08/05/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-26-0337-COUNTY OF CLARK (LIBRARY):

DESIGN REVIEW for a public facility (fire station) in conjunction with an existing library on a portion of 3.25 acres in a PF (Public Facility) Zone.

Generally located south of Kyle Canyon Road and west of Ski Chalet Place within Mt. Charleston. AB/lm/kh (For possible action)

RELATED INFORMATION:

APN:
129-36-101-013 ptn

LAND USE PLAN:
NORTHWEST COUNTY (MOUNT CHARLESTON) - OPEN LANDS

BACKGROUND:
Project Description
General Summary
- Site Address: 75 Ski Chalet Place
- Site Acreage: 3.25 (portion)
- Project Type: Public facility (fire station)
- Number of Stories: 2
- Building Height (feet): 32
- Square Feet: 10,628
- Parking Required/Provided: 6/ 6
- Sustainability Required/Provided: 7/ 7.5

Site Plans
The plans depict the existing Mount Charleston Library centrally located on the site, with its parking area situated on the east side of the building. An existing volunteer fire station structure is located at the northeast corner of the property; this structure will be removed and replaced by the proposed facility. The new fire station will be constructed north of the existing wash and drainage facilities. Access to the new station will be provided from the existing driveway on Ski Chalet Place, with a new apparatus driveway added along Kyle Canyon Road. Parking will be located primarily beneath the new structure, with an accessible parking space provided along Kyle Canyon Road. A new emergency signal will be installed to the west of the structure along Kyle Canyon Road. The trash enclosure and mechanical equipment will be located on the lower level of the building and screened from view. A new flagpole and bicycle parking area will be located on the north side of the station near the main entrance.

Landscaping
Street landscaping per Code is provided along Kyle Canyon Road while maintaining some of the existing trees to the west of the proposed driveway along Kyle Canyon Road. New site landscaping will be provided on the west and south sides of the fire station.

Elevations
The plans depict a 2 story fire station, 31 feet 8 inches in height, featuring a metal roof and fascia. The exterior consists of painted metal wall panels in rustic and black earth-tone colors, complemented by wood tongue-and-groove elements. Bi-folding apparatus doors face north, and aluminum storefront window systems are incorporated on each elevation. The building design includes multiple varied wall planes and rooflines that echo the surrounding mountain forms. Signage will be located on the north side of the building and painted to match the building façade.

Floor Plans
The plans depict a 2 story, 10,628 square foot fire station constructed on piers. The lower level includes parking and mechanical spaces, while the primary level contains the lobby, training facilities, apparatus bay, sleeping quarters, offices, dayroom, and kitchen facilities.

Applicant's Justification
Through coordination among the Clark County Library District, the Clark County Fire District, and Clark County Real Property Management, the Library has agreed to allow the Fire District to demolish the existing temporary volunteer facilities located at the corner of the parcel. A new fire station will be constructed between the existing wash and Kyle Canyon Road. The new facility will serve the surrounding mountain communities and introduce a cohesive, modern mountain aesthetic. In addition, the fire station will provide updated, purpose-built accommodations that enhance public safety for the community.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0305-15	Zone change the entire site to R-U (now RS80) zoning to correct property line errors with the adjacent single-family development	Approved by BCC	July 2015
UC-0248-10	Use permit for the expansion of an existing fire station	Approved by PC	August 2010
UC-160-91	Use permit for Fire Station 81	Approved by PC	June 1991
VC-327-91	Variances to waive landscaping, on-site paving, and reduced separation for a trash enclosure	Approved by PC	June 1991
AC-31-86	Architectural supervision (design review) for modifications to the approved library	Approved by PC	April 1986
VC-128-86	Variance to waive on-site paving for the library	Approved by PC	April 1986
ZC-260-85	Zone change for a portion of the site to a P-F zoning for a library	Approved by BCC	December 1985

Prior Land Use Requests

Application Number	Request	Action	Date
UC-265-85	Use permit for a library	Approved by BCC	December 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80	Undeveloped
South, East, & West	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS80	Single-family residences & undeveloped

Related Applications

Application Number	Request
ZC-26-0336	A zone change to reclassify 3.25 acres to PF zoning 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
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 proposed fire station facility will provide a modern public safety resource that is vital to residents of Clark County and the Mount Charleston community. A key benefit of the project is the improved ability to rapidly deploy sufficient personnel and equipment to emergency situations from an updated, purpose-built facility. For these reasons, staff finds that the request, as designed, is appropriate for this location.

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

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CLARK COUNTY REAL PROPERTY MANAGEMENT DESIGN & CONSTRUCTION
CONTACT: MONICA TATE, CLARK COUNTY RPM, 500 S. GRAND CENTRAL PKWY, LAS VEGAS, NV 89155