



# Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV 89040

June 26, 2024

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 Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Judy Metz, (702) 397-6475
  - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155 & Moapa Valley Community Center 320 N. Moapa Valley Blvd. Overton, NV. 89040
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/MoapaValleyTAB>.

Board/Council Members: Janice Ridondo – Chairperson  
 Jill Williams Perkins – Vice Chair  
 Lois Hall  
 Lori Houston

Secretary: Judith Metz, 702-397-6475. [Judith.Metz@ClarkCountyNV.gov](mailto:Judith.Metz@ClarkCountyNV.gov)  
 Business Address: Moapa Valley Community Center  
 320 N. Moapa Valley Blvd. Overton, NV. 89040

County Liaison(s): William Covington, 702-455-2540, [William.Covington@ClarkCountyNV.gov](mailto: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. 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 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.

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

III. Approval of Minutes for May 1, 2024. (For Possible Action)

IV. Approval of the Agenda for June 26, 2024, and Hold, Combine, or Delete any Items. (For Possible Action)

V. Informational Items

NONE

VI. Planning and Zoning

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**07/17/24 BCC**

1. **ZC-24-0252-KEATTE KENNETH J FAMILY TRUST & KEATE CRAIG & ROBERT TRS: ZONE CHANGE** to reclassify a portion of 3.43 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a CG (Commercial General) Zone. Generally located on the southwest corner of Moapa Valley Boulevard and Jones Street within Moapa Valley (description on file). MK/sd (For possible action)
2. **VS-24-0254-KEATTE KENNETH J FAMILY TRUST & KEATE CRAIG & ROBERT TRS: VACATE AND ABANDON** a portion of right-of-way being Jones Street located between Moapa Valley Boulevard and Bonelli Avenue, and a portion of right-of-way being Bonelli Avenue located between Jones Street and Andersen Street within Moapa Valley (description on file). MK/sd/ng (For possible action)
3. **WS-24-0253-KEATTE KENNETH J FAMILY TRUST & KEATE CRAIG & ROBERT TRS: WAIVER OF DEVELOPMENT STANDARDS** to reduce buffering and screening. **DESIGN REVIEW** for a proposed convenience store with gasoline station on a portion of 3.43 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Moapa Valley Boulevard and Jones Street within Moapa Valley. MK/sd/ng (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 vote may be taken on a matter not listed on the posted agenda. 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: July 10, 2024.

X. Adjournment.



# Moapa Valley Town Advisory Board

May 1, 2024

## DRAFT MINUTES

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Board Members: Janice Ridondo, Chairperson – **Present**  
Lois Hall -**Present**  
Jill Williams Perkins, Vice Chair - **Present**  
Lori Houston - **Present**

Secretary: Judith Metz, 702-397-6475. Judith.Metz@clarkcountynv.gov

Liaison: William Covington, 702-455-2540, William.Covington@ClarkCountyNV.gov

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I. Call to Order, Invocation, Pledge of Allegiance, Roll Call  
The meeting was called to order at 7:00 P.M. Moment of Silence for the local families involved in the Fatal accident on Hwy. 169.

II. Public Comment

NONE

III Approval of Minutes of March 27, 2024.

**Moved by: Jill Williams Perkins**

**Action: Approved**

**Vote: 4-0/Unanimous**

IV. Approval of Agenda for May 1, 2024.

**Moved by: Lois Hall**

**Action: Approved**

**Vote: 4-0/Unanimous**

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

V. Information Items

NONE

VI. Planning & Zoning

**05/21/24 PC**

**1. UC-24-0124-WHITNEY, CLEA:**

**USE PERMITS** for the following: 1) food pantry; and 2) office.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; and 2) parking striping on 2.3 acres in an IL (Industrial Light) Zone. Generally located on the southwest corner of Moapa Valley Boulevard and Hardy Avenue within Moapa Valley. MK/mh:ng (For possible action)

Presentation by Gary McPheeters with photos, paperwork, drawings, and letters for the Town Advisory Board. They serve approximately 1400 people monthly. In addition to the Food Pantry, they offer grief counseling, mental health counseling, cognitive learning, early dementia training, friendship, socializing, and volunteerism. Appx. 25+ people at the meeting to show support for their programs.

**Moved by: Janice Ridondo**

**Action: Approval**

**Vote: 4-0/Unanimous**

VII. General Business

NONE

VIII. Public Comment

Flyers available for the Library Summer Programs. They will be having Momma & Me, Teen Walk in Brunch. Programs will begin May 15<sup>th</sup>. Reminders for May Day Dance this Friday and Dan Bailey Car Show on Saturday. Comments regarding Main Street looking really good and coming along. Airport is wrapping up with it reopening this month. Prayers for the Bindner and Kerman families.

IX. Next Meeting Date is May 15, 2024

X. Adjournment at 7:28PM

**ATTACHMENT A**  
**MOAPA VALLEY TOWN ADVISORY BOARD**  
**ZONING AGENDA**  
**WEDNESDAY, 7:00 P.M., JUNE 26, 2024**

07/17/24 BCC

1. **ZC-24-0252-KEATTE KENNETH J FAMILY TRUST & KEATE CRAIG & ROBERT TRS:**  
**ZONE CHANGE** to reclassify a portion of 3.43 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a CG (Commercial General) Zone. Generally located on the southwest corner of Moapa Valley Boulevard and Jones Street within Moapa Valley (description on file). MK/sd (For possible action)
  
2. **VS-24-0254-KEATTE KENNETH J FAMILY TRUST & KEATE CRAIG & ROBERT TRS:**  
**VACATE AND ABANDON** a portion of right-of-way being Jones Street located between Moapa Valley Boulevard and Bonelli Avenue, and a portion of right-of-way being Bonelli Avenue located between Jones Street and Andersen Street within Moapa Valley (description on file). MK/sd/ng (For possible action)
  
3. **WS-24-0253-KEATTE KENNETH J FAMILY TRUST & KEATE CRAIG & ROBERT TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce buffering and screening.  
**DESIGN REVIEW** for a proposed convenience store with gasoline station on a portion of 3.43 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Moapa Valley Boulevard and Jones Street within Moapa Valley. MK/sd/ng (For possible action)

07/17/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0252-KEATTE KENNETH J FAMILY TRUST & KEATE CRAIG & ROBERT TRS:**

**ZONE CHANGE** to reclassify a portion of 3.43 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a CG (Commercial General) Zone.

Generally located on the southwest corner of Moapa Valley Boulevard and Jones Street within Moapa Valley (description on file). MK/sd (For possible action)

RELATED INFORMATION:

**APN:**

070-13-601-011

**LAND USE PLAN:**

NORTHEAST COUNTY (MOAPA VALLEY) - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 3.43 (total)/1.71 (approximate acreage of the zone change)
- Existing Land Use: Corridor Mixed-Use

Applicant's Justification

The applicant requests a zone change to CG zoning to develop a convenience store and gas station on a portion of the site.

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>  | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>               |
|-------|---|----------------------------------|--|
| North | Public Use  | PF                               | Community center & County offices      |
| South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac)                     | RS5.2                            | Single-family residential              |
| East  | Corridor Mixed-Use  | RM32 & CG                        | Retail & multi-family residential      |
| West  | Compact Neighborhood (up to 18 du/ac), Public Use, & Corridor Mixed-Use | RM32, RS5.2, & CG                | Undeveloped & multi-family residential |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>   |
|---------------------------|--|
| WS-24-0253                | Waiver of development standards and design review for a new retail and gas station is a companion item on this agenda. |
| VS-24-0254                | A request to vacate and abandon a 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. Staff finds the requested zone change will have minimal impact on the immediate area and neighborhood. While the immediate area has a mix of zoning categories, commercial uses are among those established in the area. The rezoning of the southern portion of the existing parcel will allow for greater use and can accommodate a variety of commercial and office use that will be beneficial to the immediate area. For these reasons, staff supports the request.

**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)**

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0251-2024 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: MAVERICK, INC.**

**CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE  
100, LAS VEGAS, NV 89118**

DRAFT



**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way for detached sidewalks.

**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:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

07/17/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0254-KEATTE KENNETH J FAMILY TRUST & KEATE CRAIG & ROBERT TRS:**

**VACATE AND ABANDON** a portion of right-of-way being Jones Street located between Moapa Valley Boulevard and Bonelli Avenue, and a portion of right-of-way being Bonelli Avenue located between Jones Street and Andersen Street within Moapa Valley (description on file). MK/sd/ng (For possible action)

RELATED INFORMATION:

**APN:**

070-13-601-011

**LAND USE PLAN:**

NORTHEAST COUNTY (MOAPA VALLEY) - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

Portions of rights-of-way for Jones Street and Bonelli Avenue are requested to be vacated in order to provide detached sidewalks.

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>  | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>               |
|-------|---|----------------------------------|--|
| North | Public Use  | PE                               | Community center & County offices      |
| South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac)                     | RS5.2                            | Single-family residential              |
| East  | Corridor Mixed-Use  | RM32 & CG                        | Retail & multi-family residential      |
| West  | Compact Neighborhood (up to 18 du/ac), Public Use, & Corridor Mixed-Use | RM32, RS5.2, & CG                | Undeveloped & multi-family residential |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| WS-24-0253                | Waiver of development standards with a design review for a new retail and gas station is a companion item on this agenda. |
| ZC-24-0252                | Zone change for a portion of 3.43 acres from RS5.2 to CG zoning is a companion item on this agenda.                       |

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** MAVERICK, INC.  
**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE  
100, LAS VEGAS, NV 89118

DRAFT

07/17/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0253-KEATTE KENNETH J FAMILY TRUST & KEATE CRAIG & ROBERT TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce buffering and screening.  
**DESIGN REVIEW** for a proposed convenience store with gasoline station on a portion of 3.43 acres in a CG (Commercial General) Zone.

Generally located on the southwest corner of Moapa Valley Boulevard and Jones Street within Moapa Valley. MK/sd/ng (For possible action)

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RELATED INFORMATION:

**APN:**

070-13-601-011 ptn

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow a single row of evergreen trees where a double row of evergreen trees with each row planted offset from one another is required per Section 30.04.02C.

**LAND USE PLAN:**

NORTHEAST COUNTY (MOAPA VALLEY) - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 3.43 (portion)
- Project Type: Convenience store with gasoline station
- Number of Stories: 1
- Building Height (feet): 29 (convenience store)/16 (gas canopy)
- Square Feet: 4,425
- Parking Required/Provided: 18/31
- Sustainability Required/Provided: 7/8

**Site Plans**

The plans depict a new gas station with a convenience store along Moapa Valley Boulevard. The project will include a 4,425 square foot convenience store and a gas station with 5 gasoline pump islands, an air station, underground fuel tanks, and an RV dump station. Access is from both Moapa Valley Boulevard and Jones Street. The convenience store is located within the center portion of the parcel with the 5 gasoline station pumps with fuel canopy located north of the store. Along Moapa Valley Boulevard is an existing 90 foot wide drainage easement. The

southern portion of the site is shown as a future development area. On-site parking is located along the front or north exterior of the convenience store with additional parking located on the south exterior of the building. Pedestrian access is shown from Jones Street and from the gas pumps to the store. An RV dump station is located adjacent to the drainage easement near the northeast corner of the site. The site is aligned so that the front façade of the convenience store faces northeast, parallel to Moapa Valley Boulevard. The trash enclosure is shown on the south side of the convenience store with access for garbage trucks from Jones Street.

### Landscaping

The plans depict landscaping along Moapa Valley Boulevard where there is an existing 90 foot wide drainage easement where mostly shrubs and a few trees will be planted. Landscaping along Jones Street includes a landscape area with a minimum width of 15 feet to 20 feet plus a detached sidewalk. Trees planted along Jones Street will be 20 feet to 30 feet on center. Along Bonelli Avenue, the plans depict a 25 foot wide landscape area with a detached sidewalk and trees spaced 30 feet on center.

Along the western property line, an intense landscaping buffer is shown to be mostly compliance with Section 30.04.02. North of the proposed convenience store a portion of the landscape area is reduced in width to accommodate a portion of the convenience store and the underground fuel tanks. The portion of the landscape area adjacent to the underground tanks will be 10 feet in width with a single row of trees where a minimum width of 15 feet and a double row of trees is required. The portion of the landscape area adjacent to the building encroachment is only a few feet wide. North of the fuel tank the landscape width expands to 15 feet with a double row of Evergreen trees, except that area where the drainage easement is located. Parking lot landscaping islands are provided.

### Elevations

The plans depict a new convenience store building that is 29 feet in height to the pitched roof pinnacle and 20 feet to the top of the parapet wall. Horizontal articulation is shown on all 4 sides of the building. Building materials include stone veneer, fiber cement board with batten siding, aluminum storefront with dark bronze colors and glazed windows and a steel awning for the front (north) exterior. Along the north and east exteriors of the building there will be vehicle bollards installed for pedestrian safety.

The fuel dispensing canopy will be 16 feet in height with an aluminum composite metal awning roof painted red with white trim and will include signage, dispensing stations, and several 4 inch diameter bollards.

### Floor Plans

The plans depict a convenience store with beverage cooler, beer cooler, kitchen, retail, restrooms, vendor receiving and prep, and deli area. The total square footage is 4,425 square feet.

### Applicant's Justification

The applicant states the project is proposed to be constructed as 1 phase and doesn't propose development on the southern quarter of the parcel. The undeveloped area will remain under

Maverik ownership for future amenity considerations and will not be a separate lot. There will be 2 ingress/egress driveways, 1 on Moapa Valley Boulevard and the other on Jones Street.

The project proposes a waiver of development standards to allow a single row of evergreen trees where a double row planted off-set from one another is required. The waiver would apply to a stretch of landscaping directly west of the underground fuel tanks that spans approximately 90 feet. Due to the narrow nature of the site, it is not possible to provide a wide enough landscaping area to accommodate a double row of off-set trees in the area where the underground fuel tanks and fuel island canopy area is present.

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>  | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>               |
|-------|---|----------------------------------|--|
| North | Public Use  | PF                               | Community center & County offices      |
| South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac)                     | RS5.2                            | Single-family residential              |
| East  | Corridor Mixed-Use  | RM32 & CG                        | Retail & multi-family residential      |
| West  | Compact Neighborhood (up to 18 du/ac), Public Use, & Corridor Mixed-Use | RM32, RS5.2, & CG                | Undeveloped & multi-family residential |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| ZC-24-0252                | Zone change for a portion of 3.43 acres from RS5.2 to CG zoning is a companion item on this agenda. |
| VS-24-0254                | A request to vacate and abandon a right-of-way is a companion item on this agenda.                  |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff cannot support the waiver request to reduce a portion of an intense landscape buffer reduced to a single row of Evergreen trees where a double row is required. Staff feels minor revisions to the site plan can be made to eliminate this waiver request, including reducing the size of the structures. The Code stipulates an intense landscape buffer with a double row of trees to lessen the impacts to established less intense uses. Staff cannot support this request as it represents a self-imposed hardship.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The overall design of the building meets Code requirements with horizontal articulation on all 4 sides and is placed within the center portion of the parcel. The proposed dispensing fuel station canopy is a common design found in similar gas stations. Landscaping is provided above the required minimum per the plans and pedestrian walkways and detached sidewalks will be provided. Overall, this use will provide services to the local population and improve the immediate area and utilize an existing vacant property. However, since staff is not supporting the requested waiver of development standards staff cannot support the design review.

#### **Staff Recommendation** **Denial.**

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:**

##### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

##### **Public Works - Development Review**

- Drainage study and compliance;

- Traffic study and compliance;
- Full off-site improvements;
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0251-2024 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MAVERICK, INC.

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE 100, LAS VEGAS, NV 89118