



MOAPA VALLEY TOWN ADVISORY BOARD

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, Nv. 89040

January 14, 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

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 December 10, 2025 (For possible action)
- IV. Approval of the Agenda for the meeting of January 14, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

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)
- 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)

- VII. General Business

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

- 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 January 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>



Moapa Valley Town Advisory Board

December 10, 2025

DRAFT MINUTES

THE RECORDER DID NOT RECORD THE MEETING, WE READ THE INFORMATION ONTO THE RECORDER, AND THE Vice-chair and Secretary signed the rec sheet for verification.

Board Members:

Jill Perkins- Chair – EXCUSED
Lois Hall – Vice Chair – **PRESENT**
Lori Houston- **PRESENT**

Stephanie Blair – **PRESENT**
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 26, 2025, Minutes

Moved by: Lori Houston

Action: Approved minutes as submitted

Vote: 4/0 Unanimous

IV. Approval of Agenda for December 10, 2025

Moved by: Kristin Pearson

Action: Approved agenda as submitted

Vote: 4-0/Unanimous

V. Information

NONE

VI. Planning & Zoning

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 Manager

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)

Melissa Skinner (property owner) and Matt Allred (Purchasing property, and gunsmith).

The zone change is needed to allow Mr. Allred to relocate his business to Overton. The current zoning does not allow this business. 7 neighbors spoke in favor of the new business being at this location. (Jacob Jesen, Bob Mahon, Katie Allred, Rachel Haiola, John Hudrlik, and Trevor Burgess.) No one spoke against. All questions were addressed with no gun sales and no ammunition on the premises. Mr. Allred assured the neighbors there would be bars on the inside of windows, and security cameras. He also assured the audience that 95% of his business is shipped only, and by Appointment only when necessary.

Motion by: Lori Houston

Action: Approval of ZC-25-0786

Vote: 4/0 Unanimous

VII. General Business

NONE

VIII. Public Comment

Reminder that this Saturday, December 13, 2025, is a Christmas Gathering all day in downtown Overton. We hope to see everyone there!

IX. Next scheduled meeting is December 31, 2025.

X. Adjourned at 7:30 PM.

ATTACHMENT A
MOAPA VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 7:00 P.M., JANUARY 14, 2026

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)
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)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

070-02-310-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce side interior setback for an existing accessory metal building to 4 feet where 5 feet is required per Section 30.02.02 (a 20% reduction).
2.
 - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Metcalf Drive where required per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Willow Avenue where required per Section 30.04.08C.

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1580 Metcalf Drive
- Site Acreage: 4.47
- Project Type: Proposed minor subdivision
- Building Height (feet): 25 (primary residence)/22 (detached garage)/13 feet (shade structure)
- Square Footage: 7,018 (primary residence)/2,652 (detached garage)/849 (accessory metal building)
- Density (du/ac): 0.45

Site Plans

The plans depict a proposed 2 lot subdivision. Access to both lots is from Metcalf Drive along the west property line. Lot 1 is located to the north and will be 114,289 square feet. Lot 2 is

located to the south and will be 80,030 square feet. Currently, there are existing structures on the northern portion of the lot, which will ultimately be Lot 1. The structures include a single-family residence that will be centrally located on Lot 1. There is also a 2,652 square foot detached garage to the northeast of the house. Lastly, there is an 849 square foot accessory metal building located on the northeast corner of Lot 1. The applicant is requesting a waiver of development standards to reduce the side interior setback to 4 feet where 5 feet is required.

Elevations

The photos depict the house and the garage are architecturally compatible, both are made of stucco and painted a beige color. The accessory metal building has the same tan color, yet it is made of metal panels. The primary residence has an overall height of 24 feet 1 inch, while the detached garage and the accessory metal building are 21 feet 6 inches tall and 13 feet tall, respectively.

Applicant's Justification

The applicant wants to subdivide the property into 2 lots. Full off-sites along Metcalf Drive and Willow Avenue are required per MSM-25-600022. The applicant is requesting to waive full off-site improvements along both streets. The applicant also wants to keep the accessory metal building on the property; therefore, is requesting to reduce the side interior setback.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0274-10	Vacation and abandonment of a right-of-way	Approved by PC	August 2010

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Outlying Neighborhood (0.5 du/ac)	RS80	Single-family residential
East	Public Use	PF	Vacant

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.

Waiver of Development Standards #1

The accessory metal building was constructed without a permit. Staff finds that there is plenty of space for the accessory metal building to be relocated in order to meet the required 5 foot interior setback. Additionally, the proposed structure is not architecturally compatible with the house and the garage, nor is it in harmony with the character of the adjacent rural residential properties. Lastly, the applicant has not provided justification as to why this request could not be prevented, nor has provided mitigation. Staff finds the request to be a self-imposed hardship; therefore, staff recommends denial.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request not to install full off-site improvements on Metcalf Drive and Willow Avenue. Full width paving, curb, and gutter allows for better traffic flow and drainage control, sidewalks on public streets provide safer pathways for pedestrians, and streetlights for better visibility.

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

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

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 070-02-310-011; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 five years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMY HUGHES

CONTACT: AMY HUGHES, UNKNOWN, PO BOX 638, LOGANDALE, NV 89021

02/04/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

041-22-101-024 & 041-22-101-004

WAIVER OF DEVELOPMENT STANDARDS:

Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and full paving) where off-site improvements are required per Section 30.04.08.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: n/a
- Site Acreage: 28.12
- Project Type: Minor subdivision map
- Number of Lots: 2

History & Site Plan

A similar request (WS-25-0307) to waive full off-site improvements with partial paving was approved on July 2, 2025. That application also included a waiver of development standards to eliminate a drainage study. Now the applicant is requesting to waive full off-sites to not install any street paving. The plan depicts 2 existing parcels that will have the lot line between them moved to create a 12 acre parcel and a 13.92 acre parcel.

Landscaping

No landscaping is required with the proposed minor subdivision in a non-urban area.

Applicant's Justification

The applicant states they would like to maintain the rural nature of the subject parcels to match the surrounding area. Therefore, a waiver is being requested to not install full off-sites or full paving. Additionally, there is a parcel map (MSM-24-600108) in process to create 2 large parcels. The intent of this request is to prepare the site so that it can be passed on to family members in the future.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0307	Waivers of development standards for full off-sites with partial paving and a drainage study	Approved by BCC	July 2025

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS80	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac) & Public Use	RS80 & RS20	Single-family residential & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RS80	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

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.

Public Works - Development Review

Waiver of Development Standards

Staff cannot support this request to not install full off-site improvements along Wells Avenue and Winsor Avenue. Between 2023 and 2024, unauthorized paving within the right-of-way was performed along Winsor Avenue. The unauthorized work must be removed or permitted.

Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

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

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Right-of-way dedication to include 30 feet for Wells Avenue, 50 feet for Winsor Avenue, and spandrels at the northeast corner and southeast corner of the site;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to remove existing non-standard improvements in the right-of-way along Winsor Avenue or obtain permits.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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 five years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AIMEE ENGLISH

CONTACT: AIMEE ENGLISH, LR NELSON CONSULTING ENGINEERS, 6765 W.
RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118

ATTACHMENT A
MOAPA VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 7:00 P.M., JANUARY 14, 2026

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)
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)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

070-02-310-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce side interior setback for an existing accessory metal building to 4 feet where 5 feet is required per Section 30.02.02 (a 20% reduction).
2.
 - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Metcalf Drive where required per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Willow Avenue where required per Section 30.04.08C.

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1580 Metcalf Drive
- Site Acreage: 4.47
- Project Type: Proposed minor subdivision
- Building Height (feet): 25 (primary residence)/22 (detached garage)/13 feet (shade structure)
- Square Footage: 7,018 (primary residence)/2,652 (detached garage)/849 (accessory metal building)
- Density (du/ac): 0.45

Site Plans

The plans depict a proposed 2 lot subdivision. Access to both lots is from Metcalf Drive along the west property line. Lot 1 is located to the north and will be 114,289 square feet. Lot 2 is

located to the south and will be 80,030 square feet. Currently, there are existing structures on the northern portion of the lot, which will ultimately be Lot 1. The structures include a single-family residence that will be centrally located on Lot 1. There is also a 2,652 square foot detached garage to the northeast of the house. Lastly, there is an 849 square foot accessory metal building located on the northeast corner of Lot 1. The applicant is requesting a waiver of development standards to reduce the side interior setback to 4 feet where 5 feet is required.

Elevations

The photos depict the house and the garage are architecturally compatible, both are made of stucco and painted a beige color. The accessory metal building has the same tan color, yet it is made of metal panels. The primary residence has an overall height of 24 feet 1 inch, while the detached garage and the accessory metal building are 21 feet 6 inches tall and 13 feet tall, respectively.

Applicant's Justification

The applicant wants to subdivide the property into 2 lots. Full off-sites along Metcalf Drive and Willow Avenue are required per MSM-25-600022. The applicant is requesting to waive full off-site improvements along both streets. The applicant also wants to keep the accessory metal building on the property; therefore, is requesting to reduce the side interior setback.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0274-10	Vacation and abandonment of a right-of-way	Approved by PC	August 2010

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Outlying Neighborhood (0.5 du/ac)	RS80	Single-family residential
East	Public Use	PF	Vacant

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.

Waiver of Development Standards #1

The accessory metal building was constructed without a permit. Staff finds that there is plenty of space for the accessory metal building to be relocated in order to meet the required 5 foot interior setback. Additionally, the proposed structure is not architecturally compatible with the house and the garage, nor is it in harmony with the character of the adjacent rural residential properties. Lastly, the applicant has not provided justification as to why this request could not be prevented, nor has provided mitigation. Staff finds the request to be a self-imposed hardship; therefore, staff recommends denial.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request not to install full off-site improvements on Metcalf Drive and Willow Avenue. Full width paving, curb, and gutter allows for better traffic flow and drainage control, sidewalks on public streets provide safer pathways for pedestrians, and streetlights for better visibility.

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

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

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 070-02-310-011; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 five years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMY HUGHES

CONTACT: AMY HUGHES, UNKNOWN, PO BOX 638, LOGANDALE, NV 89021

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

041-22-101-024 & 041-22-101-004

WAIVER OF DEVELOPMENT STANDARDS:

Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and full paving) where off-site improvements are required per Section 30.04.08.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: n/a
- Site Acreage: 28.12
- Project Type: Minor subdivision map
- Number of Lots: 2

History & Site Plan

A similar request (WS-25-0307) to waive full off-site improvements with partial paving was approved on July 2, 2025. That application also included a waiver of development standards to eliminate a drainage study. Now the applicant is requesting to waive full off-sites to not install any street paving. The plan depicts 2 existing parcels that will have the lot line between them moved to create a 12 acre parcel and a 13.92 acre parcel.

Landscaping

No landscaping is required with the proposed minor subdivision in a non-urban area.

Applicant's Justification

The applicant states they would like to maintain the rural nature of the subject parcels to match the surrounding area. Therefore, a waiver is being requested to not install full off-sites or full paving. Additionally, there is a parcel map (MSM-24-600108) in process to create 2 large parcels. The intent of this request is to prepare the site so that it can be passed on to family members in the future.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0307	Waivers of development standards for full off-sites with partial paving and a drainage study	Approved by BCC	July 2025

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS80	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac) & Public Use	RS80 & RS20	Single-family residential & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RS80	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

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.

Public Works - Development Review

Waiver of Development Standards

Staff cannot support this request to not install full off-site improvements along Wells Avenue and Winsor Avenue. Between 2023 and 2024, unauthorized paving within the right-of-way was performed along Winsor Avenue. The unauthorized work must be removed or permitted.

Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

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

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Right-of-way dedication to include 30 feet for Wells Avenue, 50 feet for Winsor Avenue, and spandrels at the northeast corner and southeast corner of the site;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to remove existing non-standard improvements in the right-of-way along Winsor Avenue or obtain permits.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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 five years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AIMEE ENGLISH

CONTACT: AIMEE ENGLISH, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS-25-0843

Property Owner or Subdivision Name: ADAMS E & V TRUST & ADAMS ELWYN & VERLA 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 PC BCC

Change(s) to be made:

- Held no date specific
- Withdrawn
- No change to meeting(s) 1/14/26 Moapa Valley CAC & 2/4/26 BCC
- Amend Write-up
- Renotify
- Make a public hearing (Radius:)
- Rescheduling
- Other: Adding parcel to the application.
- Additional fees – \$AMOUNT OF ADDITIONAL FEES:
- Refund
 - 80%
 - 100% (please include justification for full refund below)AMOUNT OF REFUND\$:

Reason for Change: Adding APN 041-22-101-004 to the request because it was left out when creating the application in ACA

Change initiated by: tpd Date: 12/31/25
Change authorized by: Jillu Date: 12/31/25
Change processed by: TS Date: 12/31/25
Distribution e-mail sent by: TS Date: 12/31/25
Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 041-22-101-004 & -024

Town Board(s): Moapa Valley

Verified by: _____ Date: _____

Rev. 08 2024

