

BP/RO 5/4/26 ( 5/19/26 )



## Moapa Valley Town Advisory Board

March 11, 2026

### APPROVED MINUTES

Board Members:	Jill Perkins- Chair – PRESENT Lois Hall – Vice Chair – PRESENT Lori Houston- PRESENT	Stephanie Blair – EXCUSED Kristen Pearson- ABSENT
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 7:03 PM

II. Public Comment

NONE

III. Approval of January 14, 2026, Minutes

**Moved by: Lois Hall**  
**Action: Approved minutes as submitted**  
**Vote: 3/0 Unanimous**

IV. Approval of Agenda for March 11, 2026

**Moved by: Lori Houston**  
**Action: Approved agenda as submitted**  
**Vote: 3-0/Unanimous**

V. Information

NONE

RECEIVED

MAY 04 2026

COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS  
MICHAEL NAFT, CHAIR – WILLIAM MCCURDY II - Vice-Chair  
MARILYN KIRKPATRICK – JAMES B. GIBSON – APRIL BECKER – TACK SEGERBLOM - JUSTIN C. JONES  
KEVING SCHILLER, County Manag

VI. Planning & Zoning

04/07/26 PC

1. **UC-26-0013-PERKINS BRUCE & NANCY REVOCABLE TRUST ETAL & PERKINS NANCY L TRS:**  
**USE PERMITS** for the following: 1) gravel pit; and 2) rock crushing.  
**DESIGN REVIEWS** for the following: 1) gravel pit; 2) rock crushing; and 3) for a hillside development in conjunction with existing gravel pit operations on a 142.0 acre portion of a 200 total acre site in an RS80 (Residential Single-Family 80) Zone. Generally located south of Wildlife Road and northwest of Moapa Valley Boulevard (State Highway 169) within Moapa Valley. MK/bb/kh (For possible action)

Mr. Eric Denman made the presentation w/4 maps of the property for American Eagle Ready Mix, who now owns the property. There was a question regarding the change in applicants now. We explained that the property had been sold last April, and the paperwork just came through today. The Staff reports and ALA showed both. Mr. Denman explained the operation details, hours of operation, ingress and egress, no blasting, one piece of equipment on site (rock crusher), BLM maintains the road. Questions regarding dust control and maintenance of fire access roads. The applicant agreed to the TABs conditions. There were 2 people that spoke on industrialization and destroying the beauty of this valley.

**Moved by: Lois Hall**

**Action: Approval with conditions. 1. Remediation of dust control issues. 2. Daytime operations only. 3. Maintenance of fire access roads and control trucks removing products from this pit over access roads in the area.**

**Vote: 3/0 Unanimous**

04/08/26 BCC

2. **WS-26-0095-MCCAFFERTY DAVID A & KELLY L:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate and reduce separation; 2) reduce setbacks; 3) increase height; 4) eliminate driveway separation; 5) increase residential drive-way width; and 6) waive off-site improvements in conjunction with an existing single-family residence and a proposed minor subdivision on 0.31 acres in an RS5.2 (Residential Single-Family RS5.2) Zone. Generally located west of Mormon Peak Street and north of Bryner Avenue within Moapa Valley. MK/nai/kh (For possible action)

Mr. Dave McCafferty made the presentation with the explanation that this all started when he purchased the lot next door to combine with his into a larger lot. He presented site maps and photographs of the different issues and items. There are no sidewalks in the area, his block wall was permitted by the County, and the back wall is higher because the lot behind him is higher than his. (That neighbor is one that approved.) The rest of the items are Rubbermaid gardens, shade for the gardens and the kids manufactured playhouse. Questions were asked and answered regarding all items and issues.

**Moved by: Lori Houston**

**Motion: Approval**

**Vote: 3/0 Unanimous**

VII. General Business

NONE

VIII. Public Comment

1. Spring Break next week - watch out for the kids.
2. Blood Drive at Old Overton Gym on April 1<sup>st</sup>
3. Valley wide Garage sale this weekend
4. Lighting for the little league games/on Heyer
5. Parking for Fair.

IX. Next scheduled meeting is April 1, 2026.

X. Adjourned at 8:00 PM.