

RECREATIONAL FACILITY
(TITLE 30)

ROBAN AVE/LAS VEGAS BLVD S
(SLOAN)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-21-400004 (UC-18-0808)-YOUNG BROTHERS LTD:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** recreational facility (operate construction equipment) with associated retail sales; **2)** allow alternative design standards for an accessory structure (storage container); and **3)** a project of regional significance (adjacent to the City of Henderson).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping and screening; **2)** reduced setbacks; and **3)** full off-site improvements (paving, curb, gutter, sidewalk, and streetlights).

DESIGN REVIEW for a recreational facility and accessory structures on 4.4 acres in an R-U (Rural Open Land) Zone and H-2 (General Highway Frontage) Zone.

Generally located on the north side of Roban Avenue, 400 feet east of Las Vegas Boulevard South within Sloan. MN/jvm/ja (For possible action)

RELATED INFORMATION:

APN:

191-17-601-011

USE PERMITS:

1. Allow a recreational facility (operate construction equipment) with associated retail sales.
2.
 - a. Allow non-decorative vertical metal siding where not permitted.
 - b. Allow a flat roof without a parapet wall where required.
 - c. Waive architectural enhancements where required.
3. A project of regional significance (adjacent to the City of Henderson).

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Allow a chain-link perimeter fence with mesh screening where landscaping per Figure 30.64-13 is required along a street (Roban Avenue).
 - b. Eliminate parking lot landscaping where landscaping per Figure 30.64-14 is required.
2.
 - a. Reduce the setback for a gate to zero feet where 18 feet is required per Section 30.64.020 (a 100% reduction).
 - b. Reduce the setback between an existing trash enclosure and right-of-way (Roban Avenue) to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).

- c. Reduce the setback between an existing trash enclosure and the front property line to zero feet where 10 feet is required per Table 30.40-7 (a 100% reduction).
3. Off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving).

LAND USE PLAN:

SOUTH COUNTY (SLOAN) - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 800 W. Roban Avenue
- Site Acreage: 4.4
- Project Type: Recreational facility (construction equipment area)
- Number of Stories: 1
- Building Height (feet): Up to 16
- Square Feet: 3,200 (existing building)/2,400 (proposed storage containers)
- Parking Required/Provided: 13/17

Site Plans

The plans depict a recreational facility that allows customers to operate construction equipment. A building is located on the western portion of the site and was converted into an office/reception building. A parking area consisting of 17 parking spaces is located on the south side of the existing building. The site has access to Roban Avenue via 2 existing driveways with gates located on the property line. Storage containers are located east of the existing building and are used for storage with seating/viewing areas on top. The eastern portion of the site is divided into different areas to operate various types of construction equipment such as bulldozers and excavators. With the original application, no trails or pathways, and no off-site improvements along Roban Avenue or Gabriel Street, were proposed.

Landscaping

The site is surrounded by a mixture of masonry walls and chain-link fencing with mesh screening. No parking lot or perimeter trees are provided, however there are existing trees adjacent to the west face of the building.

Elevations

Photos show the existing metal building with aluminum window/doors on the south side of the building, and roll-up doors on the north side. The storage containers are constructed of non-decorative vertical metal siding with a flat metal roof and painted with murals depicting construction equipment in operation. An elevated, covered seating area is located on top of the storage containers and the total height will be 16 feet. The plans also showed seating areas, each with their own 10 foot canopy.

Floor Plans

The plans depict the existing 3,200 square foot building which includes offices, reception area, incidental retail area, classroom area, and maintenance and storage area. The storage containers total 2,400 square feet and the canopies range in size from 244 square feet to 1,200 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0808:

Current Planning

- 2 years to commence 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

- 5 year review of the off-site improvements;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the location of existing public sanitary sewer is greater than 400 feet from the parcel.

Applicant's Justification

The applicant states that current operations have commenced with little impact to the surrounding area. They have operated in compliance with all conditions of approval and have had no Clark County Public Response Office (CCPRO) or Metropolitan Police Department complaints.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0808	Recreational facility	Approved by BCC	December 2018
UC-0149-96	Allowed automobile repair - expired	Approved by PC	March 1996
ZC-1862-95	Reclassified the site to C-3 zoning for an automotive repair facility	Withdrawn by applicant	February 1996
ZC-0468-94	Reclassified the site to C-3 zoning for an automotive repair facility	Denied by BCC	May 1994
ZC-0007-92	Reclassified the site to C-3 zoning for an automotive repair facility - expired	Approved by BCC	February 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	City of Henderson	None	Undeveloped
South	Commercial Tourist	H-2 & R-U	Single family residential
West	Commercial Tourist	H-2	Undeveloped

Related Applications

Application Number	Request
UC-21-0007	A use permit request for a major training facility is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current 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.

Staff finds that the applicant has begun operations of the recreational facility upon the issuance of a valid business license, however the applicant did not obtain any building permits for the construction and placement of structures on the property such as canopies and storage container(s). Staff is not aware of any complaints filed with Clark County Public Response or the Metropolitan Police Department with regard to their operations. Although the facility is up and operating without any known complaints, staff is recommending another review in 1 year to allow the time applicant to complete the building permit and inspection process for all structures requiring a building permit.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this application for review.

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

- 1 year to review and complete the building permit and inspection process for any structures requiring building permits.
- 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; 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

- Applicant is advised that the 5 year review for the off-site improvements is due by December 5, 2023; and that the Restrictive Covenant Agreement (Deed Restrictions) condition has been satisfied by recorded document 970220:00565.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DIG THIS LAS VEGAS

CONTACT: TAYLOR CONSULTING GROUP, INC., 1442 WHITE DR., LAS VEGAS, NV 89119