

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-26-400033 (UC-22-0059)-SIROONIAN, CHARLES B. & DEBORAH M.:

USE PERMITS THIRD APPLICATION FOR REVIEW for the following: **1)** salvage yard; and **2)** recycling center.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the setback of a vehicle dismantling yard from a non-industrial use; **2)** reduce the setback of a salvage yard from a non-industrial use; **3)** reduce the setback of a recycling center from a non-industrial use; and **4)** alternative paving.

DESIGN REVIEW for a salvage yard, recycling center, and vehicle dismantling yard on 17.0 acres in an IH (Industrial Heavy) Zone.

Generally located north of Hammer Lane and west of Auto Street within the Sunrise Manor Planning Area. MK/rp/kh (For possible action)

RELATED INFORMATION:

APN:

123-32-101-003 through 123-32-101-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback of a proposed vehicle dismantling yard from a non-industrial use (Florence McClure Women's Correctional Center - North Las Vegas) to 94 feet where 600 feet is the minimum per Table 30.44-1 (an 84% decrease).
2. Reduce the setback of a proposed salvage yard from a non-industrial use (Florence McClure Women's Correctional Center - North Las Vegas) to 94 feet where 600 feet is the minimum per Table 30.44-1 (an 84% decrease).
3. Reduce the setback of a proposed recycling center from a non-industrial use (Florence McClure Women's Correctional Center - North Las Vegas) to 94 feet where 600 feet is the minimum per Table 30.44-1 (an 84% decrease).
4. Allow alternative paving (recycled asphalt and/or gravel paving) throughout the site.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4516 Hammer Lane, 4520 Hammer Lane, 4540 Hammer Lane, and 4560 Hammer Lane
- Site Acreage: 17.0
- Project Type: Salvage yard, recycling center, and vehicle dismantling yard

- Number of Stories: 1
- Building Height (feet): 12 (existing manufactured office building)/14 (scale building)
- Square Feet: 1,000 (existing manufactured office building)/216 (scale building)/800 (truck weighing scale)/128 (restroom building)
- Parking Required/Provided: 22/0

Site Plan & History

The overall site is comprised of 4 separate parcels (123-32-101-003 through 123-32-101-006). Each parcel has a history of land use applications pertaining to a recycling center, salvage yard, vehicle dismantling yard, and outside storage.

The project was approved via UC-22-0059 and was as a Project of Regional Significance based on the proximity to the City of North Las Vegas boundary. The approved site plan depicts all 4 parcels (123-32-101-003 through 123-32-101-006) for a salvage yard, vehicle dismantling, and a recycling center. The requested uses are set back 94 feet from an existing non-industrial use to the west (Florence McClure Women's Correctional Center – North Las Vegas). UC-22-0059 was conditioned to 1 year to commence and review as a public hearing.

The subsequent applications for the project include ET-23-400100 (UC-22-0059) and conditioned the site until August 16, 2024 to commence and review as a public hearing. In addition, AR-24-400094 (UC-22-0059) was approved and the site was conditioned until March 30, 2025 to review. A second application for review, AR-25-400045 (UC-22-0059), was approved by the Board of County Commissioners and was conditioned until March 30, 2026 for review. The applicant is now requesting a third application for review to allow additional time to complete the off-site improvements.

The approved site plan shows vehicle storage/dismantling areas in designated portions of all 4 parcels. These areas will include recycled asphalt and/or gravel paving as approved by the Department of Environment and Sustainability as of September 2021. A 30 foot wide paved drive aisle will be constructed from the main entrance on the south property line and heads north along the east property line, and heads west along the north property lines, and then heads south along the west property line. The center of the establishment includes an existing 20 foot wide concrete drive aisle that leads to the northern half of the site to an existing concrete pad which includes the truck weighing scale station and the scale building. Furthermore, there is an existing chain-link fence on the east and west sides of the central weighing station, that runs north to south through the entire property.

On the southeast corner of the site, there is an existing manufactured building utilized as an office. This building is set back 20 feet from the east property line, and 70 feet from the south property line. The applicant does not provide parking for the site. There is also an existing 8 foot high solid aluminum fence around the entire perimeter of the establishment. The main access to the site is via a 32 foot wide driveway with a gate that is set back 50 feet from the property line. The approved plans show there is also a second driveway on the southwest corner of the site, which is used for emergency exit only. Lastly, there is an existing billboard on the northwest corner of the site.

Previous Conditions of Approval

Listed below are the approved conditions for AR-25-400045 (UC-22-0059):

Comprehensive Planning

- Until March 30, 2026 to review or UC-22-0059 will expire.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; the application for review may be denied if the applicant has not demonstrated compliance with conditions of approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 1 year administrative review of off-site improvements;
- Compliance with previous conditions.

Listed below are the approved conditions for AR-24-400094 (UC-22-0059):

Comprehensive Planning

- Until March 30, 2025 to review or the application will expire unless the application for review is extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-23-400100 (UC-22-0059):

Comprehensive Planning

- Until August 16, 2024 to commence and review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time and applications for review, 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 and application for review; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-22-0059:

Current Planning

- 1 year to commence and review as a public hearing;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 and application for review; 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.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Dedicate right-of-way to complete the knuckle at the intersection of Auto Street and Ann Road if required by Public Works.

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 is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

Applicant’s Justification

The applicant states they have complied with the conditions set forth by AR-24-400094 which required improvements to be made to Auto Street and Hammer Lane. Aside from that delay, the applicant states the following items have been completed:

- Placement of streetlights and conduit;
- Placement of curb, gutter, sidewalks, and 3 commercial driveways;
- Installation of a steel NV Energy utility pole;
- Relocation of Lumen communication cables.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-25-400045 (UC-22-0059)	Second application review for use permits, waivers, and design review for a salvage yard and recycling center	Approved by BCC	May 2025
AR-24-400094 (UC-22-0059)	First application review for use permits, waivers, and design review for a salvage yard and recycling center	Approved by BCC	October 2024
ET-23-400100 (UC-22-0059)	First extension of time for use permits, waivers, and design review for a salvage yard and recycling center	Approved by BCC	August 2023
UC-22-0059	Use permits, waivers, and design review for a salvage yard and recycling center	Approved by BCC	April 2022

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0357-12	Use permit for salvage yard and recycling center, waivers for setbacks from non-industrial uses, design review for dismantling yard, salvage yard, and recycling center - expired	Approved by BCC	October 2012
VS-0198-11	Vacated and abandoned a portion of right-of-way on Auto Street and Hammer Lane - recorded	Approved by PC	July 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of North Las Vegas	M-2	Warehouse/distribution center & salvage
South	Business Employment	IH	Auto salvage & trailer storage
East	Nellis AFB	PF	Undeveloped
West	City of North Las Vegas	M-2	Correctional institution

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

A review was required for AR-25-400045 (UC-22-0059) to ensure the applicant obtained all necessary permits to complete the required off-site improvements. An Administrative application with Public Works (PW26-12489) for an extension of time for off-site permits (PW15-21638-P600) was approved. The applicant continues to demonstrate progress towards the completion of the required off-site improvements associated with this project. Therefore, staff recommends approval of this request subject to removing the time limit for review.

Public Works - Development Review

The applicant is currently completing the off-site improvements that have an expiration date of 06/29/2026. If the off-site improvements are not completed by the expiration date, the applicant will need to apply for an extension of time and go before the Board of County Commissioners before any work continues after said date. Therefore, staff has no objection to this application for review.

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 the time limit.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; 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 the application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DWYER ENGINEERING

CONTACT: DWYER ENGINEERING, 333 N. RANCHO DRIVE, SUITE 500, LAS VEGAS, NV 89128