

LIFT STATION
(TITLE 30)

LEWIS AVE/DEER ST
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-22-0220-CLARK COUNTY WATER RECLAMATION:

DESIGN REVIEWS for the following: **1)** a lift station; and **2)** finished grade for a water reclamation facility on 2.9 acres in a P-F (Public Facility) Zone in the Moapa Valley Design Overlay District.

Generally located on the south side of Lewis Avenue, 200 feet east of Deer Street within Moapa Valley. MK/al/jo (For possible action)

RELATED INFORMATION:

APN:

071-19-101-002

DESIGN REVIEWS:

1. A lift station in conjunction with a wastewater collection system.
2. Increase finished grade by 40 inches where a maximum of 36 inches is standard per Section 30.32.040 (an 11% increase).

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.9
- Project Type: Lift station for a wastewater collection system
- Number of Stories: 1
- Building Height (feet): 18.5
- Square Feet: 1,716
- Parking Required/Provided: 0/0

Background

The plan depicts a facility that is part of the wastewater collection system for Moapa Valley. Wastewater collection systems work by using gravity flow to move wastewater through the system to the collection point/treatment facility. Where the wastewater collection lines go to

deep into the ground to allow for gravity flow a lift station is used to raise the wastewater to a higher elevation to reestablish gravity flow. There is an existing lift station within the right-of-way of Lewis Avenue just north of the site. Per the applicant this existing facility is nearing the end of its productive life and in need of replacement. The applicant is proposing to replace the existing lift station with an updated facility that will improve the wastewater collection system and remove the lift station from the center of the right-of-way.

Site Plan

Portions of the facility will be underground; however, there will be a building located in the central portion of the site to house equipment for the improved facility. The building is set back approximately 285 feet from the south property line, approximately 80 feet from the east and west (side) property lines, and 240 feet from Lewis Avenue (front property line). AC pavement will be provided along portions of the front of the lot, along the sides of the lot and around the building. A landscape area will be provided that will be surrounded by the pavement. This will be an unmanned facility and designate parking spaces will not be provided on the site. However, the paved areas around the building will provide ample space for vehicles to park during maintenance and repairs. Set back approximately 150 feet from Lewis Avenue the plans depict a 6 foot high ornamental steel fence along the front of the facility with sliding gates. Combinations of ornamental fencing, ranch style wire fencing, and block walls will be provided around this with per agreements with the adjacent property owners.

Landscaping

The plan shows landscaping in the front of the lot in the area between the on-site pavement consisting of trees, shrubs, and ground cover. The proposed landscaping has been reviewed by the adjacent property owners, who have submitted letters in support of the proposed landscape plan.

Elevations

The plans depict a 1 story building with a maximum height of approximately 18.5 feet. The building has a pitched roof with concrete tile roofing material. The building will be constructed of decorative concrete block. The plans show faux shutters on the north side of the building facing Lewis Avenue to have the appearance of windows giving the building more of a residential appearance. There are 2 roll-up doors on the south side of the building to provide access the generator room and order control room for large equipment. Standard doors are located on the east and west sides of the building.

Floor Plan

The plan depicts a 1,716 square foot building that is divided into 3 rooms. These rooms consist of a generator room for a back-up generator with fuel storage, an electrical room, and an odor control room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed facility will improve the wastewater collection system for Moapa Valley and remove an existing facility from the right-of-way.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|---------------|
| ZC-1375-06 | Reclassified the site to P-F zoning for future public facilities | Approved by BCC | November 2006 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|---------------------|---|------------------------|---------------------------|
| North, East, & West | Outlying Neighborhood (up to 0.5 du/ac) | R-U | Single family residential |
| South | Ranch Estate Neighborhood (up to 2 du/ac) | R-U | Undeveloped |

Related Applications

| Application Number | Request |
|---------------------------|--|
| WC-22-400061 (ZC-1375-06) | A waiver of conditions for intense landscaping adjacent to existing residential uses is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Design Review #1

The approval of this request will improve the wastewater collection system for Moapa Valley. This new facility will also remove an existing lift station from the center of Lewis Avenue. The building is setback away from the street and with its pitched roof and faux shutters has a residential appearance to help the building blend in with this rural neighborhood. Additionally, the applicants have met with the adjacent property owner who have reviewed the plans and submitted letters in support of the project. Therefore, staff supports this design review.

Public Works - Development Review

Design Review #2

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:

Current Planning

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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 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;
- Full off-site improvements.
- 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)

- No comment.

TAB/CAC:

APPROVALS: 5 letters

PROTESTS:

APPLICANT: CLARK COUNTY WATER RECLAMATION DISTRICT

CONTACT: CLARK COUNTY WATER RECLAMATION DISTRICT, 5857 E. FLAMINGO RD., LAS VEGAS, NV 89122