

04/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0013-AMERICAN EAGLE READY MIX, LLC:

USE PERMITS for the following: **1)** gravel pit; and **2)** rock crushing.

DESIGN REVIEWS for the following: **1)** gravel pit; **2)** rock crushing; and **3)** Hillside Development in conjunction with existing gravel pit operations on a 142.0 acre portion of a 200 total acre site in an RS80 (Residential Single-Family 80) Zone.

Generally located south of Wildlife Road and northwest of Moapa Valley Boulevard (State Highway 169) within Moapa Valley. MK/bb/kh (For possible action)

RELATED INFORMATION:

APN:

070-25-000-003

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 142 acre portion of 200 total acres
- Project Type: Gravel pit and rock crushing
- Number of Stories: 1 (existing maintenance building)/1 (existing scale house)
- Building Height (feet): 21 (existing maintenance building)/12 (existing scale house)
- Square Feet: 6,306 (existing maintenance building)/80 (existing scale house)
- Parking Required/Provided: 13/13

History

This property has been used for gravel pit, batch plant, and rock crushing at various times over the last 25 years. UC-0388-99 was approved for a gravel pit and batch plant by a previous operator and subsequently expired. UC-1833-05 was approved for a gravel pit and batch plant and subsequently expired after 5 years. The most recent approval for gravel pit, batch plant, and rock crushing was UC-0217-11 with a condition for 7 year review, and also subsequently expired.

Site Plan

The site plan depicts a 200 total acre property in Moapa Valley with access from Moapa Valley Boulevard (State Highway 169). The proposed gravel pit and rock crushing facility will take place in various locations on the property with mobile equipment. Primary access to the property

is via an unpaved road through a BLM parcel a half mile west of Moapa Valley Boulevard to the southeast corner of the property. An existing maintenance building is located on the south end of the property with a concrete pad for staging equipment and materials. Another existing concrete pad is located northwest of the maintenance building, 13 parking spaces are shown east of the building, and an existing scale house structure is located southeast of the maintenance building. Rock screening equipment is shown southwest of the maintenance building on the plan and is fully mobile for use anywhere on the property during gravel pit and rock crushing operations.

Landscaping

Existing natural landscaping will remain on portions of the parcel surrounding the gravel pit operation. On-site landscaping is not provided or required since on-site landscaping is excepted by Section 30.04.01D.

Elevations

The 21 foot high maintenance shop consists of corrugated metal walls with 3 overhead doors and a hip roof. The overall height of the scale house is 12 feet.

Floor Plans

The existing maintenance building has an open floor plan for general storage and equipment.

Applicant’s Justification

This site is not a traditional gravel pit with a defined pit or removal of a mountain. The operation will rely on using materials gathered from existing washes running through the site. The 142 acres of the 200 acre property is identified as part of the gravel pit and rock crushing operations. This property meets the 1,000 foot separation to existing residential uses. The existing maintenance building will be used for storage of equipment and materials. The roll-up doors on the maintenance building face north and are over a half mile from the nearest residential use. Materials will be gathered by using heavy equipment like bulldozers, loaders, dump trailers, and trucks. No new construction is proposed, and no hazardous materials are stored on this property. Only 5 employees are expected to be on the property during operations with 13 parking spaces provided. The operations will take place during daytime hours up to seven days a week. Materials will be stored in various locations while using mobile equipment for operations. The previously approved watchman’s home, batch plant, and office building are no longer proposed with this request. A hillside development plan is included with this request for approximately 138 acres of the 200 acre property and is the subject of a design review request.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0253-11 (WC-0095-11)	Waiver of conditions of a use permit for a drainage study, paved access, right-of-way dedication, and restrictive covenant conditions	Approved by PC	November 2011
UC-0253-11	Use permit and waivers of development standards for a recreational facility	Approved by PC	November 2011
UC-0217-11	Use permit for a gravel pit, rock crushing, batch plant, setback - expired	Approved by PC	January 2011

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1835-05	Use permit for a gravel pit and batch plant - expired	Approved by PC	January 2006
UC-0388-99 (ET-0114-04)	Second extension of time to review a use permit for a gravel (mining) pit operation, rock crushing, and a concrete/asphalt aggregate batch plant - expired	Denied by PC	November 2004
UC-0388-99 (ET-0132-00)	First extension of time to commence a use permit for a gravel (mining) pit operation, rock crushing, and a concrete/asphalt aggregate batch plant - expired	Approved by PC	June 2000
UC-0388-99	Use permit for a gravel pit, rock crushing, and a batch plant - expired	Approved by PC	April 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment & Open Lands	RS80	Undeveloped
South & West	Open Lands	RS80	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 Permits

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.

This location is suitable for a gravel pit and rock crushing operations and is consistent with the Master Plan as a contributor to the economy and is located outside of areas of critical environmental concern. The proposed uses will take place more than 2,000 feet from the nearest single-family home located east of this site. These resource extraction uses have taken place on this property at various times over the last 25 years. Approval of this request also complies in part with Policy 5.1.6 for Outlying Communities of the Master Plan to promote economic development goals, particularly where targeted industry needs (gravel pit and rock crushing) are better suited to locations within outlying communities. Staff finds the proposed uses will not have a substantial or undue adverse effect on adjacent properties and supports the request for

these use permits. Staff is proposing a time limit of 10 years to discontinue the proposed uses. Staff has no objection to these requests.

Design Reviews

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 facility and structures are located in a remote rural area and are not visible from any public rights-of-way or residential development. The hillside development plan covers most of the property and the wash areas on the east side of the property. Proposed operations are being conducted in areas that have previously been disturbed. The applicant has identified 138 acres or 69% of the impacted area of the property with less than 12% slopes. Sixty-two acres of the property are subject to hillside development for final grading. Much of the resource extraction will take place within 69% of the identified extraction areas and largely located in the wash areas. The gravel pit and rock crushing operation will comply with Master Plan Policy NE-2.5 for minimized impacts on drainage patterns by operating in an area west of the Muddy River basin and west of State Highway 169, away from the more developed portion of Moapa Valley. The nearest residential homes are located over 2,000 feet east of this property. Extraction of materials has taken place on this property with no known adverse impacts to the surrounding area or neighborhoods. Use of the existing building for storage of equipment and materials related to the operation is compatible with the gravel pit and rock crushing operation. Staff has no objection to these requests.

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

- Gravel pit on the site to be discontinued within 10 years of approval date unless an extension of time is granted;
- Rock crushing on the site to be discontinued within 10 years of approval date 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; 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

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC: Moapa Valley - approval (remediation of the dust issue; daytime operations only; maintenance of fire access road; control trucks removing product from the pit over access roads).

APPROVALS:

PROTESTS:

APPLICANT: AMERICAN EAGLE READY MIX, LLC

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