

EP/RD 6/26/25 ( 7/25/25 )



## Moapa Valley Town Advisory Board

June 11, 2025

### APPROVED MINUTES

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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.	

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I. Call to Order, Pledge of Allegiance, Roll Call (see above)

The meeting was called to order at 7:00 p.m.

II. Public Comment

None

III. Approval of April 30, 2025, Minutes

**Moved by: Lori Houston**

**Action: Approved minutes as submitted**

**Vote: 4/0 Unanimous**

IV. Approval of Agenda for June 11, 2025

**Moved by: Kristin Pearson**

**Action: Approved agenda as submitted**

**Vote: 4-0/Unanimous**

V. Information

NONE

VI. Planning & Zoning

**RECEIVED**

**JUN 26 2025**

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 Manag

**COUNTY CLERK**

**ATTACHMENT A  
MOAPA VALLEY TOWN ADVISORY BOARD  
ZONING AGENDA  
WEDNESDAY, 7:00 P.M., JUNE 11, 2025**

**07/02/25 BCC**

1. **WS-25-0307-ADAMS E & V TRUST & ADAMS ELWYN & VERLA TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive full off-site improvements; and 2) eliminate the drainage study 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/bb/kh (For possible action)

Presented by Bruce Stratton representing both parties. He explained this is being done to clean up the property lines. Since there is no development being done, the Board agreed there was no need for doing Development Standards.

**Motion by: Lori Houston**  
**Action: Approved**  
**Vote: 4/0 Unanimous**

2. **ZC-25-0375-SOLOMON PLEDGER & MICHELLE FAMILY TRUST & SOLOMON PLEDGER & MICHELE TRS:**  
**ZONE CHANGE** to reclassify 3.92 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located on the southwest corner of Cottonwood Avenue (alignment) and Cooper Street within Moapa Valley (description on file). MK/gc (For possible action)

Presented by George Rogers and Pledger Solomon. Mr. Rogers explained the Zone Change conforms with the Master Plan. Neighbors do approve of the zone change but have a lot of concerns with the accompanied documents. (UC-25-036)

**Motion by: Stephanie Blair**  
**Action: Approved**  
**Vote: 4/0 Unanimous**

3. **UC-25-0376-SOLOMON PLEDGER & MICHELLE FAMILY TRUST & SOLOMON PLEDGER & MICHELE TRS:**  
**USE PERMIT** for outdoor storage.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow modified residential adjacency standards; 2) increase maximum parking; and 3) waive full off-site improvements.  
**DESIGN REVIEW** for a mini-warehouse facility with outdoor storage on 3.92 acres in an IL (Industrial Light) Zone. Generally located on the southwest corner of Cottonwood Avenue (alignment) and Cooper Street within Moapa Valley. MK/lm/kh (For possible action)

Presentation was done by George Rogers and Pledger Solomon. There was a lot of discussion regarding Cooper St. (Airport Rd.) not having turn lanes into businesses, which will be a concern

when this is built. Several neighbors (Finlayson, Schroft, & Edwards) spoke to their concerns regarding flooding, lighting, height of fences and buildings and ingress and egress into the property. Mr. Rogers shared his maps and designs with everyone, but the neighbors were still concerned. Therefore Mr. Rogers accepted the following conditions:

Drainage Study

Light pollution needs to be addressed

Height of fencing and buildings be only what is permitted.

A traffic study addressing ingress and egress to and from this property.

**Motion by: Lori Houston with the agreed-on conditions**

**Action: Approval**

**Vote: 4/0 Unanimous**

**VII. General Business**

NONE

**VIII. Public Comment**

1. Marcus Jensen – Bridge Source Open House at OLSHACS on Monday June 23<sup>rd</sup> at 5PM
2. Mark Abbott – Concerns over Bridge Source.
3. How did County get Airport Rd. done without notifying anyone in the area; new roads are added without curb and gutter, and they do not have to get waivers like private citizens.
4. DMV has a new KIOSK at Smith's in Mesquite – Works well.
5. Records Office has a KIOSK at the Senior Ctr./Rec. Ctr. New services will be added periodically.
6. Maverick has been approved by the County for their new location.
7. Come celebrate "Overton's Guardian Tank" at 8AM Saturday morning.
8. 4<sup>th</sup> of July celebration coming along – It will have a USO Theme
9. Logandale Sports Complex will be breaking ground in the next 45-60 days.
10. We have recently allocated space here at the Community Center for offices for Welfare and Social Services. They will be serving both our area and Mesquite.

**IX. Next scheduled meeting is June 25, 2025.**

**X. Adjourned at 8:10PM.**