

06/21/22 PC AGENDA SHEET

PUBLIC FACILITY
(TITLE 30)

SR 163/CASINO DR
(LAUGHLIN)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0225-USA:

USE PERMIT for a public facility.

DESIGN REVIEW for a public facility (site improvements) on a portion of 37.1 acres in an R-U (Rural Open Land) Zone.

Generally located on the northwest corner of Casino Drive and SR 163 within Laughlin.
MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

264-12-701-001 ptn

LAND USE PLAN:

LAUGHLIN - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: 1263 S. Casino Drive
- Site Acreage: 37.1 (portion)
- Project Type: Public facility
- Building Height (feet): 8 (block wall)

Site Plans

The plans depict an existing wastewater reclamation facility located along the Colorado River at the corner of SR 163 and Casino Drive. To the east is the Colorado River, to the south are resort hotels, to the west is undeveloped and is classified as Open Lands. The use permit application will establish the public facility as no records exist of some of the previous improvements or land use entitlement. The project as described includes installation of a new well pump, well head foundation pad, new well discharge pipelines, valves, a flowmeter, and other applicable site improvements.

Landscaping

Landscaping is not part of this application. There is existing landscaping along the riverbed, along State Route 163 and throughout the immediate site. Much of the parcel is undeveloped and is in a natural state.

Elevations

The plans depict an existing 8 foot high split face concrete block wall along Casino Drive with rolling gates for ingress/egress and is painted with desert colors. The block wall includes 3 strands of barbed wire along the top for security. The block wall also currently extends along portions of the north property line adjacent to the Colorado River and encloses the existing water pump station. The applicant is proposing 40 linear feet of new chain-link fence along a portion of the north parcel line that will enclose the new equipment, including the discharge pipeline, valves, flowmeter, and will be at a maximum height of 6 feet.

Applicant's Justification

The applicant states that the project includes the installation of a well pump and head foundation pad, discharge pipelines, valves, a flowmeter, and other site improvements. A new 8 foot split face block wall is proposed to match the adjacent wall, a chain-link security fence with security wire along the river, and other site improvements. The new well will provide for an alternative water source in meeting future customer demands.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West & East	Open Lands	R-U	Undeveloped
South	Entertainment Mixed-Use	H-1	Resort hotel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit & Design Review

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that the use permit request to establish the existing public facility will not create any adverse impacts to the adjoining development in the area and are appropriate for this location. The existing facility and related improvements and structures are located adjacent to the Colorado River, across SR 163 to an existing parking lot associated with an existing resort hotel. The immediate surrounding area is developed with land uses that primarily cater to tourists-oriented activities. Staff finds the use permit complies in part to Policy 2.2.3: facility expansion to plan proactively for expansion of existing facilities and provision of new ones to meet increases in demand and accommodate anticipated population growth, and Policy 3.3.1: continuing to support the Southern Nevada Water Authority (SNWA) efforts and plans to meet current and projected water demands, encourage water conservation, and implement adaptive management strategies. In addition, the height, scale, and materials of the existing public facility are appropriate for this location and incorporate desert colors and architectural enhancements.

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**

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LAS VEGAS VALLEY WATER DISTRICT/SOUTHERN NEVADA WATER AUTHORITY

CONTACT: LAS VEGAS VALLEY WATER DISTRICT/SOUTHERN NEVADA WATER AUTHORITY, 1001 S. VALLEY VIEW BLVD, LAS VEGAS, NV 89153