10/07/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-26-400051 (UC-23-0586)-PATRIOT CONTRACTOR'S, LLC:

HOLDOVER USE PERMIT SECOND EXTENSION OF TIME for a gravel pit with temporary construction storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback to any equipment from an existing occupied residential dwelling; **2)** reduce parking; and **3)** exceed the maximum site disturbance in conjunction with Hillside Development.
DESIGN REVIEWS for the following: **1)** a final grading plan in conjunction with a Hillside Development (slopes greater than 12%); and **2)** a gravel pit with temporary construction storage, including an accessory structure (truck scale with booth) on a 32.5 acre portion of a 33.1 acre site in an H-2 (General Highway Frontage) Zone and an RS80 (Residential Single-Family 80) Zone.

Generally located east of I-15 and south of Larson Lane (alignment) within South County. JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:
191-17-501-007

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce the setback to 505 feet where a minimum setback of 1,000 feet is required from any equipment to an existing occupied residential dwelling on any other property per Table 30.44-1 (a 49.5% reduction).
2. Reduce parking to 10 parking spaces where 28 parking spaces are required per Table 30.60-1 (a 64.3% reduction).
3. Permit a maximum 59.4% site disturbance for a gravel pit within a Hillside and Foothills Transition Boundary area where a maximum site disturbance of 35% is permitted for slopes exceeding 25% per Table 30.56-1.

LAND USE PLAN:
SOUTH COUNTY - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 32.5 (project site)/33.1 (overall)
- Project Type: Gravel pit with temporary construction storage
- Number of Stories: 1
- Building Height (feet): 9

- Square Feet: 100
- Parking Required/Provided: 28/10

Site Plan

The approved plans depict a gravel pit operation with temporary construction storage on a 32.5 acre portion of a 33.1 acre site. The gravel pit operation will occur on the north portion of the site, consisting of 20.5 acres. Approximately 19.6 acres of the north portion of the site features slopes in excess of 25%, which necessitated a waiver of development standards to exceed the maximum site disturbance in conjunction with Hillside Development. This portion of the site will be "sheet graded" to ensure the property is suitable for future development. A design review for a final grading plan in conjunction with Hillside Development was also part of the original request. The south portion of the site will remain undisturbed, with the exception of a paved parking lot for 10 vehicles and a truck scale (weigh station) with a small building located at the southwest corner. A temporary construction storage/staging area is located immediately to the east and north of the parking lot. The gravel pit requires 28 parking spaces where 10 parking spaces are provided, requiring a waiver of development standards to reduce parking. Access to the gravel pit is located at the northeast corner of the site, adjacent to the Larson Lane alignment. Circulation throughout the project site is provided through a paved surface/haul road measuring 24 feet in width. A third waiver of development standards was required to reduce the setback from equipment to the nearest occupied dwelling (Southern Highlands), which is located 505 feet away from the northwest corner of the site, across I-15 and to the west.

Landscaping

Street and interior parking lot landscaping were not provided or required with the original application.

Elevations

The approved plans depict a single-story building measuring 9 feet in height with a pitched, asphalt shingle roof. The exterior of the building consists of wood siding and is painted gray with white trim. The south and west elevations feature a single window while the north elevation includes a door to the building.

Floor Plans

The approved plans depict a building measuring 100 square feet in area that will be utilized for the operations of the gravel pit, in addition to the truck scale.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-24-400134 (UC-23-0586):

Comprehensive Planning

- Until November 21, 2026 to commence and review or the application will expire unless 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 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; changes to the approved project will require a new land use application; 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 application; as of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and its conversion to an appropriate district is encouraged; 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 UC-23-0586:

Comprehensive Planning

- 1 year to review as a public hearing.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Provide paved legal access.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

Applicant's Justification

There have been no substantial changes in the area to warrant a denial. Immediately east and adjacent to the site is an existing outdoor Clark County School District storage facility and undeveloped property. Therefore, the previous approval is compatible with the surrounding area. Drainage Studies have been submitted to and approved by Clark County, under PW-24-13031-CC, and to the City of Henderson, under PHYD-2024015415-COH, respectively. Additionally, a grading permit is in process with Clark County. The intent of the application is to grade the hill to create a developable pad site for future development.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400134 (UC-23-0586)	First extension of time for a gravel pit	Approved by BCC	January 2025
UC-23-0586	Use permit, waiver, and design review for a gravel pit (Project of Regional Significance)	Approved by BCC	November 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	P-F	CCSD Transportation facility (school buses)
South	Entertainment Mixed-Use	CG & H-2	Undeveloped
East	City of Henderson & Entertainment Mixed-Use	CG	Undeveloped, recreational vehicle sales, repair, & rental facility
West*	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS80 & R-3	Undeveloped & single-family residential (Southern Highlands)

*Immediately to the west of the project site is I-15.

Related Applications

Application Number	Request
UC-26-0466	A use permit for a gravel pit is a companion item on this agenda.
ZC-26-0174	A zone changed from RS80 and H-2 to CR is a related item on this agenda.

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
Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds the applicant is demonstrating progress towards commencement of the gravel pit. A drainage study for the project, PW24-13031, was approved in July 2025. Therefore, staff can support this request for an extension of time; however, the applicant is advised this will be the last extension of time request that staff will support.

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

- Until November 21, 2028 to commence or the application will expire unless 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 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; changes to the approved project will require a new land use application; 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 application; as of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and its conversion to an appropriate district is encouraged; the applicant is solely responsible for ensuring compliance with all conditions and deadlines; and this will be the last extension of time request that staff will support.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST: 1

COUNTY COMMISSION ACTION: July 8, 2026 – HELD – To 09/16/26 – per the applicant.

COUNTY COMMISSION ACTION: September 16, 2026 – HELD – To 10/07/26 – per the applicant.

APPLICANT: PATRIOT CONTRACTOR'S, LLC
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