

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0408-MOAPA VALLEY TELEPHONE COMPANY:

ZONE CHANGE to reclassify 1.06 acres from a CG (Commercial General) Zone to a PF (Public Facility) Zone.

Generally located north of Liston Avenue and west of Moapa Valley Boulevard within Moapa Valley (description on file). MK/rk (For possible action)

RELATED INFORMATION:

APN:

041-27-302-037

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1940 Liston Avenue
- Site Acreage: 1.06
- Existing Land Use: Telecommunications facility

Applicant's Justification

This request is a zone boundary amendment to PF (Public Facility) zoning. The subject site is developed and provides public services in telecommunication for Moapa Valley. There is a related design review application on this site to add a shade structure to an existing building. According to the applicant, the zone change to PF (Public Facility) will conform to the Master Plan and would meet Title 30 requirements as opposed to CG (Commercial General) requirements that would lead to very expensive architectural changes to meet commercial requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-901075-08	Administrative design review for an 80 foot tall monopole communications tower	Approved by ZA	September 2008
UC-1493-07	Addition to an existing communications building and construction of a new metal storage building	Approved by BCC	April 2008
ADR-900463-06	Administrative design review for an 80 foot tall monopole communications tower - expired	Approved by BCC	July 2006

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0853-06	Reclassified this site from R-U, R-1, and C-1 zoning to C-2 zoning for the expansion of an existing communications facility	Approved by BCC	August 2006
ZC-1228-01	Reclassified a small portion of this site to C-2 zoning	Approved by BCC	November 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Corridor Mixed-Use	CG	Commercial development
South	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS5.2	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Related Applications

Application Number	Request
DR-25-0407	A design review to add a shade structure to an existing building is a companion item on this agenda.
VS-25-0405	A vacation and abandonment of right-of-way is a companion item on this agenda.

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. PF zoning is a conforming zone boundary amendment in all land use plan categories. Title 30 states that the PF zoning district is established in order to provide for the location and development of sites suitable for necessary public and semi-public uses. Currently, the property is zoned CG and has functioned as a communications facility for Moapa Valley Telephone Company for many years. Staff finds that the requested zone change will not have a negative impact to the surrounding area. For these reasons, staff finds the request for PF 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:

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)

- No comment.

TAB/CAC: Moapa Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: MOAPA VALLEY TELEPHONE COMPANY

CONTACT: BRIMONT CONSTRUCTION, INC., P.O. BOX 1142, OVERTON, NV 89040