

11/20/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0518-USA:

ZONE CHANGE to reclassify a 5.55 acre portion of 58.7 acres from an IH (Industrial Heavy) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-70) Overlay.

Generally located on the northwest side of Las Vegas Boulevard North and the north side of Nadine Petersen Boulevard within the Northeast County Planning Area (description on file). MK/rg (For possible action)

RELATED INFORMATION:

APN:

103-34-000-008

LAND USE PLAN:

NORTHEAST COUNTY - INDUSTRIAL EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Acreage: 5.55 (portion)/58.7 (total site)
- Existing Land Use: Undeveloped

Applicant's Justification

The Southern Nevada Water Authority (SNWA) requests a zone change for the subject property. SNWA is designing the unstaffed and remotely operated Industrial Rail Lift Station (IRLS) as part of the Garnet Valley Wastewater System (GVWWS). SNWA will manage the GVWWS project through construction and upon completion, SNWA will turn over ownership to the City of North Las Vegas. The GVWWS is a 2 phase project that will collect and return the wastewater generated in the Apex Industrial Park to aid in maximizing return-flow credits. The land use category for the subject site is Industrial Employment and the property is zoned IH (Industrial Heavy). SNWA requests the zoning for a portion of the parcel be change to PF (Public Facility) to allow future growth of critical wastewater infrastructure.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0033	Public utility structure design review with an unmanned control building with surge tanks, waivers to eliminate all on-site, and street landscaping, and a 9 feet 6 inch high screen wall	Approved by BCC	April 2024

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0121-99	Power transmission lines that are 69kV up to 500 kV and included an upgrade and addition of circuits and increased structure heights up to 100 feet high	Approved by PC	March 1999
UC-0901-97	Allowed a power transmission line greater than 69kV up to 500 kV, included upgrade and addition to existing transmission lines, added 2 new substations with an unmanned control building with 100 foot high microwave tower, variances to increase fence height to 8 feet, waived landscaping, trash enclosure, on-site paving, and reduced setbacks from a range line/section line/quarter section line	Approved by PC	June 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Industrial Employment	IH (AE-70)	Manufacturing facility (gypsum wallboard)
South & East	Industrial Employment	IH (AE-70)	Undeveloped, Union Pacific Railroad, & I-15
West	City of North Las Vegas	M-2 (AE-70)	Undeveloped

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 that the proposed zoning change supports Goal 3.3 on the Master Plan to maintain and protect the quality, supply, and reliability of Clark County’s water resources for current and future residents. The request complies with Policy 3.3.1 of the Master Plan to continue to support the Southern Nevada Water Authority (SNWA) efforts and plan to meet current and projected water demands, encourage water conservation, and implement adaptive management strategies. Lastly, the portion of this site has been approved previously by UC-24-0033 for a public utility structure. For these reasons, staff finds the request for the PF (Public Facility) Zone is appropriate for this location.

Staff Recommendation

Approval.

If this request is approved, the Board 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:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SOUTHERN NEVADA WATER AUTHORITY

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