

09/03/25 BCC AGENDA SHEET

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)

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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**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
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:** Moapa Valley - approval (2 years to commence or property will revert to RS40 Zone).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RYAN RUUD

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