

12/07/21 PC AGENDA SHEET

RECYCLING CENTER  
(TITLE 30)

COLTON AVE/LAMB BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0583-KOBOLD CONSTRUCTION G P:**

**USE PERMITS** for the following: 1) recycling center in the APZ-2 Overlay District; and 2) reduce the setback from a recycling center to a non-industrial use.

**DESIGN REVIEW** for a recycling center within an existing office/warehouse complex on 1.7 acres in an M-1 (Light Manufacturing) (AE-75 & APZ-2) Zone.

Generally located 450 feet south of Colton Avenue, 650 feet east of Lamb Boulevard within Sunrise Manor. MK/al/jo (For possible action)

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RELATED INFORMATION:

**APN:**

140-08-401-016

**USE PERMITS:**

1. Permit a recycling center within an APZ-2 Overlay District for the Nellis Air Force Base Airport Environs.
2. Reduce the setback from a recycling center to a non-residential use (single family residential development) to 480 feet where 600 feet is the standard per Table 30.44-1 (a 20% reduction).

**LAND USE PLAN:**

SUNRISE MANOR - INDUSTRIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4435 E. Colton Avenue
- Site Acreage: 1.7
- Project Type: Recycling center
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 14,000
- Parking Required/Provided: 29/23

### Request & History

The applicant is seeking approval of a use permit to continue to operate a recycling center at this location. In February 2012 this site was approved for a recycling center with a setback reduction to a single family residential development and hazardous materials storage by action of UC-0625-11. UC-0625-11 was approved by the Planning Commission with a condition for a 5 year time limit for review. The required review application was not filed, and the application expired. The ownership of the business changed and the new owners were not aware of the time limit for review. It was discovered that the use permit had expired when the owner tried to make changes to the business license. The Fire Prevention Bureau of the Clark County Building Department has determined that the business will not be storing hazardous materials, so the current request is only for a recycling center with a reduced setback to a residential use. The approval of this request will allow an existing business to continue to operate from this location.

### Site Plan

The request is to re-establish a use permit for an existing recycling center within an office/warehouse complex. The office/warehouse complex consists of 2 parcels with a total of 4 buildings, with 3 of the buildings located on the northern parcel. The recycling center is located in the building on the southern parcel. Access to the recycling center is from Colton Avenue by a shared access driveway through the northern parcel. Parking for the recycling center is located to the north and south of the building. There are two, 25,000 gallon storage tanks for non-hazardous chemicals located on the southwest corner of this site. North of the storage tanks is an area for the storage of metal containers. Trucks used for the business are parked along the southern property line of the site. Recycling activities are conducted inside the building.

### Landscaping

No changes to landscape areas are proposed or required with this request. The site is located within an existing office/warehouse complex with landscaping located along Colton Avenue.

### Elevations

The existing building is 25 feet in height with a flat roof behind a parapet wall. The building is constructed of concrete block with a stucco finish painted in earth tone colors. The north elevation depicts storefront system doors for each suite. The south elevation shows regular doors and roll-up doors, and the east and west elevations depict windows.

### Floor Plans

The building has a total area of 14,000 square feet and is divided into 4 lease spaces. The recycling center occupies a 7,028 square foot area in the central portion of the building, which consists of a small office with restroom with most of the space being warehouse area for the recycling operation.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The recycling center is part of a business that is a full-service remediation, hazardous waste collection and transportation, and emergency spill response company. There was a similar use

permit (UC-0625-11) to operate a recycling center at this location which expired. The ownership of the business changed and the prior owner did not inform the new owners about the use permit and conditions for review. The approval of this request will re-establish the approval to operate a recycling center at this location and allow an existing business to continue operations.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0625-11	Recycling center with reduced setback to a residential use and hazardous materials storage - expired	Approved by PC	February 2012
DR-0152-00	Office/warehouse complex that included this site and the parcel to the north	Approved by PC	March 2000
ZC-2279-97	Reclassified the site to an M-1 zone	Approved by BCC	February 1998

#### **Surrounding Land Use**

	<b>Planned land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Industrial	M-1	Office/warehouse facility
South	Industrial	M-1	Storage yard
East	Industrial	M-1	Manufacturing facility
West	Industrial	M-D	Undeveloped parcel

#### **STANDARDS FOR APPROVAL:**

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

#### **Analysis**

##### **Current Planning**

##### Use Permits

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.

UC-0625-11 was approved to allow a recycling center and hazardous material storage facility at this location; however, that application expired by the prior operator of the site. The recycling center has a different owner now and is seeking re-approval of the use permits for the recycling center with the reduced setback to the residential development to the north. The site will not be used for hazardous material storage. Staff has not found a record of any issues or complaints about the operation of the recycling center or hazardous material storage when the site was operated by the previous owner. This request for the recycling center is less intense than the prior approval for this site. Since there was a past approval for a recycling center at this location without any indications of problems for the abutting developments, staff finds that the request is appropriate for the location and will not result in a substantial or undue adverse effect on adjacent properties and supports the use permits.

### Design Review

The site is in an M-1 zoning district, which allows for outside storage. The storage tanks, truck parking areas, storage areas for the business are all consistent and compatible with existing developments on the adjacent properties. Therefore, staff supports the design 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time.
- 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 operational permits 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 the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** WILLIAM ROBERTS

**CONTACT:** CLAYTON NEILSEN, 6765 WEST RUSSELL ROAD, SUITE 200, LAS  
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