

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0033-USA:

AMENDED USE PERMIT for a public utility structure (unmanned industrial rail lift station).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate all on-site landscaping; **2)** eliminate street landscaping; and **3)** eliminate buffering and screening (no longer needed).

DESIGN REVIEW for a public utility structure (unmanned industrial rail lift station) on a 5.6 acre portion of a 58.1 acre site in an IH (Industrial Heavy) Zone within the Airport Environs (AE-70) Overlay.

Generally located on the northwest side of Las Vegas Boulevard North and the north side of Nadine Petersen Boulevard within the Northeast County Land Use Planning Area. MK/jor/ng (For possible action)

RELATED INFORMATION:

APN:

103-34-000-008

USE PERMIT:

Allow a public utility structure (unmanned industrial rail lift station) for the Garnet Valley Wastewater System.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate all on-site landscaping where required per Section 30.04.01D.
2. Eliminate all street landscaping where required per Section 30.04.01D.
3. Allow a 9 foot 6 inch high screen wall without a 15 foot wide landscape buffer where buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot decorative screen wall per Section 30.04.02C (no longer needed).

LAND USE PLAN:

NORTHEAST COUNTY - INDUSTRIAL EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Acreage: 5.6 (portion)/58.1 (total site)
- Project Type: A proposed public utility structure (unmanned industrial rail lift station)
- Number of Stories: 1
- Building Height (feet): 16 feet, 8 inches (proposed electrical building)/29 (proposed surge tanks)/13 (standby generator)

- Square Feet: 1,500 (proposed electrical building)

Purpose, Site Plan, & Requests

The site plan depicts a 58.1 acre site northwest of Las Vegas Boulevard North and northeast of Nadine Petersen Boulevard in the Northeast County Land Use Planning Area. The applicant is proposing to construct and maintain an unmanned industrial rail lift station for the Garnet Valley Wastewater System. Per the applicant, the purpose of the station is to collect and return the wastewater generated in the Apex Industrial Park. This is a public utility structure which will not be staffed and not open to the public. The proposed station will only occupy 5.6 acres of the 58.1 acre site.

The site plan depicts a 24 foot wide access road from Las Vegas Boulevard North. This road leads to a circular drive aisle which surrounds the facility. Once the vehicles reach the access gate on the southeast corner of the site, there is a second internal circular drive aisle that is 20 feet wide. The facility includes surge tanks, a wet well, underground lift station equipment pad, and a flow diversion structure on the east half of the site. The west half of the site includes a gas phase odor control mechanism, an electrical building, and a stand by generator. The site plan includes a 9 foot, 6 inch high screen wall with barbed wire which surrounds the entire facility.

The applicant is requesting a use permit to allow a public facility structure and associated waivers to eliminate on-site landscaping, street landscaping, and allow a 9 foot, 6 inch high screen wall without a 15 foot wide landscape buffer where buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot decorative screen wall. Since the site is not staffed and in a remote area. Pedestrian connectivity, a trash enclosure, 4 sided architecture, building mass and articulation, enhanced primary building entrance, future cross access, and sustainable design elements are not a part of this application.

Landscaping

Landscaping is not proposed within this public utility structure facility.

Elevations

The submitted plans show a proposed electrical building with an overall height of 16 feet, 8 inches. The exterior materials include CMU block with 2 tone dark brown and beige paint colors.

There are proposed surge tanks with an overall height of 25 feet, however, with the attachment of a pressure release valve on top of the tank, the overall height is 29 feet.

Floor Plans

The proposed electrical building has an overall area of 1,500 square feet.

Applicant's Justification

The Southern Nevada Water Authority (SNWA) requests a use permit, design review, and waiver of development standards for the subject project. SNWA is designing the unmanned Industrial Rail Lift Station (IRLS facility) as a part of the Garnet Valley Wastewater System (GVWWS). SNWA will manage the GVWWS project through construction and upon completion, SNWA will turn over ownership to the City of North Las Vegas. The GVWWS is a

2 phase project that will collect and return the wastewater generated in the Apex Industrial Park to aid in maximizing return-flow credits. The unoccupied IRLS facility is considered critical infrastructure and will not be open to the public. The IRLS facility is part of the Garnet Valley Wastewater System program’s goal of collecting and returning treated wastewater to Lake Mead to extend the availability of water resources. The project is scheduled to begin construction in July 2025 and be completed by January 2028.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0121-99	Power transmission lines that are 69kV up to 500 kV and included an upgrade and addition of circuits and increased structure heights up to 100 feet high	Approved by PC	March 1999
UC-0901-97	Allowed a power transmission line greater than 69kV up to 500 kV, this also included an upgrade and addition to existing transmission lines, and added 2 new substations with an unmanned control building with 100 foot high microwave tower, variances to increase fence height to 8 feet, waived landscaping, trash enclosure, on-site paving, and reduced setbacks from a range line/section line/quarter section line	Approved by PC	June 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Industrial Employment	IH (AE-70)	Manufacturing facility (gypsum wallboard)
South & East	Industrial Employment	IH (AE-70)	Undeveloped, Union Pacific Railroad, & I 15
West	City of North Las Vegas	M-2 (AE-70)	Undeveloped

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.

Staff finds that the proposed public utility structures support Policy 3.3.1 of the Master Plan. 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. Goal 3.3 is about 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.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

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.

Waivers of Development Standards & Design Review

The site plan shows that this proposed public utility structure is set back 400 feet from the NDOT right-of-way (Las Vegas Boulevard North) to the east, which lends itself to minimal impact along the right-of-way. The applicant is proposing to not implement a majority of the development standards under Chapter 30.04.05 since the site is in a remote location and will be unmanned by employees. 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 will be operated remotely by City of North Las Vegas staff only, and maintenance visits occur minimally. Staff finds that the 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 a tree-fee in lieu shall be paid to the County for each street tree waived; 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to contact the Southern Nevada Health District when modifying existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ANITA MARQUEZ

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