

OUTSIDE STORAGE
(TITLE 30)

SPRING CANYON RD/WHIDBEY RD
(ELDORADO VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-22-400033 (UC-0033-12)-ELDORADO LAND CORPORATION:

USE PERMIT FIFTH APPLICATION FOR REVIEW for outside storage in conjunction with various industrial uses on 8.7 acres in an M-2 (Industrial) Zone.

Generally located on the southeast corner of Spring Canyon Road and Whidbey Road within the South County Planning Area (Eldorado Valley). JG/nr/syp (For possible action)

RELATED INFORMATION:

APN:

189-26-101-001

LAND USE PLAN:

SOUTH COUNTY (ELDORADO VALLEY) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 14555 US Highway 95
- Site Acreage: 8.7
- Project Type: Manufacturing/recreational facility
- Number of Stories: 1
- Building Height (feet): 30 (warehouse)/up to 40 (storage buildings)
- Square Feet: 26,400 (warehouse)/20,100 (storage buildings)
- Parking Required/Provided: 71/71

History

The original request, UC-0033-12, was to establish a permanent batch plant within an existing warehouse building on the western side of the property for pre-cast polymer concrete manufacturing. That request was also to re-establish a recreational facility at the center of the parcel to allow the storage, staging, and operation of ultralight aircraft. All of the structures have existed on the site for several years.

Site Plan

The existing warehouse building is used for a permanent batch plant that is part of the manufacturing process for pre-cast polymer concrete pieces. At the time of approval of the original application, a residence was approximately 354 feet south of the warehouse where Code

required a 1,000 foot setback. This residence has since been demolished, and based on the assessor's information, the property no longer is used for residential purposes and is vacant. The existing parking lot is not paved and has 37 parking spaces for the warehouse building and 34 parking spaces for the recreational facility. A trash bin on a concrete slab without the required enclosure is used for trash collection. Fourteen storage buildings are located 2.5 feet and 8.5 feet from the property lines and extend from north to south through the middle of the site (with the exception of 1 building at the northwest corner) for a total of 20,100 square feet.

Landscaping

A few trees did exist on the site but that landscaping was not consistent with Title 30 requirements and a waiver for such was approved with the original application.

Elevations

Existing 5.5 foot high chain-link fences with access gates open during business hours are located along the perimeter of the property where not allowed; these improvements were approved as part of the original application. The plans depict a 30 foot high galvanized steel siding warehouse building with a minimal pitched roof not consistent with Code requirements but was allowed at the time of construction with a roll-up door on the north side of the building and 2 roll-up doors on the south side of the building.

Floor Plan

The 26,400 square foot warehouse building consists of 2,500 square feet of office with the remaining portions of the building used for manufacturing. Swamp coolers were placed within the production area to aid in the manufacturing process of the pre-cast pieces. The storage units for the ultralight aircraft do not have any interior walls and function as aircraft hangars with a total of 20,100 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for AR-21-400034 (UC-0033-12):

Current Planning

- Until April 8, 2022 to review outside storage as a public hearing;
- Applicant to move any items that are currently on adjacent parcel to the south.
- 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 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.

Clark County Water Reclamation District (CCWRD)

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

Listed below are the approved conditions for AR-18-400060 (UC-0033-12):

Current Planning

- Until April 8, 2021 to review outside storage;
- Applicant to move any items that are currently on adjacent parcel to the south.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time or 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-0033-12 (ET-0004-15):

Current Planning

- 3 years to review the outside storage;
- In conjunction with its current use, applicant is permitted to use the property for indoor and outdoor storage;
- Property owner is permitted to use the property for indoor storage;
- Property owner agrees to be the only entity contracting with third parties for indoor storage (i.e., no subleases for indoor storage) or any other use of the property;
- If applicant vacates the property and the applicant's use has ceased for more than 1 year, new approvals shall be required to use the property for outdoor storage, however, the property owner will be permitted to continue the indoor storage use.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0033-12 (ET-0018-14):

Current Planning

- 6 months to review as a public hearing to verify that the outside storage uses have been removed.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0033-12:

Current Planning

- 2 years for review of the use permits only;
- All applicable standard conditions for this application type.

- Applicant is advised that any changes to the storage of hazardous materials may require additional land use applications; approval of this application does not grant or imply that any applications for building permit, business license, fire permit, or any other required County or State permit will be approved; any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Any new development will require a drainage study and compliance.

Southern Nevada Health District (SNHD) – Septic System Program

- Applicant is advised that if approved, a change of ownership must be processed for the existing commercial septic system, Permit #SG984-KJZ-00, installed in September 1993; and to please contact the SNHD Septic System Program at (702) 759-0660.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the outside storage associated with the approved use is fully contained on their property.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-21-400034	Fourth review for outside storage	Approved by BCC	May 2021
AR-18-400060 (UC-0033-12)	Third review for outside storage	Approved by BCC	March 2018
UC-0033-12 (ET-0004-15)	Second extension of time to review outside storage	Approved by BCC	April 2015
UC-0033-12 (ET-0018-14)	First extension of time to review use permits and outside storage	Approved by BCC	July 2014
UC-0033-12	Original application for the existing batch plant, manufacturing, and recreational facility	Approved by BCC	March 2012
UC-0051-10	Recycling and materials recovery facility	Approved by PC	March 2010
ADR-1352-06	Increased equipment height in conjunction with a manufacturing business	Approved by ZA	November 2006
UC-1592-96	Outside storage facilities and indoor storage	Approved by PC	November 1996
ZC-111-89 & UC/VC-147-89	Reclassified the site from R-U to M-2 zoning for a manufacturing business	Approved by BCC	May 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-U & H-2	Undeveloped
South & West	City of Boulder City	GO	Undeveloped
East	Business Employment	M-D	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

The County properties surrounding the subject site are currently designated for industrial uses in the South County Land Use Plan. Staff finds that the multiple uses on the site, including outdoor storage, a permanent batch plant, and manufacturing continues to be compatible with the zoning designations of the surrounding properties. The remoteness of the area also lends itself to being a favorable location for industrial and related land uses. Previously, the City of Boulder City (property owner of parcel to the south) was involved with this application due to the keeping of materials on their property without authorization. This encroachment has ceased and the applicant has provided photos on the site. Staff supports the removal of the application 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:**Current Planning**

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: ARMOROCK, LLC
CONTACT: THOMAS THREINEN, PO BOX 152028, SAN DIEGO, CA 92195