

RECREATIONAL FACILITY  
(TITLE 30)

KINGSTON RD/QUARTZ AVE  
(SANDY VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0066-ELLIS FLORENCE TRUST & HILLCREST INVESTMENTS LTD:**

**USE PERMIT** for a recreational facility (off-roading experience trails only) on a portion of 88.8 acres in an R-U (Rural Open Land) Zone.

Generally located 1,900 feet east of Kingston Road and 1.5 miles northeast of Quartz Avenue within Sandy Valley. JJ/bb/syp (For possible action)

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RELATED INFORMATION:

**APN:**

201-27-000-002 ptn

**LAND USE PLAN:**

SOUTH COUNTY (SANDY VALLEY) - OPEN LANDS

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 88.8 (portion)
- Project Type: Recreational facility (off-roading experience trails only)

Site Plan

The site plan depicts a system of off-roading trails on approximately 88.8 acres located 0.5 miles east of Kingston Road and 1.5 miles northeast of the intersection of Quartz Avenue and Kingston Road in Sandy Valley. The property will be a secondary location for test driving off-road vehicles associated with the previously approved UC-21-0072 at Mt. Potosi Canyon Road, approximately 12 miles north of this property. That site has incidental retail, structures, restrooms, parking, and entertainment facilities. This proposal is only intended to provide additional off-roading trails for test drive experiences. The applicant has expressed interest in providing temporary team building events and related temporary commercial activities at this site in the future.

Landscaping

No landscaping is proposed for the intended uses on this property.

### Elevations

No buildings exist or are proposed on this property. Remnants of mining activity may exist on the property.

### Signage

Signage is not a part of this request. Recreational driving guests will access the property from directions provided prior to arrival.

### Applicant's Justification

The proposed recreational facility for a driving course is located on the old Boss Mine site, just over a mile northeast of Sandy Valley. This property will be used in conjunction with a previously approved use permit UC-21-0072, known as the Kimball Scout Ranch. The proposed driving range is part of a lifestyle experience being provided to new owners of the Raptor line of Ford Bronco vehicles. The applicant is proposing to use the existing on-site road network, and some additional trails in the future. No permanent structures will be built on this site. Operations will take place daily from 7:00 a.m. to 9:00 p.m., with adjustments for daylight hours. Instructors and crew members will accompany guests on site to ensure safe operation of the vehicles. No walk-in (drive-in) guests will be allowed to use the property, only registered attendees who will travel to the site from the Kimball Scout Ranch. The roads and trails will be maintained as needed to ensure a safe course. Approximately 8 to 10 owners/guests and several staff members will be on site during operations. Up to 20 participants could be on the property at peak operational times. There is a potential for corporate or team building events designed to promote the Raptor line of Ford Bronco vehicles.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Open Lands	R-U	Undeveloped, BLM

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

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 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 proposed recreational facility will not create a negative impact to the surrounding area. The applicant is advised to follow the direction of the Master Plan Policy SO-2.1 and 2.2, and coordinate with local fire and medical services for potential services. Master Plan Policy SO-1.6, encourages uses and activities in or adjacent to Sandy Valley that protect the rural character of the area. Off-roading recreational uses on this property during daytime hours should not impact the Sandy Valley area when considering the location is approximately 1.5 miles from developed areas of Sandy Valley.

**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**

- Future special events or commercial activities may require additional land use approvals.
- 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.

**Fire Prevention Bureau**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JACKSON DAWSON COMMUNICATIONS, INC.

**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR. SUITE 650, LAS VEGAS, NV 89135