

HEAVY EQUIPMENT FACILITY
(TITLE 30)

ALTO AVE/NELLIS BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0005-BAILEY, DONALD R. JR., ET AL:

USE PERMIT to waive paving for an outside area used for parking, storing, and maneuvering equipment and materials.

DESIGN REVIEW for an equipment sales, rental, and service - construction or heavy equipment (construction cranes) facility with outside storage and ancillary office on 2.1 acres in an M-1 (Light Manufacturing) (AE-75) (APZ-1) Zone.

Generally located on the north side of Alto Avenue, 320 feet west of Nellis Boulevard within Sunrise Manor. MK/jor/jd (For possible action)

RELATED INFORMATION:

APN:

140-17-611-007; 140-17-611-008

LAND USE PLAN:

SUNRISE MANOR - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5040 Alto Avenue
- Site Acreage: 2.1
- Project Type: Equipment sales/rental/service – construction or heavy equipment facility
- Number of Stories: 1 and partial
- Building Height (feet): 38
- Square Feet: 7,500 (total building area)/1,500 (ancillary office)/6,000 (storage and equipment repair)/65,860 (outside storage area)
- Parking Required/Provided: 19/19

History & Site Plan

On October 2016, UC-0518-16 was approved with a design review for the following: waived paving for an outside area used for parking, storing, and maneuvering equipment and materials, waived the trash enclosure requirement, and allowed alternative street landscaping and buffering. In addition to this use permit, a waiver of condition of a zone change (ZC-1539-00) requiring recording a reciprocal perpetual cross access, ingress/egress, and parking agreements if building sites are under separate ownership was waived. On November 2016, UC-0518-16 (CC-0152-16)

clarification of conditions of a use permit was approved. Both Notices of Final Action for the original use permit and the clarification of conditions included a 2 year review to be a public hearing. The applicant missed the 2 year review and is now requesting for the identical use permit and design review that were previously approved. The waivers of development standards and the waivers of conditions of a zone change requested with UC-0518-16 were previously approved and are not a part of this application.

Per the site plan, the property consists of 2 parcels. Assessor's Parcel Numbers (APN) 140-17-611-007 is the eastern parcel and APN 140-17-611-008 is the parcel to the west. Both parcels front Alto Avenue. The majority of the facility will be used for outside storage of large and heavy equipment. The newly constructed building is in the southeast portion of the overall site with parking along the east property line. Parking for the large equipment is located along the west and north property lines. Access to the site is from a driveway along Alto Avenue and the plans depict cross access between both parcels.

Landscaping

The landscape design was previously approved via UC-0518-16. The submitted photos show a 15 foot wide landscape area with an attached sidewalk along Alto Avenue. The landscape area is adjacent to a decorative wrought-iron fence, and the landscaping consists of decorative rock, shrubs, and 24 inch box trees planted every 30 feet on center. The submitted photos show that the landscaping meets the landscaping condition of approval per UC-0518-16 (CC-0152-16) which states that landscaping to consist of a single row of trees along Alto Avenue, spaced 30 feet apart on center.

Elevations

The building is 1 story with partial mezzanine, 38 feet high CMU block and metal building. The exterior of the building that faces Alto Avenue is enhanced with EIFS assembly on the CMU walls and a flat roof. The roof mounted mechanical equipment is screened with a louvred screen that architecturally matches the building. The remaining elevations consists of metal panels with portions having translucent panels to allow for natural sunlight and a sloped metal roof.

Floor Plans

The plans depict a 7,500 square foot building area with 1,500 square feet of administrative office area and 6,000 square feet of storage and shop area primarily used for equipment repair.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the site was previously approved via UC-0518-16 and a clarification of conditions was approved via UC-0518-16 (CC-0152-16). No changes to the site are proposed since the original approval. Furthermore, the applicant provided updated correspondence from the Clark County Department of Air Quality (dated December 2020) regarding their previously approved use and their concurrence of control measures contained in AQR Section 92.3.1.2.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0518-16 (CC-0152-16)	Clarification of conditions of a use permit for equipment sales, rental, and service – construction cranes facility with outside storage and ancillary office with a 2 year review - expired	Approved by BCC	November 2016
UC-0518-16	Allowed equipment sales, rental, and service – construction cranes facility with outside storage and ancillary office, waived the trash enclosure, alternative street landscaping and buffering, approved the waiver of conditions of a zone change (ZC-1539-00), and a design review for the site with a 2 year review - expired	Approved by BCC	October 2016
ZC-1539-00	Reclassified this site and several adjacent parcels to M-1 zoning for a large office/warehouse complex	Approved by BCC	November 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Outside storage yard & office/warehouse development
South	Industrial	M-1	Undeveloped
East	Industrial	M-1	Commercial vehicle & trailer repair facility
West	Industrial	M-1	Outside storage yard

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**Use Permit

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.

The submitted photos show that construction on-site is complete. Furthermore, the applicant has not proposed any changes to the previously approved application, and no additional areas to waive paving is needed. Since the applicant has met the conditions of approval from the original use permit (UC-0518-16) and the clarification of conditions UC-0518-16 (CC-0152-16) and the Department of Air Quality deems that the paving for areas intended for storing and displaying cranes or other non-rubber tired heavy equipment is acceptable subject to their conditions; staff can support this request.

Design Review

Staff has no objection to this design review, since staff supports the use permit. The submitted photos for this application match the previously approved plans, and no changes are proposed with this application.

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;
- Outside storage shall not include inoperable equipment and discarded parts, the area shall be maintained in an orderly manner, free of debris and junk;
- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0013-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DONALD R BAILEY

CONTACT: POGO DIVERSIFIED SERVICES, LLC, 4212 GALAPAGOS AVE, NORTH
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