



Moapa Valley Town Advisory Board

August 12, 2026

APPROVED MINUTES

TECHNICAL DIFFICULTY WITH THE RECORDER FOR FIRST PART OF MEETING

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

The meeting was called to order at 7:00PM

II. Public Comment

NONE

III. Approval of July 15, 2026, Minutes

Moved by: Stephanie Blair

Action: Approved minutes as submitted

Vote: 4/0 Unanimous

IV. Approval of Agenda for August 12, 2026

Moved by: Lori Houston

Approved agenda as submitted

Vote: 4-0/Unanimous

V. Information

NONE

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

VI. Planning & Zoning

08/18/26 PC

1. **PA-26-700029-SIMPLOT J R CO:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Outlying Neighborhood (ON) on 128.10 acres. Generally located west of Moapa Valley Boulevard and south of Wildlife Road (alignment) within Moapa Valley. MK/gc (For possible action)
2. **ZC-26-0377-SIMPLOT J R CO:**
ZONE CHANGES for the following: 1) reclassify 1.00 acres from an RS40 (Residential Single-Family 40) Zone to an RS80 (Residential Single-Family 80) Zone; and 2) reclassify 50.03 acres from an IL (Industrial Light) Zone to an RS80 (Residential Single-Family 80) Zone on a portion of a 128.10 acre site. Generally located west of Moapa Valley Boulevard and south of Wildlife Road (alignment) within Moapa Valley (description on file). MK/gc (For possible action)
3. **VS-26-0376-SIMPLOT J R COMPANY:**
VACATE AND ABANDON a portion of right-of-way being an unnamed street located between Moapa Valley Boulevard and Saddle Street (alignment) within Moapa Valley (description on file). MK/hw/cv (For possible action)
4. **UC-26-0378-SIMPLOT J R CO:**
USE PERMIT for mining and extraction.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot size; 2) reduce net lot size; 3) increase building height; 4) eliminate parking lot landscaping; 5) eliminate buffering and screening; and 6) allow outdoor storage adjacent to residential uses.
DESIGN REVIEW for an existing mining and extraction facility with all ancillary structures and uses on a portion of 128.1 acres in an RS80 (Residential Single-Family 80) Zone. Generally located southwest of Moapa Valley Boulevard and north and south of Simplot Road within Moapa Valley. MK/hw/cv (For possible action)

Presentation by Karen Richardson and Scott Burdette regarding Plan Amendment, Zone Change, Vacation and Abandonment and Use Permit. These are not new. To re-establish land use entitlement, clean up land use and designation. Applications work together to continue mining and extraction. Some had expired. It is re-establishing an expired permit and does not add additional mining. Adds 18,000' tent cover to contain silica sand particles and dust and conforms to surrounding properties. They agree to all Staff Conditions. After discussions and public comments, the following motions were made:

- 1) PA26-700029 Simplot JR Co.
Motion by: Lori Houston
Action: Approved
Vote: 4/0 Unanimous
- 2) ZC26-0377 Simplot JR Co.
Motion by: Kristen Pearson
Action: Approval
Vote: 4/0 Unanimous
- 3) VS26-0376 Simplot JR Co.
Motion by: Stephanie Blair

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Action: Approval
Vote: 4/0 Unanimous

- 4) **UC26-0378 Simplot JR Co.**
Motion by: Lois Hall
Action: Approval
Vote: 4/0 Unanimous

09/01/26 PC

5. **PA-26-700034-B R CUBED, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a portion of 9.19 acres. Generally located east of Moapa Valley Boulevard and north Lewis Avenue within Moapa Valley. MK/rk (For possible action)
6. **ZC-26-0450-B R CUBED, LLC:**
ZONE CHANGE to reclassify 9.19 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Moapa Valley Boulevard and north Lewis Avenue within Moapa Valley (description on file). MK/rk (For possible action)
7. **WS-26-0451-B R CUBED, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate open space; 2) waive off-site improvements (sidewalk and streetlights); and 3) allow modified driveway design standards.
DESIGN REVIEW for a proposed single-family attached and detached residential development on 9.19 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Moapa Valley Boulevard and north of Lewis Avenue within Moapa Valley. MK/md/kh (For possible action)
8. **TM-26-500106-B R CUBED, LLC:**
TENTATIVE MAP consisting of 82 single-family residential lots on 9.19 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Moapa Valley Boulevard and north of Lewis Avenue within Moapa Valley. MK/md/kh (For possible action)

Items #5-8

Presentation was made by Mark Mulhall representing the applicant. He shared plans and information on the project. Stated that this was a conforming Zone Change and discussed requested waivers and answered questions from the audience. Approximately 15-20 residents spoke against the project. Some stated that they could support it with additional information and some changes. The following Motions were made to **HOLD** until traffic, drainage studies and Fire Studies were completed.

- 1) **PA26-700034 – BR Cubed LLC**
- 2) **ZC26-0450 – BR Cubed LLC**
- 3) **WS26 – 0451 BR Cubed LLC**
- 4) **TM26-500106 BR Cubed LLC**

Motion by: Lois Hall
Action: HOLD for further information
Vote: 4/0 Unanimous

VII. General Business

NONE

VIII. Public Comment

- 1) We have been notified by Republic Services that service at the convenience center may be cancelled or changed soon.
- 2) VFW announces a grant for America 250 Mural at the Tank Site. Rotary, VFW and MV Family Resource Center working together on project.
- 3) Kristen Pearson announces 2 NFR Barrel Races coming up.
- 4) Blatant disrespect and dishonesty of developer – ZC is not a reduction.

IX. Next meeting scheduled is August 26, 2026.

X. Adjourn at 9:00PM