

03/17/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-26-400004 (UC-23-0862)-WERDCO BC, LLC:**

**USE PERMIT FIRST EXTENSION OF TIME** for a rock crushing facility on 6.9 acres in an IH (Industrial Heavy) Zone.

Generally located east of Fourth Street and north of Avenue G within the Whitney planning area.  
JG/dd/cv (For possible action)

---

RELATED INFORMATION:

**APN:**

178-12-410-003

**LAND USE PLAN:**

WHITNEY - INDUSTRIAL EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 6.9
- Project Type: Rock crushing facility
- Parking Required/Provided: 8/9

Site Plan

The previously approved site plan depicts the parcel being used as a rock crushing facility. Machinery will be stationed on the southeastern portion of the site, while piles of processed and unprocessed material will be created on the northeast portion of the site. A truck and equipment parking area is shown in the interior of the site and will be paved with reclaimed asphalt. Ingress/egress is provided on the northwestern portion of the site from Fourth Street. No buildings are proposed on site.

Landscaping

Landscaping was neither proposed nor required with the original request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0862:

Comprehensive Planning

- 5 years to discontinue the use unless an extension of time is granted.
- 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; 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.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant to contact the City of Henderson to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

Applicant’s Justification

The applicant states that additional time is needed for the site to obtain crushing materials, and that once the materials have been obtained, the site can function as intended. Additionally, the applicant states that the unpermitted outdoor storage will be removed from the site.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-23-0862	Use permit for a rock crushing facility	Approval by PC	February 2024
TM-20-500006	Tentative map for a commercial subdivision	Approval by PC	August 2020

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Industrial Employment	IH	Undeveloped
South, East, & West	Industrial Employment	IH	Industrial, commercial, & manufacturing

**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**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff has no objections with the request as this is the first extension of time request. However, it appears that since the original approval in 2023, several areas have been used for outdoor storage unrelated to rock crushing without appropriate approval. Since the applicant stated that they are in the process of removing the unpermitted outdoor storage, staff can support the extension of time request with a condition requiring the removal of any unpermitted outdoor storage areas.

**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**

- Remove any unpermitted outdoor storage areas prior to the issuance of a business license;
- Until February 20, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that the use shall discontinue by February 20, 2029 unless an extension of time is granted; 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** WERDCO BC, INC.

**CONTACT:** LITTLE MINION, LLC, 5325 SOLAR AVENUE, LAS VEGAS, NV 89131