



Moapa Valley Town Advisory Board

August 14, 2024

APPROVED MINUTES

Board Members: Janice Ridondo, Chairperson – **Present**
 Lois Hall -**Present**
 Jill Williams Perkins, Vice Chair - **Present**
 Lori Houston - **Present**

Secretary: Judith Metz, 702-397-6475. Judith.Metz@clarkcountynv.gov

Liaison: William Covington, 702-455-2540, William.Covington@ClarkCountyNV.gov

I. Call to Order, Invocation, Pledge of Allegiance, Roll Call
 The meeting was called to order at 7:00 P.M.

II. Public Comment

NONE

III Approval of Minutes of July 31, 2024.

Moved by: Jill Williams Perkins

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for August 14, 2024.

Moved by: Lois Hall

Action: Approved

Vote: 4-0/Unanimous

V. Information Items

NONE

VI. Planning & Zoning

08/21/24 BCC

1. **VS-24-0245-SILVER MEADOW PROPERTIES, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Moapa Valley Boulevard located between Whipple Avenue and Hardy Avenue, and a portion of a right-of-way being Whipple Avenue located between Moapa Valley Boulevard and Paiute Street (alignment) within Moapa Valley (description on file). MK/lm/syp (For possible action)

Motion by: Lori Houston

Action: Approved

Vote: 4/0 - Unanimous

2. **UC-23-0913-SILVER MEADOW PROPERTIES, LLC:**
USE PERMITS for the following: **1)** reduce separation from a gasoline station to a residential use; **2)** reduce separation from a convenience store to a residential use; **3)** reduce separation from a vehicle wash to a residential use; and **4)** allow vehicle wash service bay doors to face a street (Whipple Avenue).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** alternative street landscaping (Whipple Avenue); **3)** reduce landscape buffer adjacent to less intensive use; **4)** exterior colors; **5)** allow a talk box to face a residential development; **6)** allow alternative signage; and **7)** reduce throat depth.
DESIGN REVIEWS for the following: **1)** convenience store and gasoline station with vehicle wash; **2)** alternative parking lot landscaping; **3)** signage; **4)** lighting; and **5)** finished grade on 2.6 acres in a C-2 (General Commercial) Zone within the Moapa Valley Overlay District. Generally located on the east side of Moapa Valley Boulevard and the south side of Whipple Avenue within Moapa Valley. MK/lm/syp (For possible action)

Comments and concerns: 1. What happens to the other GVG? 2. Noise and traffic on Whipple. 3. Crosswalks needed. 4. Need for a Traffic Study. 5. Noise of talk box and carwash within 60' from door to their house. 6. Whipple is the pathway to the Elementary School and Fairgrounds. 7. Why can't they use their lot across the street from this one? 8. Carwash needs to be moved. 9. Need for a buffer zone to residences. 10. Sign is too high and no animated signage that might distract drivers. 11. Speed limit needs to be reduced at that intersection.

Board would like them to re-design and return to the MVTAB.

Motion by Lois Hall

Action: Denial

Vote: 4/0 - Unanimous

09/04/24 BCC

3. **ZC-24-0324-LANDHOLDING SERIES OF SOPHINVEST, LLC:**
ZONE CHANGE to reclassify 1.43 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley (description on file). MK/hw (For possible action)

Motion by Lois Hall
Action: Approved
Vote: 4/0 – Unanimous

4. **WS-24-0325-LANDHOLDING SERIES OF SOPHINVEST, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** increase driveway width; **3)** eliminate streetlights; and **4)** allow an attached sidewalk.
DESIGN REVIEW for a single-family attached (duplex) residential development on 1.43 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley. MK/hw/syp (For possible action)

Comments & Concerns: 1. Maintenance of rental property. 2. Worried about criminal interest, narcotics and other problems if not properly managed. 3. Need for a streetlight at the corner of Randall and Tres Lobos. 4. Need increased landscaping, not reduced.

Motion by Jill Williams Perkins
Action: Approval with denial of #1 and #3
Vote: 4/0 – Unanimous

5. **TM-24-500064-LANDHOLDING SERIES OF SOPHINVEST, LLC:**
TENTATIVE MAP consisting of 5 residential lots on 1.43 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley. MK/hw/syp (For possible action)

Discussion of the need for a block wall along Randall and back of the property. Board wants a block wall, not chain link.

Motion by Lois Hall
Action: Approved w/condition of block wall
Vote: 4/0 – Unanimous

VII. General Business

Review previous Fiscal Year Budget requests and take public input regarding requests for the next Fiscal Year Budget (For discussion only).

See attached revised Budget for 2024.

VIII. Public Comment

Airport starting Phase 2

Republic Services reports on larger item pick-up on trash day pick up.

Cooper St. bridge needs reflectors.

School Zone sign down on Thomas St. for Mack Lyon M.S.

Rural Roundup for businesses will be here 9/26/2023.

People are complaining that the Clinic has been closed when they go there.

IX. Next Meeting Date is August 28, 2024

X. Adjournment at 9:15PM.

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II – Vice Chair
JUSTIN C. JONES - MARILYN KIRKPATRICK – JAMES B. GIBSON – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager