



Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV. 89040

July 13, 2022

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 Amelia Smith at 702-704-4572.
 - 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 & 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: Lois Hall, Chairperson
 Megan Porter, Vice Chairperson
 Kristen Pearson
 Brian Burris

Secretary: Amelia Smith, 702-704-4572, Amelia.Smith@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
 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.

- III. Approval of Minutes for May 11, 2022. (For possible action)

- IV. Approval of the Agenda for July 13, 2022 and Hold, Combine, or Delete any Items. (For possible action)

- V. Informational Items

None

- VI. Planning and Zoning

08/03/22 BCC

- 1. **ZC-22-0344-OVERTON POWER DISTRICT #5:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) and a C-1 (Local Business) Zone to a P-F (Public Facility) Zone for public utilities. Generally located on the west side of Yamashita Street and the north side of Ryan Avenue within Moapa Valley (description on file). MK/jor/syp (For possible action)

- 2. **ZC-22-0298-PACK, TRAVIS & EMILY:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 4.9 acres from an R-U (Rural Open Land) Zone to an R-E (Rural Estates Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to waive off-site improvements (previously not notified).
DESIGN REVIEW for a single family residential development within the Moapa Valley Design Overlay District. Generally located on the south side of Wittwer Avenue, 640 feet east of Rice Street within Moapa Valley (description on file). MK/al/jo (For possible action)

- 3. **ZC-22-0333-NELSON, DUSTIN & LAUREN & HARDY STANLEY G. & LANA J.:**
ZONE CHANGE to reclassify 1.8 acres from an R-U (Rural Open Land) Zone to an R-E (Rural Estates Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce building separations for existing structures.
DESIGN REVIEW for a single family residential development within the Moapa Valley Design Overlay District. Generally located on the southwest corner of Moapa Valley Boulevard and Waite Avenue within Moapa Valley (description on file). MK/al/jo (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: August 10, 2022.

X. Adjournment.

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

May 11, 2022

MINUTES

Board Members:	Lois Hall- Chairperson – PRESENT Megan Porter- Vice Chairperson – PRESENT Kristen Pearson – PRESENT	Shana Munn – PRESENT Brian Burris – PRESENT
Secretary:	Amelia Smith, 702-704-4572, Amelia.Smith@ClarkCountyNV.gov	
Liaison:	William Covington, 702-455-2540, William.Covington@ClarkCountyNV.gov	

- I. Call to Order, Invocation, Pledge of Allegiance, Roll Call
The meeting was called to order at 7:00 p.m.
- II. Public Comment
NONE
- III. Approval of April 27, 2022 Minutes
Moved by: Brian Burris
Action: Approved
Vote: 5-0 Unanimous
- IV. Approval of Agenda for May 11, 2022
Moved by: Brian Burris
Action: Approved with change to hear zoning items 3 & 4 first
Vote: 5-0/Unanimous
- V. Informational Items
NONE

VI. Planning & Zoning

06/07/22 PC

1. **UC-22-0215-SMITH BERNIE:**

USE PERMIT to allow accessory structures prior to a principal use on 2.3 acres in an R-E (Rural Estates Residential) Zone within the Moapa Valley Overlay District. Generally located on the northeast corner of Moapa Valley Boulevard and Hardy Avenue in Moapa Valley (Logandale). MK/jgh/syp (For possible action)

Moved by: Brian Burris

Action: Approved

Vote: 5-0/Unanimous

2. **WC-22-400044 (UC-0932-05)-WHIPPLE SUSAN:**

WAIVER OF CONDITIONS for a use permit for a gravel pit and rock crushing operation to have until July 21, 2022, to discontinue the use on 35.3 acres in an R-U (Rural Open Land) Zone within the Moapa Valley Design Overlay District. Generally located on the south side of Bowman Road (alignment) and the west side of Mallard Street (alignment), 0.5 miles west of Moapa Valley Boulevard within Moapa Valley. MK/al/syp (For possible action)

Moved by: Megan Porter

Action: Approved as submitted with no further reviews

Vote: 5-0/Unanimous

06/08/22 BCC

3. **WC-22-400061 (ZC-1375-06)-CLARK COUNTY WATER RECLAMATION:**

WAIVER OF CONDITIONS of a zone change for future public facilities requiring a design review as a public hearing on final plans to address landscaping and buffering (intense landscaping) from adjacent residences and to address location of generators on 2.9 acres in a P-F (Public Facility) Zone in the Moapa Valley Design Overlay District. Generally located on the south side of Lewis Avenue, 200 feet east of Deer Street within Moapa Valley. MK/al/jo (For possible action)

4. **DR-22-0220-CLARK COUNTY WATER RECLAMATION:**

DESIGN REVIEWS for the following: **1)** a lift station; and **2)** finished grade for a water reclamation facility on 2.9 acres in a P-F (Public Facility) Zone in the Moapa Valley Design Overlay District. Generally located on the south side of Lewis Avenue, 200 feet east of Deer Street within Moapa Valley. MK/al/jo (For possible action)

Moved by: Brian Burris

Action: Approved 3 & 4

Vote: 5-0/Unanimous

VII. General Business

NONE

VIII. Public Comment

NONE

IX. Next Meeting Date

The next regular meeting will be May 11, 2022

X. Adjournment

The meeting was adjourned at 7:28 p.m.

DRAFT

08/03/22 BCC AGENDA SHEET

PUBLIC FACILITY
(TITLE 30)

RYAN AVE/YAMASHITA ST
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0344-OVERTON POWER DISTRICT #5:

ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) and a C-1 (Local Business) Zone to a P-F (Public Facility) Zone for public utilities.

Generally located on the west side of Yamashita Street and the north side of Ryan Avenue within Moapa Valley (description on file). MK/jor/syp (For possible action)

RELATED INFORMATION:

APN:

070-11-801-013

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 5
- Project Type: Public utilities

Site Plan

The site is a 5 acre parcel located on the west side of Yamashita Street and the north side of Ryan Avenue. The request is to reclassify the subject parcel from R-E and C-1 zoning to P-F zoning. Currently, no plans are proposed for this conforming zone boundary amendment request.

Applicant's Justification

The site is owned by the Overton Power District. Reclassifying the site from R-E and C-1 zoning to P-F zoning is appropriate for the owner since the Overton Power District is a public utility company.

Prior Land Use Requests

Application Number	Request	Action	Date
AG-22-900305	Initiated a zone boundary amendment for APN 070-11-801-013 to reclassify the parcel from R-E and C-1 zoning to P-F zoning for the Overton Power District	BCC Staff Directed	May 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Public Use	M-1	Industrial complexes with outside storage
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-T	Single family residential
East	Neighborhood Commercial & Corridor Mixed-Use	R-E & C-1	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff finds that the applicant's request is appropriate for the site and has a potential to benefit the surrounding area since the request is to reclassify the site to P-F zoning (Public Facility). Staff supports this 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:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

CONTACT: CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

08/03/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

UPDATE
WITTWER AVE/RICE ST
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0298-PACK, TRAVIS & EMILY:

AMENDED HOLDOVER ZONE CHANGE to reclassify 4.9 acres from an R-U (Rural Open Land) Zone to an R-E (Rural Estates Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to waive off-site improvements (previously not notified).

DESIGN REVIEW for a single family residential development within the Moapa Valley Design Overlay District.

Generally located on the south side of Wittwer Avenue, 640 feet east of Rice Street within Moapa Valley (description on file). MK/al/jo (For possible action)

RELATED INFORMATION:

APN:

041-34-701-003

LAND USE PLAN:

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

WAIVER OF DEVELOPMENT STANDARDS:

Waive off-site improvements (curbs, gutters, streetlights, and paving) for a single family residential development where required per Section 30.52.040 (previously not notified).

BACKGROUND:

Project Description

General Summary

- Site Address: 1795 Wittwer Avenue
- Site Acreage: 4.9
- Number of Lots: 4
- Density (du/ac): 0.8
- Minimum/Maximum Lot Size (square feet): 25,854/80,854
- Project Type: Single family residential development

Site Plan

The site is an approximate 4.9 acre parcel developed with a single family residence and associated accessory structures. The applicant is proposing to reclassify the site to an R-E zone

and subdivided the parcel into 4 lots for a single family residential development with a density of 0.8 dwelling units per acre. The lots will be between 25,854 square feet to 80,854 square feet in area. Access to the proposed lots will be provided by a private street that intersects with Wittwer Avenue. The private street will be 40 feet in width and terminate in a cul-de-sac in the southern portion of the site. There are no plans for the future homes on the proposed lots since this will be a custom home subdivision. **The plans are not depicting any off-site improvements to the adjacent public rights-of-way.**

Applicant's Justification

The applicant indicates that there is an existing residence on the parcel. The request is to subdivide the parcel into 4 lots. The existing residence will remain on 1 of the proposed lots and the other 3 proposed lots will be sold for the future development of custom homes. There is an existing single family residential development approximately 330 feet to the east of the site. This site and the surrounding parcels are designated as Ranch Estate Neighborhood (up to 2 du/ac) in the Master Plan; therefore, the request to reclassify the site to an R-E zone is in conformance with the Master Plan. Approval of this request will not have a negative effect on the neighborhood as the proposed zoning fits into the rural residential development of the area. The layout of the proposed subdivision and sizes of the lots are consistent and compatible with existing and planned developments in this area.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change & Design Review

This site is designated as Ranch Estate Neighborhood (up to 2 du/ac) in the Master Plan and a request to reclassify the site to an R-E zone is in conformance to the Master Plan. Reclassifying the site to an R-E zone complies with Goal 1.1 of the Master Plan to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. The request also complies in part with Policy 1.1.1 of the Master Plan to encourage the provision of diverse housing types at varied densities and in numerous location. Therefore, staff can support these requests.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the

area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Public Works - Development Review
Waiver of Development Standards

Staff cannot support the applicant's request to not provide paved legal access to the parcel. County-maintained paving exists approximately 330 feet east of the subject parcel. Since the plan for the subject parcel is to subdivide it into 4 lots, there is no valid reason as to why the minimum paving requirements cannot be met.

Staff Recommendation

Approval of the zone change and design review; denial of waiver of development standards.

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:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- Drainage study and compliance;
- Provide paved legal access.
- Applicant is advised that off-site improvement permits may be required.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that off-site improvement permits may be required; and that compliance with Section 30.52.080 of County Code is required, except as waived with this application.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Septic

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available, and none are planned within the next 5 years.

TAB/CAC:

APPROVALS:

PROTESTS: 3 cards

COUNTY COMMISSION ACTION: June 22, 2022 - HELD - To 08/03/22 - per the applicant.

APPLICANT: TRAVIS PACK

CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST., LAS VEGAS, NV 89102

08/03/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT MOAPA VALLEY BLVD/WAITE AVE
(TITLE 30) (MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0333-NELSON, DUSTIN & LAUREN & HARDY STANLEY G. & LANA J.:

ZONE CHANGE to reclassify 1.8 acres from an R-U (Rural Open Land) Zone to an R-E (Rural Estates Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to reduce building separations for existing structures.

DESIGN REVIEW for a single family residential development within the Moapa Valley Design Overlay District.

Generally located on the southwest corner of Moapa Valley Boulevard and Waite Avenue within Moapa Valley (description on file). MK/al/jo (For possible action)

RELATED INFORMATION:

APN:

041-22-301-018

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the building separation for existing structures (single family residence, carport, and other accessory structures) to zero feet where a minimum of 6 feet is required per Table 30.40-1 (a 100% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3995 Moapa Valley Boulevard
- Site Acreage: 1.8
- Number of Lots: 2
- Density (du/ac): 1.1
- Minimum/Maximum Lot Size (square feet): 27,054/44,517
- Project Type: Single family residential development
- Number of Stories: 1
- Square Feet: 1,456

Site Plan

The parcel is developed with a single family residence that County records indicate was constructed in 1939. Other accessory structures on the parcel consist of a detached carport, a shed, accessory building, and a silo. The request is to subdivide the parcel into 2 lots. Waite Avenue is located along the north side of the site and Moapa Valley Boulevard along the east side. Waite Avenue is the side street of this corner lot. The plans indicate that an additional 12.5 feet of the property will be dedicated for Waite Avenue to bring the half street width to 30 feet. The existing residence will be located 32 feet from the future right-of-way for Waite Avenue and is approximately 168 feet from Moapa Valley Boulevard (front property line). The carport is located on the northwest corner of the residence, set back 11.8 feet from the future right-of-way of Waite Avenue, adjacent the residence. The silo is 105 feet to the west of the residence. There is a shed and accessory building approximately 35 feet to the southwest of the residence. These 2 structures are adjacent to each other. The request is to reclassify the site to an R-E zone and subdivide the parcel into 2 lots. The eastern 0.6 acres will be for future development. The existing residence and accessory structures will be on the same lot which will be the eastern portion of the site with an area of approximately 1.2 acres. The plan indicates that the existing structures will comply with the required setbacks for the R-E zoning district. The waiver of development standards is for the separation between the residence and carport and the separation between the shed and accessory building to the southwest of the residence.

Landscaping

No additional landscaping is proposed or required with this request. There are various types of trees, shrubs, and groundcover around the residence.

Elevations

The existing residence is 1 story with a pitched roof. The roofing material consists of asphalt shingles and the exterior of the residences consist of horizontal lap siding painted in earth tone colors. The carport has metal post supporting a metal roof covering and area of 600 square feet and is approximately 12 feet in height. The silo is a round structure constructed on metal and is approximately 20 feet in height. The shed is constructed of wood, has a pitched roof with asphalt shingle and is painted red. The accessory building of wood frame construction is approximately 15 feet in height with a pitched roof that has asphalt shingles for roofing materials and is painted in similar colors as the residence.

Floor Plans

The residence has an area of approximately 1,456 square feet with 4 bedrooms. The shed has an area of approximately 120 square feet. The accessory building has an area of approximately 450 square feet and the silo an area of approximately 730 square feet.

Applicant's Justification

The proposed zone change is in conformance with the Master Plan. The request is to subdivide the parcel into 2 lots to allow for the future development of a single family residence on the western portion of the parcel. The proposed lots will be consistent and compatible with abutting properties. The carport has been on the property for over 50 years and the shed since approximately 1988. The accessory building was constructed between the spring of 2017 and

the spring of 2018. There is no record of any complaints for the existing structures and approval of the waiver will allow the structures to remain on the property.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Corridor Mixed-Use	R-U	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Agricultural use

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The request to reclassify the site to an R-E zone is in conformance with the Master Plan. The request is in compliance with Goal 1.1 of the Master Plan to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. The request to reclassify this site to an R-E zone is consistent and compatible with existing and planned land uses in the area; therefore, staff supports the zone change.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The request is to reduce the separation between existing buildings/structures on the property. The carport has been on the property for several decades without any issues or complaints. The property is located in a rural area with large parcels and few adjacent properties. These structures have not created a negative impact on the adjacent properties; therefore, staff can support this request.

Design Review

The request is to subdivide the property into 2 lots to create a vacant parcel for future single family residential development. The proposed lots are consistent and compatible with existing and planned development in the area; therefore, staff can support the design review.

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:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 that the waiver of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Right-of-way dedication to include 12.5 additional feet for Waite Avenue and associated spandrel.
- Applicant is advised 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 the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: STAN HARDY
CONTACT: CLAYTON NEILSEN, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS,
NV 89118