WATER TANKS (TITLE 30) QUARTZ AVE/OSAGE ST (SANDY VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-0213-13 – CLARK COUNTY:

**DESIGN REVIEW** for a supply well and above ground water storage tanks on a portion of 18.1 acres in a P-F (Public Facilities) Zone.

Generally located on the north side of Quartz Avenue, 1,100 feet west of Osage Street within Sandy Valley. SB/pb/ml (For possible action)

RELATED INFORMATION:

APN:
200-36-401-003

**LAND USE PLAN:**
SOUTH COUNTY (SANDY VALLEY) - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**

General Summary
- Site Acreage: 18.1
- Project Type: Supply well and above ground water tanks
- Water Tank Height: 21 feet
- Lease Area: 44,800 square feet

Site Plan
The plans show a well site and 3 above ground water tanks located on the northern portion of the site northwest of the existing senior center and the existing Peace Park. Each of the tanks will have a capacity of 1,000 gallons and be attached to a ground level, 300 square foot concrete pad that is 30 feet long by 10 feet wide. The plans also show a 12 foot wide gravel access road from the tanks to Quartz Avenue to the south.

Landscaping
The plans depict no proposed landscaping. The site will retain the natural vegetation on the site.

Elevations
The plans show three, 1,000 gallon water tanks mounted on metal frames attached to concrete pads. The bottom of the tanks will be 10 feet 11 inches above the ground and the top of the tank will be 21 feet above the ground. Each tank is 30 feet long with an attached equipment platform with a total length of 39 feet 6 inches.
Applicant’s Justification
The applicant indicates that the supply well and above ground water tanks will enable the Clark County Public Works Department to manage dust suppression on construction projects in Sandy Valley and is a conforming land use in the P-F zone.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADR-0753-10</td>
<td>Communication facility in conjunction with a fire station</td>
<td>Approved Administratively</td>
<td>September 2010</td>
</tr>
<tr>
<td>UC-0295-06</td>
<td>Senior center building</td>
<td>Approved by PC</td>
<td>April 2006</td>
</tr>
<tr>
<td>ZC-154-86</td>
<td>Reclassified the site from R-U to P-F zoning to allow a community center/library</td>
<td>Approved by BCC</td>
<td>July 1986</td>
</tr>
</tbody>
</table>

Surrounding Land Use

<table>
<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North &amp; East</td>
<td>Residential Rural (up to 0.5 du/ac)</td>
<td>R-U</td>
<td>Single family residential</td>
</tr>
<tr>
<td>South*</td>
<td>Residential Rural (up to 0.5 du/ac)</td>
<td>R-U</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>West*</td>
<td>Public Facilities</td>
<td>P-F</td>
<td>Undeveloped</td>
</tr>
</tbody>
</table>

*To the southwest is the California/Nevada state line.

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

Analysis

Current Planning
Staff finds that the proposed use at this site is appropriate in a P-F zone and will enable the Clark County Public Works Department to manage dust suppression on construction projects in Sandy Valley in conformance with Goal 34 of the South County Land Use Plan that states dust particulates that result in unhealthy air quality, and which do not comply with federal health-based standards, need to be effectively controlled. This site is in an isolated rural area; therefore, staff finds that the design of the project is appropriate for the area and at 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 Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.
Public Works – Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available and none are planned within the next 5 years.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: Clark County Real Property Management
CONTACT: Atkins, Keith Hatton, 2270 Corporate Circle, Suite 100, Henderson, NV 89074