

06/21/23 BCC AGENDA SHEET

FINISHED GRADE
(TITLE 30)

LAS VEGAS BLVD N/PABCO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-23-0210-RAIL 15, LLC:

DESIGN REVIEW for finished grade in conjunction with a future industrial development on 165.1 acres in an M-2 (Industrial) (AE-65 & AE-70) Zone.

Generally located on the east side of Las Vegas Boulevard North and the north side of Pabco Road within the Northeast County. MK/rk/syp (For possible action)

RELATED INFORMATION:

APN:

103-26-010-008 through 103-26-010-012; 103-34-010-019; 103-34-010-020; 103-35-010-006 through 103-35-010-012

DESIGN REVIEW:

Increase finished grade to 74 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:

NORTHEAST COUNTY - INDUSTRIAL EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 165.1
- Project Type: Finished grade for a future industrial development

Site Plans

The plans depict a future industrial site zoned M-2 located between Las Vegas Boulevard North and Industrial Rail Road, and I-15 and Pabco Road on 165.1 acres. There are multiple parcels that are continuous in a linear fashion (north to south). The plans for this request depict that the finished grade of the site will be increased over 6 feet on most of the parcels except for the parcels in the middle of the site. Additional site elements include multiple drainage channels that are a result of upstream stormwater flows that come from the existing culverts under I-15 and associated upstream drainage basins.

Applicant's Justification

The applicant indicated the intent of this request is to mass grade the project site for future developments. The site contains multiple drainage channels that are a result of upstream stormwater flows that come from the existing culverts under the I-15 and associated upstream drainage basins. Some of these existing stormwater flow rates are relatively high and result in large, proposed culverts and drainage channels in order to convey these upstream flows through the site. As a result of this, there are areas where the proposed roadway finish grade is elevated to provide adequate cover over these culverts, following which pad grades are gently sloped to the northern property line to facilitate developable building pads for future development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-166-89	Reclassified this site to M-2 zoning for future heavy industrial uses	Approved by BCC	July 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-2	Undeveloped
South	City of North Las Vegas	M-2	Undeveloped
East	Industrial	M-2	Undeveloped
West	Industrial	M-2	Undeveloped & manufacturing facility

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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 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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; that Nevada Department of Transportation (NDOT) permits may be required; and that City of North Las Vegas permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAIL 15, LLC

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