

07/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0186-NICOLA HACIENDA LP:

USE PERMIT for a recycling center in conjunction with an existing industrial park on a portion of 4.47 acres in an IL (Industrial Light) Zone.

Generally located on the south side of Hacienda Avenue, 600 feet west of Valley View Boulevard within Paradise. MN/mh/ng (For possible action)

RELATED INFORMATION:

APN:

162-30-701-013 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3925 W. Hacienda Avenue, Suite B-111
- Site Acreage: 4.47 (portion)
- Project Type: Recycling center
- Number of Stories: 1
- Square Feet: 1,260
- Parking Required/Provided: 106/196

Site Plans

The plans depict an existing industrial park with 2 warehouse buildings. The subject suite is located in the west building. There are two-way drive aisles on the east sides of both buildings. The site is accessible from Hacienda Avenue to the north and Mesa Vista Avenue to the south, with parking available throughout the site.

Landscaping

There are no proposed or required changes to landscaping associated with this application.

Elevations

The photos provided depict a warehouse building with a roll-up service bay door, a main entrance door for employees, and a door to the restroom.

Floor Plans

The plans depict a 1,260 square foot open layout floor plan with a restroom in the corner near the entrance. The front of the suite has a 12 foot wide service bay door and a walk-in door for employees.

Applicant's Justification

The applicant states that facility will be used for the storage of used cooking oil in airtight poly tanks until it can be picked up and recycled at a different location. The poly tanks are in a secondary containment berm as a precautionary measure. All recyclable materials will be stored inside the building. The business is not open to the public but remains operational every day of the week. The applicant is not proposing any new landscaping.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Business Employment	IL	Industrial park
West	Business Employment	IL	Warehouse & towing service

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 Permit

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.

Staff finds that the proposed recycling center is consistent with the surrounding industrial development and will have no adverse effects on other businesses on the property or other properties in the surrounding area. The proposed use also advances Policy 5.5.3 of the Master Plan, which encourages the retention and revitalization of established local business districts and the expansion of small businesses in the County. Therefore, staff can support this request.

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

- 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

- No comment.

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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: BLUE WANCO

CONTACT: BLUE WANCO, 3925 W. HACIENDA AVENUE, UNIT B-111, LAS VEGAS, NV 89118