

MAJOR TRAINING FACILITY  
(TITLE 30)

ROBAN AVE/LAS VEGAS BLVD S  
(SLOAN)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0007-YOUNG BROTHERS LTD:**

**USE PERMITS** for the following: **1)** major training facility (heavy equipment construction techniques); and **2)** a project of regional significance (adjacent to the City of Henderson).

**DESIGN REVIEW** for a major training facility in conjunction with a recreational facility 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/lm/jd (For possible action)

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RELATED INFORMATION:

**APN:**

191-17-601-011

**USE PERMITS:**

1. Allow a major training facility (heavy equipment construction techniques) in conjunction with a recreational facility.
2. A projection of regional significance (adjacent to the City of Henderson).

**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: Major training facility (heavy equipment)
- Number of Stories: 1
- Building Height (feet): Up to 16
- Square Feet: 3,200 (existing building)/2,400 (storage containers)
- Parking Required/Provided: 13/17

**Site Plans**

The plans depict the addition of a major training facility for heavy equipment operators at an existing recreational facility. The proposed use would provide a certificate program for

customers to operate construction equipment. An existing building is located on the western portion of the site that has been 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. Proposed storage containers are located east of the existing building that will be 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. The site is surrounded by a mixture of masonry walls and chain-link fencing.

#### Landscaping

The site is surrounded by a mixture of masonry walls and chain-link fencing with mesh screening. Parking lot or perimeter trees were previously waived. The only existing landscaping is trees adjacent to the west face of the existing building.

#### Elevations

Photos depict the existing metal building with aluminum window/doors on the south side of the building and roll-up doors on the north side. There are storage containers and shade structures located near experience areas.

#### Floor Plans

The plans depict the existing 3,200 square foot building which includes offices, reception area, incidental retail area, classroom area (training facility meeting space and recreational customer orientation), with 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.

#### Signage

Signage is not a part of this application.

#### Applicant's Justification

The applicant indicates that the site is appropriate for the proposed training facility use based on the size of the lot and will be compatible with the existing development in the area. In addition to customers being allowed to operate bulldozers, excavators, car crushing equipment, and track loaders, an on-line class for heavy equipment operators will be offered with hands on testing and training at the existing site.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-18-0808	Recreational facility and waive landscaping, screening, reduce setbacks, full off-site improvements	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

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
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**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
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**

<b>Application Number</b>	<b>Request</b>
AR-21-400004 (UC-18-0808)	An application for review of a recreational 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**Use Permits & Design Review

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 Comprehensive 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.

This site is located in the South County Planning Area and designated for commercial tourist development by the Land Use Plan. Goal 13 of the land use plan encourages localized areas of concentrated commercial, office, recreation, entertainment, and public facility uses to enhance the economic, social, and physical development and vitality of the South County Planning Area. Per Policy 13.1, localized areas of commercial tourist development are intended to be the prime activity centers in the South County Planning Area where entertainment, general business, and commercial uses are located. There will be no changes to the existing buildings on the site which conforms with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. Based on these goals and policies, staff finds the uses are appropriate for the area and supports the use permits. The addition of the formal training facility use will enhance the existing uses on the site by providing a natural progression of recreational interest in operating heavy equipment.

The additional use may provide economic opportunity for those interested in pursuing heavy equipment operation as a career while allowing for diversity of users at the site.

### **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**

- 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.

#### **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 property appears to have an existing septic system, and to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DIG THIS LAS VEGAS

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