

09/05/23 PC AGENDA SHEET

CONCESSION & RESTROOM BUILDING
(TITLE 30)

MOHAWK ST/ELDORA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-23-0388-COUNTY OF CLARK (PK & COMM SERV):

DESIGN REVIEW for reconstruction of a concession/restroom building in conjunction with an existing park on 3.7 acres in a P-F (Public Facility) Zone.

Generally located on the east side of Mohawk Street and the south side of Eldora Avenue within Spring Valley. RM/rk/syp (For possible action)

RELATED INFORMATION:

APN:

163-12-602-001

LAND USE PLAN:

SPRING VALLEY - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2750 Mohawk Street
- Site Acreage: 3.7
- Project Type: Reconstruction of a concession/restroom building
- Building Height (feet): 15
- Square Feet: 1,600

Site Plan

The plan depicts an existing park (Potosi Park) with two baseball fields and other recreational amenities. The scope of this request is to remove an existing storage building and restroom and construct a new concession and restroom building located near the west portion of the site. There is a driveway/access point for maintenance from Mohawk Street. All other portions of the park will remain unchanged.

Elevations

The building is 15 feet in height and constructed of decorative smooth face CMU walls and a standing seam metal roof.

Floor Plan

The floor plan depicts a concession area, restrooms, and 2 storage rooms totaling 1,600 square feet.

Applicant's Justification

The applicant indicates they are updating the existing amenities for the park. The new amenities are consistent in function and design to existing facilities on-site and will have minimal impact on the adjacent properties.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0084-00	Reclassified this site from R-E zoning to P-F zoning for an existing park	Approved by BCC	February 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-2	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
West	Public Use	P-F	Elementary school

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Goals of the Master Plan encourage the development of parks and recreational facilities that meet the needs of the residents. The proposed amenities to the park will be compatible with the existing facilities on-site and not negatively affect the surrounding area; therefore, staff can support 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:

Comprehensive Planning

- Applicant is advised that the installation and use of cooling systems that consumptively use water is prohibited; 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0015-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: COUNTY OF CLARK (PK & COMM SERV)

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