

12/03/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0724-REYES, IRMA:

ZONE CHANGE to reclassify 0.22 acres from a CG (Commercial General) Zone to an RS5.2 (Residential Single-Family 5.2) Zone.

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

RELATED INFORMATION:

APN:

070-13-101-007

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 487 Kay Geng Street
- Site Acreage: 0.22
- Existing Land Use: Single-family residential

Applicant's Justification

The applicant states that they intend to replace an old manufactured home that has been on the property since 1982 with a new manufactured home. In order to accomplish this, the applicant is requesting a zone change from CG to RS5.2 zoning to bring the site into conformance to Title 30 with a zoning category that allows a single-family residential use.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG	Undeveloped
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS5.2	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG	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 RS5.2 zoning is conforming to the Mid-Intensity Suburban Neighborhood (MN) land use category on the site and is compatible with the surrounding area. The proposed zone change to RS5.2 will bring the site into conformance with Title 30 as the site has been used for single-family residential uses for many years. The surrounding properties will not be adversely impacted as the adjacent property to the north is undeveloped, and the adjacent and abutting properties to the east, south, and west are also being used for single-family residential uses. Furthermore, the site may not be an appropriate location for commercial uses since the site does not have direct access to Moapa Valley Boulevard and is accessed off a local street (Kay Geng Street). For these reasons, staff finds the request for RS5.2 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: Moapa Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: IRMA REYES

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