vegas, NV 89107  
702-777-3300  
3/17/2025

Clark County Comprehensive Planning  
500 S Grand Central Parkway, Box 551741  
Las Vegas NV 89155-1741

Re: Request for Waiver of Development Standard for front setback per Title 30, Section 30.02.04 for 1567 Mazuma Ct

Dear Zoning Department,

On behalf of our clients, Jennifer and William Springall, we respectfully submit this request for a waiver of the front setback requirement for their property located at 1567 Mazuma Ct (Parcel No. 04122710033). The property is currently under an active building permit review (BD24-63738), and we are seeking approval for a Waiver of Development Standard for front setback per Title 30, Section 30.02.04, which stipulates a 40' setback and we are requesting 30'.

The primary reason for this request is to preserve as much backyard space as possible for the Springall family to fully enjoy their half-acre parcel. Furthermore, the proposed 30-foot setback aligns with the setbacks of most other homes on the street, ensuring consistency with the neighborhood's overall aesthetic and character.

We acknowledge that an exception allowance exists; however, due to the relatively even design of the house, it is not feasible to comply with the requirement that 50% of the structure have a 40' setback while the other 50% be at 28'. Given these circumstances, we kindly request the Zoning Department's approval for this waiver, allowing the Springalls to proceed with the construction of a home that best suits their family's needs while maintaining neighborhood harmony and structural consistency.

We assure you that the proposed construction will adhere to all applicable aesthetic and structural standards, preserving the integrity and appeal of the community. Your consideration of this request is greatly appreciated, and we are happy to provide any further information or clarification needed.

Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Adilene Galaviz", written over a light-colored background.

Adilene Galaviz  
Operations Manager  
Moapa Valley Builders  
[adi@moapavalleybuilders.com](mailto:adi@moapavalleybuilders.com)





## Moapa Valley Town Advisory Board

April 9, 2025

### DRAFT MINUTES

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Board Members:	Jill Perkins– Chair – <b>PRESENT</b> Lois Hall – Vice Chair – <b>PRESENT</b> Lori Houston– <b>PRESENT</b>	Stephanie Blair – <b>EXCUSED</b> Kristin Pearson– <b>PRESENT</b>
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 p.m.

II. Public Comment

None

III. Approval of February 12, 2025, Minutes

**Moved by: Lori Houston**

**Action: Approved minutes as submitted.**

**Vote: 4-0/ Unanimous**

IV. Approval of Agenda for April 9, 2025

**Moved by: Kristin Pearson**

**Action: Approved agenda as submitted**

**Vote: 4-0/Unanimous**

V. Information

NONE

VI. General Business

Update from Regional Flood Control District and Clark County Public Works regarding the “2025 Master Plan Update for the Muddy River and Tributary Washes” (For Discussion Only)

Abby Mayrena made the presentation, and assured the Board there were no major changes to the document.

Lois Hall made a motion to accept the document, and the vote was unanimous.

**Moved by: Lois Hall**

**Action: Accept the Document as presented**

**Vote: 4/0/Unanimous**

## VII. Planning & Zoning

**05/07/25 BCC**

1. **AR-25-400029 (UC-24-0407)-KIMBO SLICE ENTERPRISES, LLC:**  
**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: 1) recreational facility; and 2) live entertainment.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) reduce parking; 3) eliminate parking lot landscaping; 4) modify residential adjacency standards; 5) waive full off-site improvements; and 6) allow unpaved legal access.  
**DESIGN REVIEW** for a recreational facility in conjunction with an existing agricultural property on 101.93 acres in an RS80 (Residential Single-Family 80) Zone and an RS40 (Residential Single-Family 40) Zone. Generally located on the north side of Whipple Avenue and the east and west sides of Pioneer Road within Moapa Valley, MK/na (For possible action)

Presented by David Brown and Billy Pulsipher. It was agreed to hear public comments first. Fifteen residents spoke regarding this item. Many were unaware this was for a year round permit for all activities.

There were approximately 6 people for the corn maze, most were okay with the corn maze but ALL feel traffic and safety are a big issue that has not been addressed.

There was a question regarding #4 Modify residence adjacency standards. Mr. Brown stated that is normal wording for this WS.

Many felt that a bridge over Whipple or access on Waterline Rd. might help. There is so much traffic that people are anxious for their children.

We are supposed to be dedicated to rural values as stated here; Not noise, lights, traffic and dust pollution.

Mr. Pulsipher states he currently has no other activities planned at this time but would like to park food trucks so there are some amenities for Logandale Trails. There were objections to that because of the impact it would pose to local businesses.

People are concerned there is no guarantee this will not grow exponentially. It should not be considered until access is improved. Lori Houston (Advocate for Logandale Trails) questions "Is there a DESIGNATED PATH FOR Police and Fire? They need more parking and a better plan. He has added 3 acres of more parking, and it is still not enough.

**Moved by: Lois Hall**

**Action: Approve for a 1-year extension with the following conditions.**

1. **Increase parking to 700 spots.**
2. **Traffic Study for access to homes on Liston & Pioneer Rd**
3. **Limit permit to Corn Maze w/Food Trucks on his property until traffic issues are addressed.**

**4. Supply additional police and fire personnel and access.**

**Vote: 4/0/Unanimous**

**VIII. Public Comment:**

Marc Jensen spoke of concerns regarding cement plant coming to Moapa, and there has been a new group organized names "Preserve Moapa Valley". He feels Moapa Valley needs to be involved in these decisions, also. Thanks, the Board for listening.

Need to develop Carp/Elgin I15 exit as a second access and egress for Moapa Valley.

There will be a meeting behind Green Valley Grocers at Clea's Realty office on Tuesday the 15<sup>th</sup> for the Independence Day Celebration Committee.

Schools are hurting for supplies. Especially paper. They will start the new year short of paper, printer ink, and most supplies.

VFW Tank is being refurbished. They still need donations to Post 8336 to help with expenses.

Easter Egg Hunt on Friday 4/18 at 10AM at Logandale Ball Fields.

**IX. Next Meeting Date**

The next regular meeting will be April 30, 2025 at 7:00 p.m.

**X. Adjournment**

The meeting was adjourned at 8:25 p.m.