



MOAPA VALLEY TOWN ADVISORY BOARD

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, Nv. 89040

July 15, 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

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- 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 April 29, 2026. (For possible action)
- IV. Approval of the Agenda for the meeting of July 15, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

Nevada DSS Representatives presentation on Satellite office now open in Moapa Valley for the Northeast Rural Area.

- VI. Planning and Zoning

WS-26-0314-FREI RILEY:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) eliminate the drainage study in conjunction with a proposed minor subdivision on 1.13 acres in an RS5.2 (Residential Single-Family RS5.2) Zone. Generally located north of Bonelli Avenue and west of Andersen Street within Moapa Valley. MK/sd/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 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 July 29, 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>

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



Moapa Valley Town Advisory Board

April 29, 2026

DRAFT MINUTES

Board Members:	Jill Perkins– Chair – PRESENT Lois Hall – Vice Chair – EXCUSED Lori Houston– PRESENT	Stephanie Blair – PRESENT Kristen Pearson– ABSENT
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) Shay Kwasnieski with Clark County Department of Environment and Sustainability was in attendance.

The meeting was called to order at 7:00 PM

- II. Public Comment

NONE

- III. Approval of March 11, 2026, Minutes

Moved by: Stephanie Blair

Action: Approved minutes as submitted

Vote: 3/0 Unanimous

- IV. Approval of Agenda for April 29, 2026

Moved by: Lori Houston

Action: Approved agenda as submitted

Vote: 3-0/Unanimous

- V. Information

Shay Kwasnieski made a presentation for Clark County Department of Environment and Sustainability. It was regarding All-In Clark County and introduced a related survey for rural communities. All-In Clark County is a county wide effort to make our communities more sustainable and resilient in the face of climate change. Copies of the Presentation, including the Survey and other

pertinent information were shared with the Board and audience.

The Board had questions regarding clean and affordable energy, EV charging stations, health care, and tree canopies. All questions were answered. Shay mentioned that they will be giving away trees this Friday at Bob Price Park during the Cinco de Mayo Celebration. In the Fall there will be a larger tree give away for people to participate in.

VI. Planning & Zoning

NONE

VII. General Business

NONE

VIII. Public Comment

Nick Bowler made a short presentation and spoke to the Board about the issues of excessive noise and dust from end of Liston up to the new paved road by BLM. He has spoken to the Railroad and Clark County. Clark County (Tim Pipparo) says it is because of ROW and the Railroad (Rooke Jackson) people say they are happy to work with Clark County. The one unresolved issue is Criss Angel property, and he will not sign for ROW on his piece of property. Looking for solutions. He did send along a thumb drive of the presentation for the record, showing the tours that Adrenaline Tours are sending out in large groups, speeding and creating the dust.

Judy Metz (MVFD Representative) announced the retirement of Chief Neel. CCFD is working with the Advisory Board, Chief Samuels and Clark County Administration to assist with the transition. They have offered whatever resources we need to make a smooth transition.

Lori Houston reminds that Friday are the May Day dances at the Elementary Schools.

Cindy Marquart complains the lights at the Corn Maze property are ruining the Dark Sky. People speed on the road to the trails, and who is supposed to clean up the gravel on the road. The County has created this, and they should maintain it.

IX. Next scheduled meeting is May 13, 2026.

X. Adjourn at 7:56PM

07/22/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0314-FREI RILEY:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) eliminate the drainage study in conjunction with a proposed minor subdivision on 1.13 acres in an RS5.2 (Residential Single-Family RS5.2) Zone.

Generally located north of Bonelli Avenue and west of Andersen Street within Moapa Valley.
MK/sd/cv (For possible action)

RELATED INFORMATION:

APN:

070-13-204-011 through 070-13-204-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Bonelli Avenue where required per Section 30.04.08C.
- b. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Andersen Street where required per Section 30.04.08C.
- c. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Cox Avenue where required per Section 30.04.08C.
2. Eliminate the drainage study where required per Section 30.04.08B.

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - MID-INTENSITY SUBURBAN
NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 320 Bonelli Avenue
- Site Acreage: 1.12
- Project Type: Single-family residential
- Number of Lots: 3

Site Plan

The site plan depicts a proposed 3 lot parcel map located south of Cox Avenue, west of Andersen Street, and north of Bonelli Avenue within Moapa Valley. Lot 1 is on the southern half of the site, and Lot 2 and Lot 3 are on the northern half of the site. The plans also show an existing residence on Lot 1 and a proposed residence on Lot 3. The requested waivers of development

**ATTACHMENT A
MOAPA VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 7:00 P.M., JULY 15, 2026**

07/22/26 BCC

1. **WS-26-0314-FREI RILEY:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) eliminate the drainage study in conjunction with a proposed minor subdivision on 1.13 acres in an RS5.2 (Residential Single-Family RS5.2) Zone. Generally located north of Bonelli Avenue and west of Andersen Street within Moapa Valley. MK/sd/cv (For possible action)

standards for a drainage study and full off-site improvements is a requirement related to an active parcel map (MSM-25-600067).

Landscaping

Per the applicant, all required street landscaping will be installed and meet Title 30 standards at the time of permitting.

Applicant's Justification

The applicant states the requested waiver to off-site improvements will keep the rural character of the immediate area and could result in improvements that may not connect to any existing infrastructure. As for drainage study the applicant has stated they are not increasing the number of parcels in the immediate area and only adjusting boundary lines. The current zoning will not change or increase density. No grading will be performed within the right-of-way that would obstruct storm water flows in Cox Ave and Anderson Street.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-2008-95	Variance to reduce front setback and permit an accessory structure in the front yard.	Approved by PC	January 1995

Surrounding Land Use

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

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

Public Works – Development Review

Waiver 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.

Waiver of Development Standards #1

Staff cannot support the request not to install full off-site improvements, as this area has known drainage issues and some properties to the east have already installed full off-site improvements

to convey floodwaters. In addition, full-width paving, curb, and gutter improve traffic flow and drainage control, while sidewalks on public streets provide safer routes for pedestrians.

Waiver of Development Standards #2

Staff cannot support this request to not perform a drainage study, as it is important to ensure that any lots created by the minor subdivision map are not completely encumbered with drainage easements and therefore, undevelopable.

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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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

- Drainage study and compliance with future development;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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: RILEY FREI

CONTACT: JACK DE RYK, ROSENBERG ASSOCIATES, 352 E. RIVERSIDE DRIVE,
SUITE A2, ST. GEORGE, UT 84770

DRAFT

