

12/07/21 PC AGENDA SHEET

BUTANE TANK
(TITLE 30)

SLOAN LN/ LAS VEGAS BLVD N

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0554-CALNEV PIPELINE CO:

USE PERMIT for hazardous materials storage (butane tank) in conjunction with an existing fuel storage facility on a portion of 47.0 acres in an M-2 (Industrial) (AE-70) Zone.

Generally located on the west side of Sloan Lane, 1,234 feet north of Las Vegas Boulevard North within the Sunrise Manor Planning Area. MK/jor/jo (For possible action)

RELATED INFORMATION:

APN:

123-33-701-004; 123-33-801-002

USE PERMIT:

Allow a hazardous materials storage addition of a butane tank (90,000 gallons) in conjunction with an existing fuel storage facility.

LAND USE PLAN:

SUNRISE MANOR - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5049 North Sloan Lane
- Site Acreage: 47
- Project Type: Fuel storage facility

Request

The applicant is proposing to add a butane tank to an existing fuel storage facility. The quantity of butane exceeds the threshold for amounts of hazard chemicals and explosives regulated by Nevada Revised Statutes (NRS) 459.3816, NRS 459.3818, and NRS 459.3833 and Nevada Administrative Code (NAC) 459.9533; therefore, a special use permit is required. Staff has followed the procedure for hazardous material storage identified in Chapter 30.16 per NRS and NAC. Furthermore, due to the proximity to the City of North Las Vegas, this is a Project of Regional Significance.

Site Plan

The site plan depicts an existing fuel storage facility that was approved via UC-004-61. All 47 acres include existing fuel storage tanks, parking for employees, a water treatment building on the west side of the facility, loading areas within the southern portion of the site, an office/warehouse building, and internal drive aisles that lead to the main driveway on the southeast corner of the site (adjacent to Sloan Lane). The applicant is proposing to install a butane tank addition on the southwest corner of the site. The butane tank will be set back 374 feet from the south property line, 113 feet from the west property line, 865 feet from the north property line, and 1,168 feet from the east property line.

Landscaping

Landscaping is neither required nor a part of this request.

Floor Plan

The butane tank system will consist of a 90,000 gallon tank with an off-load station area, associated pumps, and an enclosure for electrical equipment.

Applicant's Justification

Per the applicant's justification letter, the butane system would consist of a 90,000 gallon butane tank, pumps, and associated hardware and equipment for the tank. No new buildings, grading, or additional parking spaces are needed or proposed. The butane system will be closely monitored and controlled remotely, as well as by existing on-site operations personnel.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900409	Proposed butane tank addition to an existing fuel storage facility – this application is the same butane tank proposed with UC-21-0554	Approved by ZA	August 2021
UC-0198-14	Constructed a private water treatment facility building	Approved by PC	May 2014
DR-0705-02 (ET-0149-05)	First extension of time on the design review for fuel storage tanks	Approved by PC	August 2005
DR-0705-02	Additional fuel storage tanks in conjunction with an existing fuel storage facility	Approved by PC	July 2002
WS-1543-01	Waived landscaping and off-site improvements in conjunction with an existing fuel storage facility	Approved by PC	January 2002
DR-0903-95	Additional fuel storage tanks in conjunction with an existing fuel storage facility	Approved by PC	June 1995
ZC-023-88 & UC-025-88 & VC-087-88	Zone boundary amendment to M-2 zoning with a use permit to maintain an existing bulk fuel trucking, storage, and handling facility with a variance to reduce setbacks, zone boundary walls, and off-site improvements	Approved by PC	March 1988

Prior Land Use Requests

Application Number	Request	Action	Date
UC-004-61	Constructed and maintained a fuel storage facility	Approved by PC	January 1961

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of North Las Vegas	M-2	Office warehouse development
South	Industrial	M-2	Fuel storage facility & pump station
East	Industrial	R-U, M-2, M-1, & P-F	Outside storage, fuel storage facility, Clark County Detention Center, & undeveloped parcels
West	Nellis Air Force Base	P-F	Solar panel field

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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 Comprehensive 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 supports the applicant's request to add a butane tank to the existing fuel storage facility. With proper safety measures in place and maintained, as outlined by the Clark County Fire Department and Nevada Department of Environmental Protection, the butane tank addition should not pose a negative impact to the site. The proposed tank is not visually obtrusive from the right-of-way since it is set back over 1,000 feet from Sloan Lane. Staff finds this request to be appropriate for the site and the additional tank within an existing fuel storage facility will not have an adverse effect on adjacent properties.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 8, 2021 at 9:00 a.m., unless otherwise announced.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that 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.

Building Department - Fire Prevention

- Applicant is advised that permits may be required; and to contact Fire Prevention for further information at (702) 455-7316.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: ENERGY TRANSFER

CONTACT: MELISSA CHALONA, ENGINEERING ANALYTICS, 1600 SPECHT POINT ROAD, SUITE 209, FORT COLLINS, CO 80525