

09/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-24-400121 (UC-17-0652)-ARROW DEVELOPMENT CORP:**

**USE PERMITS THIRD EXTENSION OF TIME** for the following: **1)** a proposed major training facility (outdoor shooting range); and **2)** waive applicable design standards for proposed accessory structures (storage containers and trailers).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** landscaping adjacent to a less intensive use; **2)** parking lot landscaping; **3)** required trash enclosure; and **4)** required paving and striping.

**DESIGN REVIEWS** for the following: **1)** a proposed major training facility (outdoor shooting range); **2)** accessory structures (storage containers and trailers); and **3)** grading plan in conjunction with a hillside development (slopes greater than 12%) on 123.97 acres in an RS80 (Residential Single-Family 80) Zone.

Generally located west of SR 161 and south of Sandy Valley Road within the South County Planning Area. JJ/rp/kh (For possible action)

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RELATED INFORMATION:

**APN:**

218-05-000-002

**USE PERMITS:**

1. A proposed major training facility (outdoor shooting range) per Table 30.44-1.
2. a. Waive architectural enhancements on all elevations for accessory structures (storage container and an office/medical trailer) per Table 30.56-2.
- b. Waive roof pitch requirement where a 3:12 roof pitch is required for accessory structures (storage container and an office/medical trailer) per Table 30.56-2.
- c. Allow a flat roof for accessory structures (storage container and an office/medical trailer) where a parapet roof is required per Table 30.56-2.
- d. Allow non-decorative vertical metal siding for accessory structures (storage container and an office/medical trailer) per Table 30.56-2.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Provide no landscaping adjacent to a less intensive use where required per Figure 30.64-11.
2. Provide no parking lot landscaping where required per Figure 30.64-14.
3. Provide no trash enclosure where required per Section 30.56.120.
4. Provide no paving and striping where required per Section 30.60.020.

**DESIGN REVIEWS:**

1. A proposed major training facility (outdoor shooting range).

2. Proposed accessory structures (storage container and an office/medical trailer).
3. A final grading plan within a Hillside and Foothills Transition Boundary Area.

## **LAND USE PLAN:**

SOUTH COUNTY (SANDY VALLEY) - OPEN LANDS

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: N/A
- Site Acreage: 123.97
- Project Type: Major training facility (outdoor shooting range)
- Building Height: 8.5 feet (1 storage container and an office/medical trailer)
- Square Feet: 400 (an office/medical trailer)/200 (storage container)
- Parking Required/Provided: 11/12

#### Site Plans

The original plans depict a 123.97 acre parcel for a major training facility (outdoor shooting range) with accessory structures including a storage container and an office/medical trailer. The shooting range with 4 short shot bays is located immediately to the north of an office/medical trailer and storage container area. The 4 short shot bays are 100 feet wide by 100 feet long and located to the northwest area of Bureau of Land Management (BLM) road (RS2477). Access to the site is granted from Sandy Valley Road via a BLM Access road (RS2477). Additionally, a portion of the subject parcel is within the 12% hillside development; however, the shooting bays and outdoor shooting range are located away from the hills. The applicant originally stated there will be no grading, alteration, or disturbance to the project site and the natural topography will remain the same. The number of students trained at the proposed facility will vary from 8 to 16 on average and up to as many as 50 students.

#### Landscaping

No landscaping is being provided with this application.

#### Elevations

The original plans and photos submitted depict an 8.5 foot high storage container, consisting of vertical metal siding, store front windows, and is painted off white. The office/medical trailer is 8.5 feet high, consists of horizontal metal siding, store front windows, and is painted cream with grey borders. Since the original approval, Title 30 has been modified and the roof regulations have been removed.

#### Floor Plans

The approved storage container has a total area of 200 square feet, and the office/medical trailer is 400 square feet.

### Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400186 (UC-0652-17):

#### Current Planning

- Until September 19, 2024 to complete and review as a public hearing.
- Applicant is advised that this approval is for a shooting range and accessory structures only, other uses may require additional land use approval; 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; 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

- Compliance with previous conditions.

Listed below are the approved conditions for ET-19-400128 (UC-0652-17):

#### Current Planning

- Until September 19, 2021 to complete and review as a public hearing.
- 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

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0652-17:

#### Current Planning

- 2 years to complete and review as a public hearing;
- Comply with the Department of Air Quality regulations regarding dust mitigation.
- 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

- Demonstrate legal access.

#### Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; to show fire hydrant locations both on-site and within 750 feet; operational permits may be required for Ammunition Storage at this facility; fire protection may be required for this facility; and that automatic fire sprinkler will be required for this facility and to contact fire prevention for further information (702) 455-7316.

### Applicant's Justification

The applicant states that the training facility requires additional time to address and perfect the expanding demand for top tier training procedures and hosting amenities. Per the applicant, the process has been time consuming and challenging to completing a unique off-grid facility. Also, the applicant states that to accommodate clientele and trainees that may need to stay overnight, the addition of RV pads with related modular mobile support stations with water, power, and septic are needed. The applicant indicated that they have deployed excavators, loaders, road graders, a water truck, screening plant, and other equipment for site work. A dust control permit from the Department of Air Quality (Permit #54038) is valid until June 30, 2026. The applicant anticipates completion by Fall 2026.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-21-400186 (UC-0652-17)	Second extension of time for a major training facility (outdoor shooting range)	Approved by PC	February 2022
ET-19-400128 (UC-0652-17)	First extension of time for a major training facility (outdoor shooting range)	Approved by PC	November 2019
UC-0652-17	Major training facility (outdoor shooting range)	Approved by PC	September 2017

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Open Lands	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**

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff recognizes that the training facility has been a major undertaking for the applicant. The applicant indicates additional time is necessary to ensure the facility is properly developed and that proper training is provided to employees to safely operate the facility. However, the applicant has not demonstrated significant progress through the various Clark County permit and/or licensing processes. It has been more than 7 years since the approval of the original application, with a new development code that became effective in January 2024. The applicant expanded the scope by introducing recreational vehicle pads and modular related structures

without proper approval. Additionally, it appears site improvements may have occurred without proper approvals and/or permits. Due to the lack of progress and proceeding outside the scope of the original approval, staff cannot support this request and recommends denial.

### **Department of Aviation**

The vertiport, aviation-flight use is not located at a Department of Aviation airport facility.

Pursuant to Section 30.06.03D.7(iv) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace Determination of No Objection and the Department of Aviation has reviewed the determination. Note that section 30.06.03D.7(iv) requires that the FAA Determination shall be submitted at least 2 weeks prior to final approval.

### **Staff Recommendation**

Denial.

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**

If approved:

- Until September 19, 2026 to complete and review as a public hearing or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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; approval of this application does not approve any use or structures added without proper land use approvals; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; 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**

- Compliance with previous conditions.

#### **Department of Aviation**

- Applicant is 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 also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit

or variance, including, but not limited to, potential impacts to local airspace and/or procedures, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Objection" has been issued by the FAA;
- Applicant must comply with conditions described in Section 30.03.06B of the Code, and any applicable conditions and recommendations resulting from FAA approval.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; and that all noise complaints and inquiries regarding operations from this facility will be forwarded to the operator of this vertiport, aviation-flight use.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** HDT LLC

**CONTACT:** DAVID WECHSLER, HDT, LLC, 10790 DEL RUDINI STREET, LAS VEGAS, NV 89141