



Moapa Valley Town Advisory Board

January 14, 2026

APPROVED MINUTES

Board Members:	Jill Perkins– Chair – EXCUSED Lois Hall – Vice Chair – PRESENT Lori Houston– PRESENT	Stephanie Blair – PRESENT Kristen Pearson– EXCUSED
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 December 10, 2025, Minutes

Moved by: Lori Houston

Action: Approved minutes as submitted

Vote: 3/0 Unanimous

IV. Approval of Agenda for January 14, 2026

Moved by: Stephanie Blair

Action: Approved agenda as submitted

Vote: 3-0/Unanimous

V. Information

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)

The presentation was made by Amy Hughes. She shared pictures of the property showing details of the structure in question. It was determined that it is a 3 sided shade structure, and not necessary for a permit. There is no offsite improvements for the whole length of Metcalf, but the ROW has been dedicated for the future if needed. There is also dedicated ROW on Willow.

Moved by: Lori Houston

Action: Approval

Vote: 3/0 Unanimous

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)

Mr. Bruce Stratton presented the item for L.R. Nelson Engineering. He appeared in July on this item and is back to clear up a misunderstanding. The lot is being split for the family to clean up some property lines and maintain their alfalfa fields. If at any time there are improvements planned, they will come back for the drainage and any waiver of standards. This WS is for both streets, Winsor and Wells. Winsor is not paved. Public Works and NDOT have dumped their millings from prior paving in the area.

Moved by: Stephanie Blair

Action: Approval

Vote: 3/0 Unanimous

VII. General Business

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

It was determined that no one at this time is available for this appointment.

VIII. Public Comment

Our Librarian Chris Milk updated the Board on a jammed packed January. There is a Reading Challenge with a Tablet for the Prize. Also, a Paint Party, Family History event and Clark County Foster Care Session.

Clea's Realty is having a "VALENTEER" contest. Go on her Facebook page and nominate a volunteer that goes above and beyond for the community. You can vote for any of the nominated volunteers.

IX. Next scheduled meeting is January 28, 2026.

X. Adjourned at 7:36 PM.

