

RECREATIONAL FACILITY/
MINOR TRAINING FACILITY
(TITLE 30)

UPDATE
KINGSTON RD/SANDY VALLEY RD
(GOODSPRINGS)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

RC-21-400101 (UC-0249-17)-RAMM CORP.:

HOLDOVER REVOCATION OF USE PERMITS for the following: **1)** a recreational facility (outdoor shooting range); **2)** a minor training facility (outdoor shooting range); and **3)** waive applicable design standards for accessory structures (storage container 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 recreational facility (outdoor shooting range); **2)** a minor training facility (outdoor shooting range); **3)** accessory structures (storage container and trailers); and **4)** a grading plan in conjunction with a hillside development (slopes greater than 12%) on 100.2 acres in an R-U (Rural Open Land) Zone.

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

RELATED INFORMATION:

APN:

202-20-000-003; 202-20-000-005

USE PERMITS:

1. A recreational facility (outdoor shooting range) per Table 30.44-1.
2. A minor training facility (outdoor shooting range) per Table 30.44-1
3.
 - a. Waive architectural enhancements on all elevations for accessory structures (storage container and trailers) per Table 30.56-2.
 - b. Waive roof pitch requirement where a 3:12 roof pitch is required for accessory structures (storage container and trailers) per Table 30.56-2.
 - c. Allow flat roof for accessory structures (storage container and trailers) where a parapet roof is required per Table 30.56-2.
 - d. Allow nondecorative vertical metal siding for accessory structure (storage container) per Table 30.56-2.

WAIVERS OF DEVELOPMENT STANDARDS

1. Provide no landscaping adjacent to a less intensive use where Figure 30.64-11 is required.
2. Provide no parking lot landscaping where Figure 30.64-14 is required.

3. Provide no trash enclosure where required per Section 30.56.120.
4. Provide no parking lot paving and striping where required per Section 30.60.020.

DESIGN REVIEWS

1. A recreational facility (outdoor shooting range).
2. A minor training facility (outdoor shooting range).
3. Accessory structures (storage container and trailers).
4. A final grading plan within a Hillside and Foothills Transition Boundary Area.

LAND USE PLAN:

SOUTH COUNTY (GOODSPRINGS) - OPEN LAND (UP TO 1 DU/10 AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 15357 Kingston Road
- Site Acreage: 100.2
- Project Type: Recreational facility/minor training facility
- Building Height (feet): 10 (2 mobile firing trailers)/8 (1 storage container)/11 (restroom trailer)
- Square Feet: 192 & 272 (mobile firing trailers)/200 (storage container)/200 (restroom trailers)
- Parking Required/Provided: 3/23

History

On May 16, 2017, the Planning Commission (PC) approved UC-0249-17 to allow a recreational facility and minor training facility (outdoor shooting range) with accessory structures (storage container and trailers) on the subject site. Subsequently, on July 3, 2018, the PC approved a review of the application since, at that time, there were no known issues with the facility operations.

On June 16, 2021, the Board of County Commissioners (BCC) discussed the merits of revoking the application due to the occurrence of unauthorized activities and at least 3 known fires on and/or near the project site resulting from on-site activities. After discussing the merits, the BCC directed staff to schedule a public hearing for August 4, 2021 to consider revoking the application.

Site Plans

The applicant has leased 100 acres located in a remote box canyon approximately 3 miles from the town of Goodsprings. The canyon is surrounded on all 4 sides by mountains ranging in height from 200 feet to 300 feet. The parcel is remote to active neighbors and the interior of the box canyon is accessed exclusively through a road on the west end of the canyon. The access road is gated to prevent unauthorized access. The property is accessed via Kingston Road in Goodsprings, then turning on a mining road and proceeding 1.4 miles to the property. The mining road runs across BLM land.

The approved plans depict an outdoor shooting range (recreational facility and minor training facility) with accessory structures including 2 mobile firing trailers, a storage container, and a restroom trailer. The shooting range is located immediately to the south of storage container and restroom trailer. The mobile firing trailers serve as the firing lines, which are brought to the site daily. The firing ranges are oriented to the south of the mobile firing trailers and range between 50 yards to 350 yards.

Landscaping

No landscaping was proposed with the original application.

Elevations

The storage container is 8 feet in height, consists of vertical metal siding, and is painted white. The restroom trailer is 11 feet in height, consists of nondecorative metal, and is also painted white. The 2 mobile firing trailers are 10 feet in height and consist of nondecorative metal. One mobile firing trailer depicts the company logo and is painted with various colors. The second mobile firing trailer is painted brown.

Floor Plans

The storage container has a total area of 200 square feet. The mobile firing trailers have a total area of 192 feet and 272 feet, respectively. The restroom trailer has a total area of 200 square feet.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below is the approved condition for AR-18-400132 (UC-0249-17):

Current Planning

- Remove the time limit.

Listed below are the approved conditions for UC-0249-17:

Current Planning

- 1 year to review;
- Guns not to exceed a 50 caliber maximum;
- Design review as a public hearing for any significant changes to the plans;
- Provide a safety plan including, but not limited to communication with first responders, evacuation routes, first aid facilities on site, and other emergency response issues.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; future development of the site shall require a design review as a public hearing for a grading plan; 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.

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; and to show fire hydrant locations both on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

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

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400132 (UC-0249-17)	Review of the recreational facility and minor training facility (outdoor shooting range)	Approved by PC	July 2018
UC-0249-17	Recreational facility and minor training facility (outdoor shooting range)	Approved by PC	May 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Open Land (up to 1 du/10 ac)	R-U	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

In accordance with Section 30.04.160, failure to abide by and faithfully comply with the following: 1) the provisions of this Title with respect to use, development standards, or maintenance requirements; 2) with any other requirement of the Clark County Code; 3) with any applicable requirement of the Nevada Revised Statutes or Nevada Administrative Code; or 4) with any and all conditions attached to the granting of any land use application is unlawful and a public nuisance, and shall constitute grounds for revocation of the same, or any permit or license issued in conjunction with the application.

Subsequent to the approval of the original application and review, unauthorized activities have been observed on-site and at least three known fires resulting from on-site activities have occurred on and/or near the project site. For this reason, staff finds revocation of the application to be appropriate.

Staff Recommendation

Revocation.

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**

If revoked:

- Immediately cease all operations and remove all structures from the site within 30 days from revocation.

Public Works - Development Review

- No comment.

TAB/CAC:

APPROVALS: 6 cards

PROTEST:

COUNTY COMMISSION ACTION: August 4, 2021 – HELD – To 11/03/21 – per the Board of County Commissioners.

APPLICANT: ACCESS SHOT TOURS, LLC

CONTACT: ACCESS SHOT TOURS LLC, DBA SHOOT LAS VEGAS, 7750 FAIRFIELD AVENUE, LAS VEGAS, NV 89123