

05/21/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0249-USA:

USE PERMIT for a public utility structure.

DESIGN REVIEW for a public utility structure on a 3.32 acre portion of a 55.93 acre site in a PF (Public Facility) Zone.

Generally located on the east side of Las Vegas Boulevard South, 1,600 feet south of Sloan Road (alignment) within Sloan. JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:

191-30-501-004; 191-30-601-001

LAND USE PLAN:

SOUTH COUNTY (SLOAN) - ENTERTAINMENT MIXED-USE

SOUTH COUNTY (SLOAN) - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 15000 Las Vegas Boulevard South
- Site Acreage: 3.32 acre portion of a 55.93 acre site
- Project Type: Proposed public utility structure
- Number of Stories: N/A
- Building Height (feet): N/A
- Square Feet: N/A

Site Plan

The plan depicts the 3.32 acre portion of the site within the Clark County jurisdiction. The majority of the public utility structures lies within the City of Henderson's jurisdiction. The primary access to the facility will be from Las Vegas Boulevard South via a 120 foot wide easement on the north portion of APN 191-30-601-001 and APN 191-30-504-004. The remaining portion of the facility within the Clark County's jurisdiction is on APN 191-30-504-004 on the southern tip of the parcel, where a 15 foot high perimeter wall for the public utility structure will be installed as part of the overall perimeter.

Landscaping

Landscaping is not proposed within this public utility structure facility.

Elevations & Floor Plans

Building elevations and floor plans are not proposed within this portion of the public utility structure facility.

Applicant's Justification

The Las Vegas Valley Water District (LVVWD) requests a use permit, and design review for the subject site. LVVWD project called the South Boulevard 2745 Zone Reservoir will maintain adequate hydraulic grade lines in the southern portion of the 2745 Pressure Zone. This will provide additional capacity to support existing and future development and maintain emergency fire flow storage.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1726-00	Waiver of development standards for architectural standards for a modular office building on the southern portion of APN 191-30-601-001	Approved by PC	December 2000
VC-0087-98	Variance to allow a modular office building on the southern portion of APN 191-30-601-001	Approved by PC	February 1998
UC-1146-95	Use permit for a go-kart facility on the southern portion of APN 191-30-601-001 - expired	Approved by PC	August 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Open Lands	CG	Recreational facility (Speed Vegas)
South	Entertainment Mixed-Use & City of Henderson	M-D	Distribution center & undeveloped
East	City of Henderson	PS	Undeveloped
West	Entertainment Mixed-Use; Open Lands; & Business Employment	RS80, H-2, & IP	Batch plant, I-15, & undeveloped

Related Applications

Application Number	Request
ZC-25-0248	A zone change to reclassify a 3.32 acre portion of the site from H-2 and RS80 to PF is a companion item on this agenda.

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.

Policy 3.3.1 states in part that the goal is 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. This proposed project supports Goal 3.3 which is related to maintaining and protecting the quality, supply, and reliability of Clark County's water resources for current and future residents. Staff recommends approval of the use permit.

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.

The site plan shows that this proposed public utility structure is set back 861 feet from the right-of-way (Las Vegas Boulevard South) to the east, which lends itself to minimal impact along the right-of-way. The applicant is proposing to not implement most of the development standards under Chapter 30.04.05, since the portion of this development is small in scale and will be unmanned by employees with the bulk of the development being in the City of Henderson. Staff finds that applicant's requests to be appropriate since the site is a public utility structure and is closed to the public. This facility supports Policy 3.3.3 - Water Quality, which states that facilities such as this support the implementation of an integrated, area-wide water quality management program such as the Clark County 208 Area-Wide Water Quality Management Plan. Staff recommends 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 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ABBY SHIELDS

CONTACT: ABBY SHIELDS, LAS VEGAS VALLEY WATER DISTRICT, 100 N. CITY PARKWAY #700, LAS VEGAS, NV 89106