

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400042 (UC-21-0439)-RAMM CORP:

USE PERMITS SECOND APPLICATION FOR REVIEW for the following: **1)** expansion of a recreational facility; **2)** major training facility; **3)** camping in conjunction with a recreational facility; and **4)** a heliport.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; and **2)** parking area paving and striping.

DESIGN REVIEWS for the following: **1)** expansion of a recreational facility; **2)** a major training facility; **3)** camping cabins and accessory structures; and **4)** a grading plan in conjunction with a hillside development (slopes greater than 12%) on a portion of 375.3 acres in an RS80 (Residential Single-Family 80) Zone.

Generally located 2.2 miles west of Kingston Road, 1.3 miles north of Sandy Valley Road within Goodsprings. JJ/jm/ng (For possible action)

RELATED INFORMATION:

APN:

202-17-000-003; 202-20-000-001; 202-20-000-003; 202-20-000-005

USE PERMITS:

1. Expansion of a recreational facility (ax throwing, archery, heavy equipment use, and off-road vehicles).
2. Major training facility (indoor and outdoor shooting ranges).
3. Camping in conjunction with a recreational facility.
4. Heliport.

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Elimination of landscaping adjacent to a less intensive use where required per Figure 30.64-11 (a 100% reduction).
 - b. Elimination of parking area landscaping where required per Figure 30.64-14 (a 100% reduction).
2. Elimination of parking area paving and striping where required per Section 30.60.020.

DESIGN REVIEWS:

1. Expansion of a recreational facility (ax throwing, archery, heavy equipment use, and off-road vehicles).
2. Major training facility (indoor and outdoor shooting ranges).
3. Camping cabins and accessory membrane (tent) structures.
4. Final grading plan within a Hillside and Foothills Transition Boundary Area.

LAND USE PLAN:
SOUTH COUNTY (GOODSPRINGS) - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 375.3 (portion)
- Project Type: Recreational facility/major training facility
- Number of Stories: 1 to 2
- Building Height (feet): 16.2 (tents)/9.5 (1 story buildings)/19 (2 story buildings)
- Parking Required/Provided: 87/102

Site Plans

The previously approved plans show an outdoor recreational facility and major training facility with camping cabins and outdoor uses with associated buildings and tent structures on 4 sites spread across 4 parcels totaling 375.3 acres. The 4 sites are located 3 miles northwest from the town of Goodsprings within a box canyon, behind 5,000 foot high mountains.

The main site shown on the plans is where the majority of the proposed recreational and major training facility uses are taking place. The site includes the following: a 2,560 1 story workshop building, a helipad, a 640 square foot registration building, a 640 square foot VIP building, an 800 square foot tent in between the registration building and the VIP building, a 1,920 square foot 1 story shooting range with 8 lanes, an axe throwing/archery area with a 600 square foot membrane tent staging area, a 400 square foot membrane tent staging area near the tactical shooting range, a car crushing and digging area for heavy equipment, a wedding chapel area, and unpaved parking areas.

Site 1 has a 2 story 1,280 square foot cabin with associated parking. Site 2 has two, 2 story cabins with associated parking areas and the 4,800 square foot 2 story main building with associated parking space. Site 3 has three, 2 story cabins with associated parking.

Landscaping

Landscaping is not proposed on the site. The previously approved plans do show artificial turf to the north and the south sides of the registration and VIP buildings.

Elevations

The previously approved elevations show the 1 story buildings to be 9.5 feet high and the 2 story buildings to be 19 feet high. The exterior of the buildings will be painted metal with tempered glass windows. Each building, except the workshop, will have ADA access ramps and metal guardrails at the entrances. The proposed accessory membrane (tent) structures are 16 feet 2 inches high with the opening to the tent structure at 10 feet high. All of the buildings on the site are repurposed metal containers and are architecturally compatible with each other.

Floor Plans

The previously approved plans show an open floor plan with a restroom for the VIP building and the registration building. The workshop building is an open floor plan with outward opening double doors on each section. The main building has 3 sections. The ground level of the building has an area for a kitchen and registration, an open area which is covered by the second floor and an open area with restrooms and a bar. The second floor includes 2 open deck areas above the first floor building area and an enclosed area for group event space. The open deck area is enclosed with a guardrail and has exterior stairs. The wedding chapel area is comprised of an area with artificial turf and a tiered area for wedding guests.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for AR-23-400005 (UC-21-0439):

Comprehensive Planning

- 1 year to review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for review, will be reviewed for conformance with the regulations in place at the time of application; and that a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available in the area and none are planned within the next five years.

Listed below are the approved conditions for UC-21-0439:

Current Planning

- 1 year to review as a public hearing;
- No overnight stays on the property (camping, cabins, glamping, etc.) until the well and septic are completed;
- Recreational activities limited to indoor and outdoor shooting, ax throwing, archery, heavy equipment use, and off-road vehicle driving;
- Off-road vehicle driving limited to applicant's property only and the public road from 1 portion of the property to another;
- Federal Aviation Administration approval required before installation and use of heliport;
- No shooting from helicopters unless approved by the Board of County Commissioners through a subsequent land use application;
- Building permits shall be approved for all structures prior to any gathering of over 12 people;
- Comply with Southern Nevada Health District and the Environmental Protection Agency regulations regarding the site clean-up of lead.

- 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 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.

Department of Aviation

- Applicant may be required to file Federal Aviation Administration (FAA) Form 7480-1, "Notice of Landing Area Proposal" with the FAA, per 14 CFR Part 157;
- Applicant must comply with all heliport planning report requirements described in Table 30.44-1 "Heliport" of the Code.
- Applicant is advised that all helicopter noise complaints and inquiries regarding operations from this facility will be forwarded to the operator of this heliport.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health (EH) Division at septics@snhd.org or (702) 759-0660 to apply for permits to construct Individual Sewage Disposal (Septic) Systems; and to contact the SNHD EH Division at foodrev@snhd.org or (702) 759-1258 to apply for permits for the proposed Food Establishment and Public Accommodation facilities.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available in the area and none are planned within the next 5 years.

Applicant's Justification

The applicant states that there have been no Code Enforcement cases, parking violations, or issues related to all approved uses. They state one small fire, unrelated to any approved use, occurred on-site but was quickly dealt with by the on-site water truck for which an incident report is available. They have also worked with the BLM on various issues and continue to be a good neighbor within the community. They are requesting a 1 year review per the Notice of Final Action that was approved in October of 2021.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-23-400005 (UC-21-0439)	First application for review for recreational facility, training facility, camping, and heliport, with waivers for landscaping and parking paving and striping and design reviews for recreational facility, training facility, cabins and accessory structures, and grading	Approved by BCC	April 2023

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0439	Recreational facility, training facility, camping, and heliport with waivers for landscaping and parking paving and striping and design reviews for recreational facility, training facility, cabins and accessory structures, and grading	Approved by BCC	October 2021
RC-21-400101 (UC-0249-17)	Revocation hearing for UC-0249-17	Approved by BCC	November 2021
AR-18-400132 (UC-0249-17)	First application for review for recreational facility, training facility, waive design standards for accessory structures with waivers for buffer landscaping, parking lot landscaping, trash enclosure, paving and striping and design reviews for recreational facility, training facility, accessory structures, grading plan for hillside development	Approved by PC	July 2018
UC-17-0249	Recreational facility, training facility, waive design standards for accessory structures with waivers for buffer landscaping, parking lot landscaping, trash enclosure, paving and striping and design reviews for recreational facility, training facility, accessory structures, grading plan for hillside development	Approved by PC	May 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East & West	Open Lands (OL)	RS80	Undeveloped

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**

A review was required per AR-23-400005 (UC-21-0439) to monitor the progress of permits and overall operation of the facility. Staff is not aware of any complaints from the public regarding the facility during the 1 year review period; however, records show no building permits have been obtained for the buildings and structures. Therefore, staff can support this request with an additional review in 1 year.

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

- 1 year to review.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available in the area and none are planned within the next 5 years.

TAB/CAC: Good Springs - approval.

APPROVALS:

PROTEST:

APPLICANT: ADRENALINE MOUNTAIN

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