

RECREATIONAL FACILITY
(TITLE 30)

KINGSTON RD/SANDY VALLEY RD
(GOODSPRINGS)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-23-400005 (UC-21-0439)-EBRE, LLC:

USE PERMITS FIRST 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)** grading plan in conjunction with a hillside development (slopes greater than 12%) on a portion of 375.3 acres in an R-U (Rural Open Land) Zone.

Generally located 2.2 miles west of Kingston Road and 1.3 miles north of Sandy Valley Road within Goodsprings. JJ/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

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

USE PERMITS:

1. Expansion of a recreational facility (ax throwing, archery, heavy equipment use, and off-road vehicles).
2. Major training facility (indoor & 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 & 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 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 most of the recreational and major training facility uses are taking place. The site includes the following: a 2,560 square foot 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.

In addition to the main site, 3 additional sites are part of the project. 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 was not proposed with the original application. The approved plans show artificial turf on 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 feet 6 inches 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 16.2

feet 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 approved plans show an open floor plan with a restroom for the VIP building and the registration building. The workshop building has 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.

Previous Conditions of Approval

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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this request has been submitted as required by the previously approved application. There have been no issues reported and the applicant states they have continued to work with the Bureau of Land Management on a potential alternate access route as previously discussed with the Board of County Commissioners and residents of Goodsprings.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0439	Recreational and major training facility	Approved by BCC	October 2021
AR-18-400132 (UC-0249-17)	Review of a recreational and minor training facility	Approved by PC	July 2018
UC-0249-17	Recreational and minor training facility	Approved by PC	May 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Open Lands	R-U	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

At this time well and septic services have not been installed; therefore, there have not been overnight stays or weddings, and staff cannot find any record of building permits for the structures on-site. There have been no reported problems from Clark County Public Response since issuance of the Clark County Business License in 2017 and this request is consistent with the conditions of approval from UC-21-0439. Therefore, staff can support this request with an additional 1 year time limit to renew to continue to monitor the progress of permits and overall operation of the facility.

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 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.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- 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 five years.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ACCESS SHOT TOURS, LLC

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135