



MOAPA VALLEY TOWN ADVISORY BOARD

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, Nv. 89040

August 13, 2025

7:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Judith Metz at (702)397-6475.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: Jill Williams Perkins – Chair
Lois Hall – Vice Chair
Member – Kristin Pearson
Member Lori Houston
Member Stephanie Blair

Secretary: Judith Metz, (702)397-6475, Judith.Metz@clarkcountynv.gov
Business Address: Moapa Valley Community Center, 320 No. Moapa Valley Blvd, Overton, Nv. 89040

County Liaison(s): William Covington, (702)455-2540, William.Covington@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda, in the case you are unable to stay for the item. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments

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

will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for June 25, 2025 (For possible action)
- IV. Approval of the Agenda for the meeting of August 13, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

NONE

- VI. Planning & Zoning

09/03/25 BCC

- 1. **ZC-25-0516-ESTRADA, MARGARITA V. LIVING TRUST:**
ZONE CHANGE to reclassify 1.02 acres from an RS40 (Residential Single-Family 40) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located west of Paiute Street and south of Jensen Avenue within Moapa Valley (description on file). MK/mc (For possible action)
- 2. **ZC-25-0526-QUANTUM PEAK VENTURES, LLC:**
ZONE CHANGE to reclassify 0.92 acres from an RS40 (Residential Single-Family 40) Zone to a CG (Commercial General) Zone. Generally located west of Moapa Valley Boulevard and south of Whipple Avenue within Moapa Valley (description on file). MK/gc (For possible action)

- VII. General Business

NONE

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- IX. Next Meeting Date: August 27, 2025.

- X. Adjournment.

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

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Moapa Valley Community Center, 320 N. Moapa Valley Blvd., Overton, Nv. 89040.
<https://notice.nv.gov>



Moapa Valley Town Advisory Board

June 25, 2025

DRAFT MINUTES

Board Members:	Jill Perkins – Chair – PRESENT Lois Hall – Vice Chair – PRESENT Lori Houston– EXCUSED	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.	

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 June 11, 2025, Minutes

Moved by: Stephanie Blair

Action: Approved minutes as submitted

Vote: 4/0 Unanimous

IV. Approval of Agenda for June 25, 2025

Moved by: Kristin Pearson

Action: Approved agenda as submitted

Vote: 4-0/Unanimous

V. Information

NONE

VI. Planning & Zoning

07/16/25 BCC

1. **ZC-25-0408-MOAPA VALLEY TELEPHONE COMPANY:**
ZONE CHANGE to reclassify 1.06 acres from a CG (Commercial General) Zone to a P-F (Public Facility) Zone for a telecommunications facility. Generally located north of Liston Avenue and west of Moapa Valley Boulevard within Moapa Valley (description on file). MK/rk (For possible action)

Jamie Collins of Brimont Construction made the presentation for MVT. The utility is our local telecommunication company, therefore requesting Public Facility Zoning.

Motion by: Lois Hall
Motion: Approval
Vote: 4/0 Unanimous

2. **VS-25-0405-MOAPA VALLEY TELEPHONE COMPANY:**
VACATE AND ABANDON a portion of right-of-way being Liston Avenue located between Moapa Valley Boulevard and Sharon Circle within Moapa Valley (description on file). MK/nai/cv (For possible action)

This ROW is unnecessary due to the entrance to the facility. Therefore, the TAB will follow Staff Recommendations.

Motion by: Kristin Pearson
Motion: Approval
Vote: 4/0 Unanimous

3. **DR-25-0407-MOAPA VALLEY TELEPHONE COMPANY:**
DESIGN REVIEW for a proposed storage building in conjunction with an existing telecommunications facility on 1.06 acres in a PF (Public Facility) Zone. Generally located north of Liston Avenue and west of Moapa Valley Boulevard within Moapa Valley. MK/rk/cv (For possible action)

This is for the addition of a storage structure (80'x30') that will serve as protection for telecommunication equipment. Also, there is additional protective fencing to secure that equipment.

Motion by: Lois Hall
Motion: Approval
Vote: 4/0 Unanimous

VII. General Business

NONE

VIII. Public Comment

1. Everyone enjoyed the reinstallation of "Overton's Tank".
1. Everyone invited to 4th of July Celebration – USO Theme.
3. Working on Back-to-School Event for early August.
4. Airport Tower has minor setback, it won't be until next fiscal year.

IX. Next scheduled meeting is July 9, 2025.

X. Adjourned at 7:15 PM.

DRAFT

**ATTACHMENT A
MOAPA VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 7:00 P.M., AUGUST 13, 2025**

09/03/25 BCC

1. **ZC-25-0516-ESTRADA, MARGARITA V. LIVING TRUST:**
ZONE CHANGE to reclassify 1.02 acres from an RS40 (Residential Single-Family 40) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located west of Paiute Street and south of Jensen Avenue within Moapa Valley (description on file). MK/mc (For possible action)

2. **ZC-25-0526-QUANTUM PEAK VENTURES, LLC:**
ZONE CHANGE to reclassify 0.92 acres from an RS40 (Residential Single-Family 40) Zone to a CG (Commercial General) Zone. Generally located west of Moapa Valley Boulevard and south of Whipple Avenue within Moapa Valley (description on file). MK/gc (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0516-ESTRADA, MARGARITA V. LIVING TRUST:

ZONE CHANGE to reclassify 1.02 acres from an RS40 (Residential Single-Family 40) Zone to an RS20 (Residential Single-Family 20) Zone.

Generally located west of Paiute Street and south of Jensen Avenue within Moapa Valley (description on file). MK/mc (For possible action)

RELATED INFORMATION:

APN:

041-22-701-018

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4025 Paiute Street
- Site Acreage: 1.02
- Existing Land Use: Single-family residence

Applicant's Justification

According to the applicant, the zone change is requested in order to facilitate subdividing the property to allow for the construction of an additional single-family residence. The applicant states the proposed zone change is consistent with goals of the Moapa Valley Land Use Plan. Among these goals is encouraging gradual residential growth. In addition, the proposal is compatible with adjacent and nearby residential uses.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0467-06	Reclassified from R-U to R-A zoning	Approved by BCC	April 2006



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-25-0516

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Moapa Valley TAB Time: 7:00 p.m.

Date: 8/13/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. N/A Time:

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/3/2025 Time: 9:00 a.m.

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- **You MUST** bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Greta Lane, Indian Springs

LAUGHLIN

Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

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(702) 289-0196
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4701 N. Durango Dr., Las Vegas

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Marley P. Robinson Justice Court &
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1340 E. Highway 168, Moapa

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MOUNTAIN SPRINGS

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Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Tracy Chaney, Secretary
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Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

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(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Mallory Cristales, Secretary
(213) 949-0805
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/20/25

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 041-22-701-018

PROPERTY ADDRESS/ CROSS STREETS: 4025 Paiute St, Logandale NV 89021

DETAILED SUMMARY PROJECT DESCRIPTION

Applying to rezone parcel #041-22-701-018 from RS40- to RS20. The future land use of this property is to build a residential single-family home.

PROPERTY OWNER INFORMATION

NAME: Margarita Estrada V Living Trust
ADDRESS: PO Box 1040 Logandale NV 89021
CITY: Logandale STATE: NV ZIP CODE: 89021
TELEPHONE: N/A CELL 702-274-7192 EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Delia Rubio and Ricky Fragoza-Avila
ADDRESS: 142 N. Andersen St, Box 1361
CITY: Overton STATE: NV ZIP CODE: 89040 REF CONTACT ID # _____
TELEPHONE: N/A CELL 702-419-8311 EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Delia Rubio
ADDRESS: 142 N. Andersen St, Box 1361
CITY: Overton STATE: NV ZIP CODE: 89040 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-419-8311 EMAIL: _____

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)*

Margarita V. Estrada
Trustee

Property Owner (Print)

MARGARITA V. ESTRADA
TRUSTEE

Date

July 1, 2025

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

Justification Statement

Rezoning & Comprehensive Plan Amendment

July 8, 2025

I, Delia Rubio & Ricky Fragoza-Avila are requesting to rezone the property located at 4025 Paiute St Logandale, NV 89021 owned by Margarita V. Estrada Living Trust from from RS40 (Residential Single Family – 40,000 sq. ft. minimum lot size) to RS20 (Residential Single Family – 20,000 sq. ft. minimum lot size) to allow this 1.02 acre lot to be subdivided into two individual lots. The future land use of this property is to build a residential single-family home that remains consistent with the rural character of the area while allowing for more efficient use of the land.

This proposed rezoning aligns with existing development trends in the Moapa Valley area, where RS20 zoning has been successfully applied to provide greater housing flexibility while preserving low-density residential character. The requested RS20 zoning remains compatible with adjacent and nearby residential uses and does not introduce a significant change in land use intensity.

Additionally, the proposal is consistent with the goals and objectives of the Moapa Valley Land Use Plan, which encourages logical infill and gradual residential growth that respects the community's rural atmosphere. Rezoning to RS20 will help support the area's housing needs while maintaining a responsible lot size standard.

The property is currently serviced with; septic tank for sewer services, water and power, and is accessible by a maintained public road. There are no known environmental constraints that would impact residential development.

Surrounding Uses:

Parcel #04122701004

Zoned: RS-20

Parcel #04122802004

Zoned: RS-20

Parcel #04122701013

Zones: RS-20

Parcel #04122701014

Zoned: RS-20

Valley Heights Subdivision Community

Zoned: RS-20

We are committed to complying with all applicable development regulations and working cooperatively with planning staff to ensure a quality outcome.

We respectfully request your consideration and approval of this rezoning application. I am available to answer any questions and am willing to appear before the Moapa Valley Town Advisory Board and the Clark County Commission as required. Thank you for your time and thoughtful review.

Sincerely,

Delia Rubio & Ricky Fragoza-Avila

Phone # 702-419-8311

Email: Delia7.dr@gmail.com



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-25-0526

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Moapa Valley TAB Time: 7:00 p.m.

Date: 8/13/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

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Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: N/A Time: N/A

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/3/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

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Electra Smith, Secretary
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Mountain Springs Fire Station
State Route 160, Mountain Springs

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Tracy Chaney, Secretary
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Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
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Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
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Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

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Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
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Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Mallory Cristales, Secretary
(213) 949-0805
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/20/25

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101019

ASSESSOR PARCEL #(s): 041-27-101-007

PROPERTY ADDRESS/ CROSS STREETS: Whipple Ave / Moapa Valley Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

seeking a rezone from RS-40 to CG

PROPERTY OWNER INFORMATION

NAME: Quantum Peak Ventures LLC

ADDRESS: 340 E 600 S

CITY: St George

STATE: UT

ZIP CODE: 84770

TELEPHONE: 4357057574

CELL

APPLICANT INFORMATION (information must match online application)

NAME: Ryan Ruud

ADDRESS: 340 E 600 S

CITY: St George

STATE: UT

ZIP CODE: 84770

TELEPHONE: 4357057574

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Ryan Ruud

ADDRESS: 340 E 600 S

CITY: St George

STATE: UT

ZIP CODE: 84770

TELEPHONE: 4357057574

CELL

ACCELA REFERENCE CONTACT ID #

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am; We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Ryan Ruud
Property Owner (Signature)*

Ryan Ruud
Property Owner (Print)

07/08/2025
Date

Clark County Department of Comprehensive Planning

500 S. Grand Central Parkway

Las Vegas, NV 89155

Attn: Zoning Division

Subject: Justification for Zone Change from RS-40 to CG for APN 041-27-101-007

To Whom It May Concern,

I respectfully submit this letter in support of a request to rezone **parcel number 041-27-101-007** from **RS-40 (Residential Suburban)** to **CG (Commercial General)**. This request is being made **in the absence of a specific development proposal**, but with the intention of aligning the parcel's zoning with current market conditions, long-term land use objectives, and surrounding property uses.

Purpose and Intent

The intent of this request is to transition the zoning to CG to allow for **greater flexibility in future commercial use**, positioning the property to respond to community needs, economic opportunities, and compatible development patterns. While no construction or site-specific project is planned at this time, this zone change will enable more productive use of the parcel consistent with regional trends.

Justification for Commercial General Zoning

1. Alignment with Regional Growth and Transition

The surrounding area is gradually shifting toward increased commercial activity, public services, and mixed-use functions. Maintaining RS-40 zoning would significantly limit the parcel's relevance and underutilize its potential to serve the broader community.

2. Land Use Compatibility and Economic Vitality

The CG zoning district offers a broad range of commercial uses that can be planned in a way that remains compatible with adjacent zoning. By enabling future neighborhood-serving retail, professional offices, or service-based uses, the zone change supports the County's economic development objectives.

3. Preservation of Future Flexibility

Rezoning the parcel to CG without a specific development plan will not trigger immediate land disturbance but ensures that any future development will be reviewed through the proper channels, such as design review, building permits, and required traffic or environmental studies.

4. Compliance with Clark County Planning Goals

The CG zoning district is consistent with Clark County's vision for accommodating commercial services in appropriate locations that support both residential and employment areas. It also supports broader goals for sustainable and efficient land use.

Summary

We believe this zone change is a proactive and appropriate request that brings the subject parcel into alignment with current and foreseeable land use needs in the area. This change ensures responsible future land stewardship and allows Clark County to guide any eventual development under CG zoning standards.

Thank you for your consideration of this request. Please contact me if any additional materials or clarification is required.

Sincerely,
Ryan Ruud
Owner / Authorized Agent
APN: 041-27-101-007
utahute13@gmail.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0526-QUANTUM PEAK VENTURES, LLC:

ZONE CHANGE to reclassify 0.92 acres from an RS40 (Residential Single-Family 40) Zone to a CG (Commercial General) Zone.

Generally located west of Moapa Valley Boulevard and south of Whipple Avenue within Moapa Valley (description on file). MK/gc (For possible action)

RELATED INFORMATION:

APN:

041-27-101-007

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.92
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the area is gradually shifting towards increased commercial activity and that allowing CG (Commercial General) zoning on the site will help meet the community's needs and allow for a broad range of commercial uses that can be developed in a way that remains compatible with the surrounding area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS40	Single-family residential
South	Neighborhood Commercial	RS80	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS80	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for CG (Commercial General) zoning is conforming to the Neighborhood Commercial (NC) land use category on the site and is compatible with the surrounding area. Other CG (Commercial General) zoned properties are located in the area including properties approximately 250 feet to the north and a property 200 feet to the south. Furthermore, the adjacent properties to the north and south are also planned for Neighborhood Commercial (NC) land uses. Additionally, Moapa Valley Boulevard is a state highway that is the main thoroughfare through Moapa Valley where one would typically find commercially zoned properties. The request complies with Policy 1.6.3 of the Master Plan which encourages supporting opportunities for local economic development in outlying communities, and Policy NE-4.2 which supports attracting and encouraging the development of businesses in Moapa Valley that provide an economic base near the residents of Northeast County. For these reasons, staff finds the request for CG (Commercial General) zoning is appropriate for this location.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Fire Prevention Bureau**

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RYAN RUUD

CONTACT: RYAN RUUD, QUANTUM PEAK VENTURES, LLC, 340 EAST 600 SOUTH,
ST. GEORGE, UT 84770

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS40	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS80	Single-family residences
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RS80	Single-family residence & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The subject property, which contains 1 single-family residence, is designated as Ranch Estate Neighborhood in the Master Plan. Ranch Estate Neighborhood allows up to 2 du/ac. The property was previously subdivided in 2008 as part of a 4 lot minor subdivision map. The requested RS20 zoning is a permissible zoning district within the Ranch Estate Neighborhood category. There are larger residential lots adjacent to the subject site zoned RS40 and RS80, and there are also subdivisions zoned RS20 in the nearby area. The surrounding area contains a number of RS20 zoned parcels, and the subject property would not be incompatible with these if approved for RS20. Parcels adjacent to the subject site to the east are zoned RS20, and there are also RS20 zoned parcels across Jensen Avenue to the north and across Paiute Street to the east. For these reasons, staff finds the request for the RS20 zone is appropriate for this location.

Staff Recommendation

Approval.

If this request is approved, the Board finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Fire Prevention Bureau**

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures; location of existing public sanitary sewer is greater than 400 feet from the parcel; and that upon approval of change in use of the property and if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DELIA RUBIO

CONTACT: DELIA RUBIO, P.O. BOX 1361, OVERTON, NV 89040