



# Moapa Valley Town Advisory Board

August 28, 2024

## APPROVED MINUTES

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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](mailto:Judith.Metz@clarkcountynv.gov)

Liaison: William Covington, 702-455-2540, [William.Covington@ClarkCountyNV.gov](mailto:William.Covington@ClarkCountyNV.gov)

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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 August 14, 2024.

**Moved by: Jill Williams Perkins**

**Action: Approved**

**Vote: 4-0/Unanimous**

IV. Approval of Agenda for August 28, 2024.

**Moved by: Lois Hall**

**Action: Approved**

**Vote: 4-0/Unanimous**

V. Information Items

NONE

VI. Planning & Zoning

**09/17/24 PC**

1. **WS-24-0423-EVANS KANNON & COURTNEY:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks in conjunction with a proposed single-family residence on 0.52 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Whitney's Dream Avenue and the west side of Grand Slam Street within Moapa Valley. MK/jp/syp (For possible action)

Presentation by Kannon Evans. Process of getting plans approved. Half acre lot. – 2500+ sq. ft. home. Streets are private (HOA) Board members of the HOA were here in support of the applicant. No homes have this size (40') setback. Majority are 15-22'. Property lines are in the middle of the road.

**Motion by: Jill Williams Perkins**

**Action: Approval**

**Vote: 4/0 – Unanimous**

**09/18/24 BCC**

2. **UC-24-0407-KIMBO SLICE ENTERPRISES, LLC:**  
**USE PERMITS** for the following: 1) recreational facility; and 2) live entertainment.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) reduce parking; 3) eliminate parking lot landscaping; 4) residential adjacency standards; 5) full off-site improvements (curb, gutter, sidewalk, streetlights and paving); and 6) allow unpaved legal access.  
**DESIGN REVIEW** for a recreational facility in conjunction with an existing agricultural property on 101.93 acres in an RS80 (Residential Single-Family 80) Zone and an RS40 (Residential Single-Family 40) Zone. Generally located on the north side of Whipple Avenue and the east and west sides of Pioneer Road within Moapa Valley. MK/bb/syp (For possible action)

Presentation by Billy Pulsipher and Laura Dreja. A number of people had questions regarding traffic issues and Emergency Services. They were answered and discussed. They are hiring 120 youth to work the event. He disclosed daily hours of operation. Most people were concerned about traffic on Liston and Whipple. No one spoke against the event.

**Motion: Janice Ridondo**

**Action: Approval**

**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 Possible Action)

After audience and Board discussions, Dog Park, and Bicycle Paths and Racks added to the list. See Attached Final Approved Budget Request.

**Motion by: Lori Houston**

**Action: Approval**

**Vote: 4/0 - Unanimous**

VIII. Public Comment

1. MVRP got a \$50,000 grant and wants to create a community garden in Overton, representing our agricultural past.
2. Yesenia Lujan made a presentation for new Health Care in the Valley.
3. Library presented their September Plans, and a reminder of their 10/4 Monster Bash.
4. MVFD Station #74 9/11 Walk in remembrance of those lost.
5. Day of Service – September 7<sup>th</sup>.
6. Young Eagles Day – October 5<sup>th</sup>.

IX. Next Meeting Date is September 11, 2024

X. Adjournment at 8:05PM.

**Approved Moapa Valley Budget Requests:  
August 28,2024 MVTAB Meeting**

**Parks and Recreation**

1. Extend the JR Livestock's existing awning heading into the area by approximately 6'.
2. Commercial dumping station for Fairgrounds  
**Description:** Clark County staff will work to identify a location; there are two possible sites: the east side of the Fairgrounds or at a site located off the main boulevard.  
**Additional Comments for Clarification:** this item is to request a commercial dumping station to serve RV's/visitors. This should be connected to sewer lines.
3. New chairs with new storage racks for community center.
4. Fund generators for the Moapa Valley Community Center, Senior Rec. Center, and the Clark County Fairgrounds to assist the public during power outages and other community emergencies.
5. Overton Park walking paths, with benches and workout stations. Bike paths and Bike racks. Enclosed Dog Park.