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

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0466-PATRIOT CONTRACTOR'S, LLC:

HOLDOVER USE PERMIT for a proposed rock crushing facility including accessory structures (modular office and 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/cv (For possible action)

RELATED INFORMATION:

APN:
191-17-501-007

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: Rock crushing
- Number of Stories: 1
- Building Height (feet): 8.5(modular office)/9.5 (booth)
- Square Feet: 160 (modular office)/100 (booth)
- Parking Required/Provided: 1/10

Site Plans
The plans depict a proposed rock crushing facility in conjunction with a previously approved gravel pit operation with temporary construction storage on a 32.5 acre portion of a 33.1 acre site. The rock crushing operation will initially commence at the south portion of the site, and will eventually advance to the north portion of the site in coordination with the excavation activities. The southwest 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 (booth) located at the southwest corner. A modular office building will also be located adjacent to the parking lot. A temporary construction storage/staging area is located immediately to the east and north of the parking lot. The rock crushing facility requires 1 parking space where 10 parking spaces are provided. Access to the rock crushing facility 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. Equipment for the rock crushing

facility will eventually be located at the northwest corner of the site, 505 feet away to the nearest occupied dwelling (Southern Highlands), across I-15 and to the west. This is a project of regional significance as defined by Title 30 as the development proposal is located within 500 feet of a local government's jurisdiction (City of Henderson).

Landscaping
Street and interior parking lot landscaping are not provided or required with this application.

Elevations & Floor Plans
The plans depict a single story building (booth) measuring 9.5 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 plans also depict a modular office building measuring 8.5 feet featuring a flat roof with a metal exterior.

The approved plans depict a booth measuring 100 square feet in area that will be utilized for the operations of the gravel pit, in addition to the truck scale. A modular office measuring 160 square feet in area is also proposed with the rock crushing facility.

Applicant's Justification
The special use permit for the rock crushing facility is appropriate because there is an existing gravel pit operation on the site and a rock crushing operation is a compatible use to the gravel pit operation. Lastly, there is an adjacent existing outdoor Clark County School District storage facility and undeveloped property. The hours of operation will be six days per week (Monday through Saturday) with hours of operation between 5:00 a.m. and 6:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400134 (UC-23-0586)	First extension of time of a use permit, waiver, and design review 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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
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
ET-26-400051 (UC-23-0586)	Second extension of time 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
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 the proposed rock crushing facility is compatible with the previously approved gravel pit. Furthermore, the rock crushing facility complies with Goal SO-4 of the Master Plan which aims to promote economic development within the South County. Staff is proposing a time limit until November 21, 2028 to discontinue the rock crushing operation.

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
- Rock crushing on the site to be discontinued by November 21, 2028 unless an extension of time is granted;

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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
- Provide paved legal access.

Fire Prevention Bureau
- Applicant to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)
- No comment.

TAB/CAC:
APPROVALS:
PROTESTS: 1

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

APPLICANT: PATRIOT CONTRACTOR'S, LLC
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135