

11/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0671-LAS VEGAS VALLEY WATER DISTRICT:

USE PERMIT for public utility structures (pumping station, operations building, and surge system) with all ancillary uses and accessory structures.

DESIGN REVIEW for proposed public utility structures (pumping station, operations building, and surge system) with all ancillary uses and accessory structures in conjunction with an existing water reservoir and pumping stations on 18.31 acres in a PF (Public Facility) Zone.

Generally located west of Dean Martin Drive and south of Tropicana Avenue within Paradise. MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

162-29-101-049

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4995 Dean Martin Drive
- Site Acreage: 18.31
- Project Type: Public utility structures (pumping station, operations building, and surge system)
- Number of Stories: 1
- Building Height (feet): 23 (proposed operations building)/15 (existing pressure reducing valve (PRV) building)/9.5 (existing compressed air enclosure)/12 (existing control building) Square Feet: 2,375 (proposed operations building)/867 (existing PRV building)/252 (existing compressed air enclosure)/1,104 (existing control building)
- Parking Required/Provided: 0/0
- Sustainability Required/Provided: 7/1.5

History & Request

ZC-0482-11 was approved by the Board of County Commissioners in December 2011 to reclassify the project site to a PF (Public Facility) zone for a 40 million gallon potable water reservoir with pumping stations. The applicant is now proposing to construct a 50 million gallon per day open-air pumping station facility with 5 pump trains, a flush-with-grade isolation valve vault and an operations building which houses air compressors and appurtenances for the surge mitigation system. Two, 12 foot by 40 foot oval surge tanks will be located near the proposed

pumping station to provide surge relief to the new system. The project site will typically be unoccupied and operated remotely. Southern Nevada Water Authority and Las Vegas Valley Water District personnel will visit the site intermittently for maintenance operations.

Site Plans

The plans depict an existing 40 million gallon water reservoir, consisting of 6.49 acres, located on the western half of the project site. Immediately to the northeast of the water reservoir are existing accessory structures and uses which include the following: 1) existing pressure reducing valve (PRV) building; 2) existing compressed air enclosure; 3) existing control building; 4) existing connection valve vault; 5) existing open-air pumping station; and 6) an open-air PRV station.

Multiple improvements are proposed within the northeast portion of the site which include the following structures and accessory uses: 1) proposed connection valve vault (370 square feet); 2) proposed pump suction isolation valve vault (1,020 square feet); 3) proposed operations building; 4) proposed outdoor pump pad (3,870 square feet); and 5) proposed electrical yard (1,145 square feet). The perimeter of the site is secured by an existing 10 foot high tubular steel fence with CMU pilasters. Access to the site is granted via an existing driveway along Dean Martin Drive, at the northeast corner of the site. Title 30 does not require parking for the proposed public utility structure improvements.

Landscaping

All street landscaping exists and no street landscaping is proposed or required with this request. A 15 foot wide existing landscape strip with faux cacti is located behind an existing, 7 foot wide attached sidewalk along Dean Martin Drive. No interior site landscaping is proposed or required with this request.

Elevations

The plans depict a proposed operations building measuring 23 feet in height to the top of the pitched roof. The roof consists of pre-finished metal tile, while the exterior of the building consists of EIFS. The heating, ventilation, and air conditioning equipment area, located to the west of the operations building, will be screened by a masonry wall consisting of EIFS and CMU block. The operations building and screen wall will be painted with neutral, earth tone colors.

Floor Plans

The proposed operations building measures 2,375 square feet in area and consists of an electrical and mechanical room.

Applicant's Justification

The proposed pumping station will convey water to the Las Vegas Valley Water District Warm Springs Road facility to support near term demands and increase resiliency in existing systems. These improvements are part of the larger Horizon Lateral Program currently being designed in the Las Vegas Valley. The additional pumps are not expected to contribute to noise levels beyond the current pumping station. The proposed site development will occur exclusively on an existing Public Facility property and no new traffic is expected to travel to the site after project completion.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0094-14	Vacation and abandonment of government patent easements - recorded	Approved by PC	April 2014
VS-0536-11	Vacation and abandonment of government patent easements - expired	Approved by BCC	December 2011
ZC-0482-11	Reclassified project site to PF zoning for a water reservoir, pumping station, and ancillary uses	Approved by BCC	December 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IP & CR	Motel, hotel, retail, & offices
South	Entertainment Mixed-Use	IL & CR	Motel, industrial, & warehouse buildings
East*	Entertainment Mixed-Use	CR	Excalibur Resort Hotel
West	Entertainment Mixed-Use	IL	Industrial & warehouse buildings

*Immediately to the east of the project site is 1-15

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

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Use Permit & Design Review

The proposed public utility structure improvements comply with the goals and policies of the Clark County Master Plan which encourages adequate public and quasi-public infrastructure to meet the needs and demands of existing and future residents and businesses. The improvements

further policy 3.3.3 of the Master Plan, which encourage the continuation of an integrated, area-wide water quality management program. The area surrounding the proposed development is industrial and commercial in nature, with warehouse and manufacturing buildings, a hotel, and motel surrounding the site. The infrastructure improvements to the site should not have an impact on the adjacent properties. The addition of the operations building and pumping station comply with policy 3.3.1 of the Master Plan, which encourages the continuous support of the Southern Nevada Water Authority's efforts and plans to meet current and projected water demands, and to encourage water conservation. Therefore, staff recommends approval of these requests.

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 within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance.

Clark County Water Reclamation District (CCWRD)

- No comment

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SOUTHERN NEVADA WATER AUTHORITY

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