



# Moapa Valley Town Advisory Board

October 12, 2022

## MINUTES

Board Members: Lois Hall- Chairperson – **PRESENT**  
 Megan Porter- Vice Chairperson – **PRESENT**  
 Kristen Pearson – **PRESENT**  
 Brian Burris – **ABSENT**

Secretary: Cally Wade – 702-423-2940, [ClarkCountyRuralTABSecretary@outlook.com](mailto:ClarkCountyRuralTABSecretary@outlook.com)

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

Approval of October 12, 2022 Minutes

**Moved by: Megan Porter**

**Action: Approved**

**Vote: 3-0/Unanimous**

IV. Approval of Agenda for November 9, 2022

**Moved by: Kristen Pearson**

**Action: Approved**

**Vote: 3-0/Unanimous**

V. Informational Items

NDOT Public Information Meeting (SR 169 Shoulder Widening and Truck Climbing Lane)  
Tuesday November 15<sup>th</sup> from 4:00pm-7:00pm @ 320 N. Moapa Valley Blvd. Overton, Nv 89040

RECEIVED  
AUG 08 2023  
COUNTY CLERK

VI. Planning & Zoning

1. **VS-22-0577-MUAINA SHAUN K & JAMIE L:**

**VACATE AND ABANDON** a portion of a right-of-way being Lou Jeanne Avenue located between Yamashita Street and St. Joseph Street (alignment), and a portion of a right-of-way being Tami Street located between Ron Avenue and Pat Avenue (alignment) within Moapa Valley (description on file). MK/hw/syp (For possible action)

2. **UC-22-0578-MUAINA SHAUN K & JAMIE L:**

**USE PERMIT** to allow a second kitchen. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) waive Moapa Valley Overlay District standards. **DESIGN REVIEW** for finished grade in conjunction with a proposed single-family residence on 19.3 acres in an R-U (Rural Open Land) Zone. Generally located on the west side of Yamashita Street and the south side of Lou Jeanne Avenue (alignment) within Moapa Valley. MK/hw/syp (For possible action)

Jean Gottschalk- Moapa Valley Builders LLC. Representing Shaun & Jamie Muaina- Provided maps explaining why each road is not a feasible option. Lou Jean is not usable, starts with a bluff, then has a large hole and dead ends into the river. Explained to public works, but needed Tami Street also vacated. Second kitchen is not a mother in law apartment it is in the pantry, the chimney is the only part of the home above the Overlay District Standard, asking to not have to build a wall with landscaping along Yamashita, Design review for Finish grade; hill cut back and built up pad for home, Paint colors should be earth colors, they are asking for black and white, balcony with sconce lighting over 14ft high.

Dieter Stussy- In favor County took Lou Jean in 1989 as a right of way and it has not been maintained, Tami also has a 30ft drop into a pond.

Letter Read from Wyatt & Connie Mortensen- Against

Clarification by Jean Gottschalk the letter was concerning a previous plan when they would be adding a cul-de-sac on Lou Jean which had changed after talking with the local Fire chief and public works, with the new plan everyone will be gaining property, not taken away, they will still have access to their property in the new plans through Ron.

Joseph Simpkins- wondering why they didn't get the postcards earlier

**Moved by: Lois Hall**

**Action: Approved**

**Vote: 3-0/Unanimous**

VII. General Business

None

VIII. Public Comment

None

1. Next Meeting Date

The next regular meeting will be December 14, 2022

Adjournment

The meeting was adjourned at 7:23 p.m.