



Laughlin Town Advisory Board
Laughlin Regional Government Center

101 Civic Way
Laughlin, NV 89029

May 31, 2022

1:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Tammy Harris at (702) 298-0828.
- Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
- Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LaughlinTAB>

Board/Council Members: Kathy Ochs – Chair
Kathleen Hoss – Vice Chair
Fred Doten
Hermon Walker
Pamela Walker

Secretary: Tammy Harris, (702) 298-0828, tammy.harris@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Mark Moskowitz, (702) 298-0828, (702) 455-6173, mark.moskowitz@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair • JUSTIN C. JONES, Vice Chair
MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager

Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of the Agenda for May 31, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- IV. Informational Items
 1. Receive a report and updates from the South County Liaison Mark Moskowitz. (For discussion only)
- V. Planning and Zoning:
 1. **UC-22-0225-USA:**
USE PERMIT for a public facility.
DESIGN REVIEW for a public facility (site improvements) on a portion of 37.1 acres in an R-U (Rural Open Land) Zone. Generally located on the northwest corner of Casino Drive and SR 163 within Laughlin. (For possible action) To the PC 06/21/22
- VI. General Business: None
- VII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- VIII. Next Meeting Date: June 14, 2022
- IX. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Laughlin Regional Government Center, 101 Civic Way, Laughlin, NV 89029
<https://notice.nv.gov>

To see live stream of the Laughlin Town Advisory Board meeting, go to You Tube and in the search bar type: LaughlinTown as one word. Or use address <https://www.youtube.com/channel/UCWo5ABfxMjLhtQ5keDBhEOQ>

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair • JUSTIN C. JONES, Vice Chair
MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-22-0225</u> DATE FILED: <u>4/12/22</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Laughlin</u> TAB/CAC DATE: <u>5/10/22</u> PC MEETING DATE: <u>6/7/22</u> BCC MEETING DATE: _____ FEE: <u>\$0</u>
	PROPERTY OWNER NAME: <u>Las Vegas Valley Water District</u> ADDRESS: <u>1001 South Valley View Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89153</u> TELEPHONE: <u>702-822-8681</u> CELL: <u>702-274-9752</u> E-MAIL: _____
	APPLICANT NAME: <u>Matthew S. Brems P.E.</u> ADDRESS: <u>1001 South Valley View Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89153</u> TELEPHONE: <u>702-259-8248</u> CELL: _____ E-MAIL: <u>matt.brems@lvvwd.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Dianja White</u> ADDRESS: <u>1001 South Valley View Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89153</u> TELEPHONE: <u>702-822-8681</u> CELL: <u>702-274-9752</u> E-MAIL: <u>dianja.white@lvvwd.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 264-12-7D1-001
 PROPERTY ADDRESS and/or CROSS STREETS: Highway 163 & S. Casiono Drive
 PROJECT DESCRIPTION: Installation of well pump, well head foundation pad, pipelines, valves, & site improvements

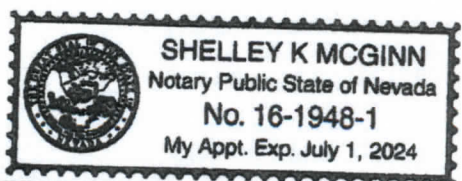
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

John J. Entsminger John J. Entsminger, General Manager
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 3/31/2022 (DATE)
 By John J. Entsminger

NOTARY PUBLIC: Shelley K. McGinn



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



**LAS VEGAS VALLEY
WATER DISTRICT**

1001 South Valley View Boulevard
Las Vegas, NV 89153
702-870-2011 • lvvwd.com

February 23, 2022

Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89106

Attention: Current Planning Division

SUBJECT: CONTRACT NO. L0076 – BIG BEND RIVERBANK FILTRATION SYSTEM
DESIGN REVIEW FOR BLOCK WALL AND WAIVER OF DEVELOPMENT
STANDARDS REQUEST TO ALLOW CHAIN LINK FENCE (JUSTIFICATION)

The Las Vegas Valley Water District (District) has designed the Big Bend Water District (BBWD) – Big Bend Riverbank Filtration Well (Project) at the 0.47-acre BBWD site, located approximately 0.5 miles north of SR163 (portion of APN 264-12-701-001). The Project includes the installation of a well pump and well head foundation pad, new well discharge pipelines, valves, flowmeter, and applicable site improvements. In addition, a new 8-foot split faced CMU block wall to match adjacent wall, 6-foot chain link fence with security wire, two manual slide gates and a single swing gate will be installed for site security. The anticipated start date is September 12, 2022.

The BBWD is responsible for the operation and maintenance of the potable water system in Laughlin, Nevada. The system provides water to its 9,000 citizens, as well as supplying water to support many visitors. Currently, the Colorado River supplies all water to the Big Bend system. The new well will provide the city with an alternate water source providing the BBWD operational flexibility in meeting system demand commitments. It is imperative the Project be completed by the end of 2022 to ensure the customers in Laughlin continue have a reliable water supply.

The District respectfully requests a Design Review and a Waiver of Development Standards for the subject Project. Due to the rural location of the Project site and constructability of the fence near the riverbank, the District requests a Waiver of Development Standards to allow the proposed chain link fence. In addition, to maximize space of the site for the well maintenance crews, the District requests a Waiver of Development Standards to allow a reduced setback along Casino Drive.

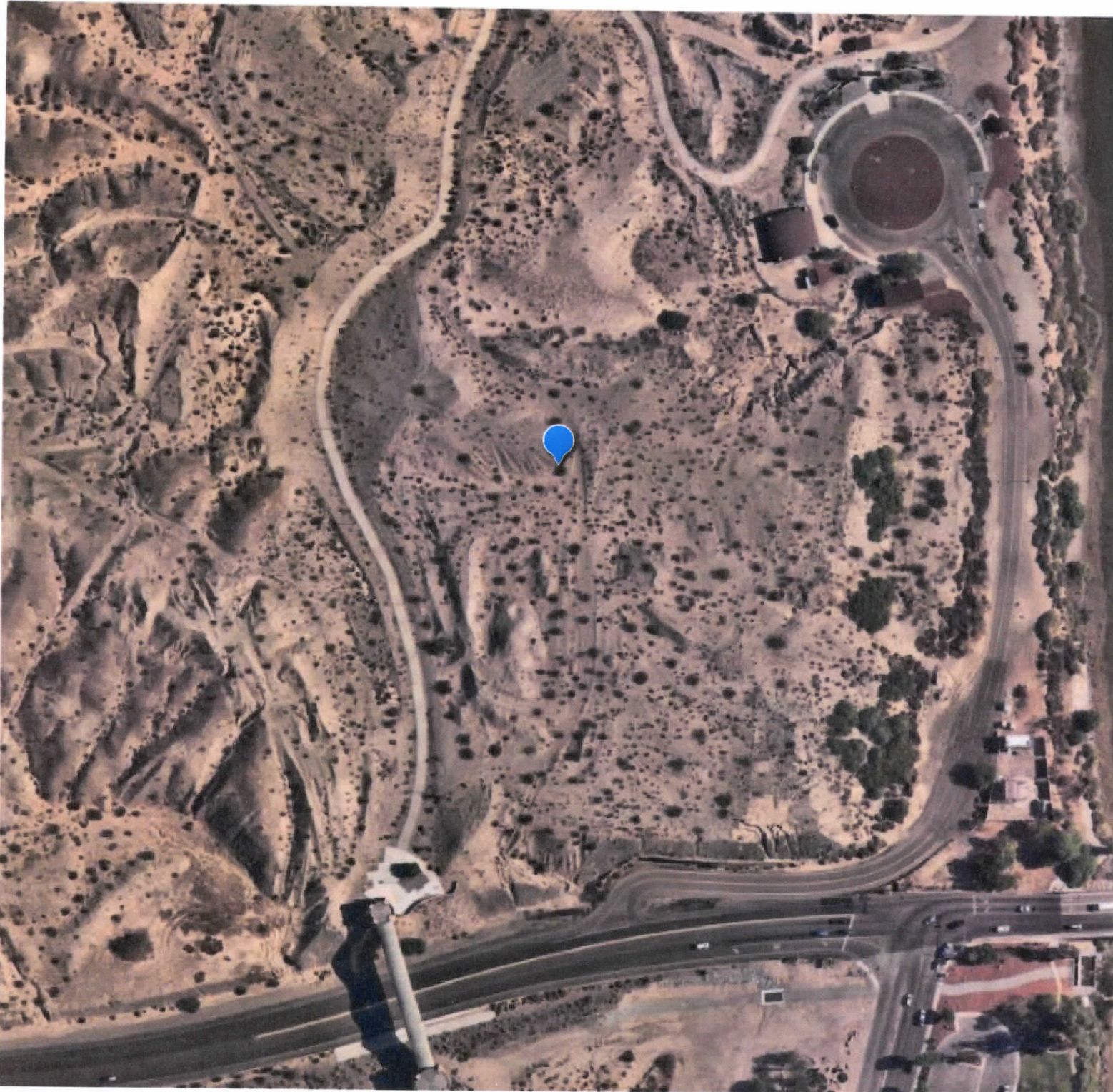
If you have any questions or concerns regarding this matter, please feel free to contact me at (702) 259-8248 or Dianja White, Project Management Coordinator at (702) 822-8681.

Sincerely,
**Matthew S.
Brems**

Digitally signed by
Matthew S. Brems
Date: 2022.02.23
16:52:45 -08'00'

Mathew S. Brems, P.E.
Engineering Division Manager
Maintenance Engineering

Attachments



**ATTACHMENT A
LAUGHLIN TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 1:30 P.M., MAY 31, 2022**

06/21/22 PC

1. **UC-22-0225-USA:**
USE PERMIT for a public facility.
DESIGN REVIEW for a public facility (site improvements) on a portion of 37.1 acres in an R-U (Rural Open Land) Zone. Generally located on the northwest corner of Casino Drive and SR 163 within Laughlin. MN/sd/syp (For possible action)

06/21/22 PC AGENDA SHEET

PUBLIC FACILITY
(TITLE 30)

SR 163/CASINO DR
(LAUGHLIN)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0225-USA:

USE PERMIT for a public facility.

DESIGN REVIEW for a public facility (site improvements) on a portion of 37.1 acres in an R-U (Rural Open Land) Zone.

Generally located on the northwest corner of Casino Drive and SR 163 within Laughlin, MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

264-12-701-001 ptn

LAND USE PLAN:

LAUGHLIN - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: 1263 S. Casino Drive.
- Site Acreage: 37.1 (portion)
- Project Type: Public facility
- Building Height (feet): 8 (block wall)

Site Plans

The plans depict an existing wastewater reclamation facility located along the Colorado River at the corner of SR 163 and Casino Drive. To the east is the Colorado River, to the south are resort hotels, to the west is undeveloped and is classified as Open Land. The use permit application will establish the public facility as no records exist of previous improvements or land use entitlement. The project as described includes installation of a new well pump, well head foundation pad, new well discharge pipelines, valves, a flowmeter, and other applicable site improvements.

Landscaping

Landscaping is not part of this application. There is existing landscaping along the riverbed, along State Route 163 and throughout the immediate site. Much of the parcel is undeveloped and is in a natural state.

Elevations

The plans depict an existing 8 foot high split face concrete block wall along Casino Drive with rolling gates for ingress/egress and is painted with desert colors. The block wall includes 3 strands of barbed wire along the top for security. The block wall also currently extends along portions of the north property line adjacent to the Colorado River and encloses the existing water pump station. The applicant is proposing 40 linear feet of new chain-link fence along a portion of the north parcel line that will enclose the new equipment, including the discharge pipeline, valves, flowmeter, and will be at a maximum height of 6 feet.

Applicant's Justification

The applicant states that the project includes the installation of a well pump and head foundation pad, discharge pipelines, valves, a flowmeter, and other site improvements. A new 8 foot split face block wall is proposed to match the adjacent wall, a chain-link security fence with security wire along the river, and other site improvements. The new well will provide for an alternative water source in meeting future customer demands.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West & East	Open Land	R-U	Undeveloped
South	Entertainment Mixed-Use	H-1	Resort hotel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit & Design Review

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that the use permit request to establish the existing public facility will not create any adverse impacts to the adjoining development in the area and are appropriate for this location. The existing facility and related improvements and structures are located adjacent to the Colorado River, across SR 163 to an existing parking lot associated with an existing resort hotel. The immediate surrounding area is developed with land uses that primarily cater to tourists-oriented activities. Staff finds the use permit complies in part to Policy 2.2.3: facility expansion to plan proactively for expansion of existing facilities and provision of new ones to meet increases in demand and accommodate anticipated population growth, and Policy 3.3.1: continuing to support the Southern Nevada Water Authority (SNWA) efforts and plans to meet current and projected water demands, encourage water conservation, and implement adaptive management strategies. In addition, the height, scale, and materials of the existing public facility are appropriate for this location and incorporate desert colors and architectural enhancements.

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; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LAS VEGAS VALLEY WATER DISTRICT/SOUTHERN NEVADA WATER AUTHORITY

CONTACT: LAS VEGAS VALLEY WATER DISTRICT/SOUTHERN NEVADA WATER AUTHORITY, 1001 S. VALLEY VIEW BLVD, LAS VEGAS, NV 89153