

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400128 (UC-23-0637)-LAS VEGAS VALLEY WATER DISTRICT:

USE PERMIT FIRST EXTENSION OF TIME for public utility structures consisting of a pumping station, electric substation, fences, and walls.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive off-site improvements (sidewalk); **2)** reduce throat depth; **3)** increase driveway width; and **4)** allow pan driveways.

DESIGN REVIEWS for the following: **1)** public utility and structures (pumping station and electric substation); and **2)** finished grade on a 5.9 acre portion of 18.15 acres in a Public Facility (PF) Zone.

Generally located north of Monhill Avenue and east of Hazelcrest Drive within Paradise. TS/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

161-19-502-001 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive off-site improvements (sidewalk) where required per Chapter 30.52.
2. Reduce throat depth to 2.5 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 90% reduction).
3. Increase driveway width to 145 feet where a maximum of 40 feet is allowed per Uniform Standard Drawing 222.1 (a 263% increase).
4. Allow pan driveways where commercial curb return driveways are required per Uniform Standard Drawings 222.1 and 225.

DESIGN REVIEWS:

1. Public utility and structures (pumping station and electric substation).
2. Increase finished grade up to 10 feet where a maximum of 3 feet is permitted per Section 30.32.040 (a 234% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4095 E. Flamingo Road

- Site Acreage: 5.9 (portion)/18.15 (overall site)
- Project Type: Water pump station and electrical substation
- Building Height (feet): 48 (pumping station)
- Square Feet: 18,870 (pumping station)

Site Plan

The site is an 18.15 acre parcel that contains an existing pumping station, electric substation, and reservoir for the Las Vegas Valley Water District. Records indicate that the facility was constructed in the 1960's. The approved development is on a 5.9 acre portion of the site located on the south side of the site adjacent to Monthill Avenue. The approved plans depict a new building for an additional pumping station, an additional electric substation, a rate of flow control station, and a fenced area for maintenance vehicles. Access to the 5.9 acre portion of the site will be primarily from 2 proposed driveways on Monthill Avenue, with additional access provided from the north via the existing driveway on Flamingo Road. The western driveway along Monthill Avenue will be used by staff arriving in passenger vehicles while the eastern driveway will be used for maintenance vehicles. Both driveways are access controlled by security gates.

Landscaping

Landscaping was approved along the Monthill Avenue frontage with landscape planters ranging in width from 6 feet to 10 feet. Acacia trees and complementary shrubs will be provided. An 11 foot, 4 inch high decorative block wall is shown behind the landscape planters to provide extra security for the facility.

Elevations

The pumping station was originally approved for a height ranging from 39 feet to 46 feet. Materials consisted of desert tone brick and stone. Although the roof was mostly flat, a 3:12 pitched roof was shown on the east and west sides of the building.

An administrative design review (ADR-25-900693) was approved in October 2025 for modifications to the original design. The modification changed the approved maximum height from 46 feet to 48 feet. The structure will now range in height from 39 feet to 48 feet.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0637:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- Coordinate with Public Works – Development Review for the design and construction of the westerly Monthill Avenue driveway;
- Coordinate with Public Works – Development Review for the design and construction of a public crosswalk along Monthill Avenue;
- 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.

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 #0453-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant (Southern Nevada Water Authority) states that a new design was recently submitted for review. The approved redesign changed the overall height of the pumping station. The applicant is now ready to begin constructing the new design and requests more time for this development.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-25-900693	Administrative design review for modifications to UC-23-0637	Approved by ZA	October 2025
UC-23-0637	Use permits, waivers of development standards, and design reviews for a public utility substation	Approved by BCC	December 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	I-15 on-ramp & undeveloped
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

ADR-25-900693 was recently approved for modifications to the elevations of the pumping station. Additionally, this is the first extension of time request. Therefore, staff can support the request.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

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

- Until December 6, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTEST:

APPLICANT: SOUTHERN NEVADA WATER AUTHORITY

CONTACT: YVONNE HAND, SNWA, 1001 SOUTH VALLEY VIEW BOULEVARD, LAS VEGAS, NV 89153