

12/06/23 BCC AGENDA SHEET

RV STORAGE & MINI-WAREHOUSE  
(TITLE 30)

DUCK CREEK CHANNEL/DENNING ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-23-0650-RAWHIDE RV LP:**

**WAIVER OF DEVELOPMENT STANDARDS** to eliminate a freeway buffer wall in conjunction with an approved mini-warehouse facility and off-highway vehicle, recreational vehicle, and watercraft storage facility on 21.2 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the south side of Duck Creek Flood Control Channel and the west side of Denning Street within Whitney. JG/bb/syp (For possible action)

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RELATED INFORMATION:

**APN:**

161-28-301-006; 161-28-401-009; 161-28-401-013

**WAIVER OF DEVELOPMENT STANDARDS:**

Eliminate a 6 foot freeway buffer wall where required per Figure 30.64-4.

**LAND USE PLAN:**

WHITNEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 21.2
- Project Type: Mini-warehouse, off-highway vehicle, recreational vehicle, and watercraft storage facility
- Number of Stories: 1
- Building Height (feet): Up to 18.5

**History, Site Plan, & Request**

NZC-21-0179 was approved in July 2021 to rezone the property to M-D allowing for 4 years to develop the mini-warehouse, off-highway vehicle, recreational vehicle, and watercraft storage facility. The approved plans depict a mini-warehouse and covered recreational vehicle (RV) and boat storage facility located on a 21.2 acre site. Access to the site is from 1 driveway via Rawhide Street to the west and will terminate as a cul-de-sac within the project site. Also, a 35 foot private access easement is proposed to extend from the main entrance to Nevada Energy's property located directly to the east in lieu of a right-of-way. The buildings are set back a

minimum of 20 feet from the perimeter of the development. The access gate to the facility is located within the interior of the site beyond the customer parking area and leasing office, which is located near the northwest corner of the site. Four mini-warehouse buildings are located approximately 20 feet from the south property line. There are 5 open areas next to or between the buildings along the south side of the property. The open areas are connected with an 8 foot palisade security fence that allows for drainage to pass from south to north. This request is to eliminate the required freeway buffer wall along the south property line.

### Landscaping

The plans depict a 10 foot wide landscape area along Rawhide Street and a 10 foot wide landscape area is shown along the remaining perimeter property lines. A double row of trees will be planted along the perimeter of the property and are shown 20 feet on center. A 6 foot high decorative CMU block wall was required to be installed along the freeway and is the subject of this waiver request. An 8 foot high palisade security fence is located along the south side of the property, 20 feet north of the property line, between the proposed mini-warehouses.

### Elevations

The plans depict the enclosed storage buildings will have a height of approximately 12 feet while the open-air covered RV and boat storage structures are shown at 18 feet high. The mini-storage buildings along the south side of the property have 11 foot high walls. There are no changes proposed to the approved elevations.

### Floor Plans

There are 260 storage units that range between 150 square feet and 480 square feet in area; the enclosed RV and boat structure has 24 units; and the covered RV and boat structures will have 146 spaces available. There are no changes proposed to the approved floor plans.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant is requesting to eliminate the need to construct a freeway buffer wall that is required by Figure 30.64-4. The applicant states adding a separate detached wall immediately adjacent to the back walls of the approved drive-up unit structures along US Highway 95 does not create any additional benefit for screening the highway from the site. The resulting gap between the detached freeway buffer wall and the back wall of the buildings will create a trash trap and burden the applicant and Nevada Department of Transportation with a trash problem. The rear walls of the mini-storage buildings are 11 feet in height and serve as a better buffer than the 6 foot wall. The previous approval of the mini-storage facility included the construction of an 8 foot palisade fence between the mini-storage buildings adjacent to US Highway 95. The storage buildings and 8 foot tall palisade fence will provide an adequate buffer for this site. The proposed 6 foot decorative wall will create a barrier for south to north drainage patterns that were already reviewed and approved by Clark County Public Works.

### Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0179	Reclassified 21.2 acres to M-D zoning for a mini-warehouse facility, off-highway vehicle, recreational vehicle, and watercraft storage facility	Approved by BCC	July 2021
VS-21-0180	Vacated and abandoned easements and rights-of-way	Approved by BCC	July 2021
TM-21-500043	Commercial subdivision	Approved by BCC	July 2021
ADR-0287-09	Conversion of the east face of an existing off-premises sign (billboard) to digital	Approved by ZA	April 2009
NZC-1314-03	Reclassified this site to R-4 zoning for an apartment complex	Withdrawn	January 2004
UC-1468-02	2 proposed off-premises signs	Approved by BCC	February 2003
ZC-1842-00	Reclassified a portion of this site to M-D zoning for an office warehouse project	Approved by BCC	January 2001

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North*	Public Use; Business Employment; & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD & R-E	Single family residential & duck creek channel
South*	Corridor Mixed-Use	C-2 & R-E	RV sales & repair facility
East	Industrial Employment	M-1 & M-2	Nevada power substation & public utility structures
West	Urban Neighborhood (greater than 18 du/ac) & Public Use	R-4, M-D, & R-E	Multiple family residential

\*Immediately to the north is the Duck Creek Flood Control Channel & immediately to the south is US 95.

### Related Applications

Application Number	Request
ET-23-400158 (VS-21-0180)	An extension of time for a vacation of right-of-way (a portion of Denning Street) and easements is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

## **Analysis**

### **Comprehensive Planning**

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The purpose of the 6 foot high decorative buffer wall along the highway is to screen the site from view by the public, and provide a decorative exterior. It is unlikely that the wall will be viewable by the traveling public on US Highway 95 due to the difference in finished grade elevation. A better and more effective buffer in this case would be to add additional large trees along the south side of the property. Nearly doubling the number of large trees as shown on the current landscape plan along the south side of the property will have more of an impact to the site, travelling public, and create a cooling effect over the open space it covers. Staff can support the waiver request.

### **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**

- Replace the 29 Washingtonian Robusta Mexican Fan Palm trees with 29 large Evergreen trees with low-medium water use as listed in the Southern Nevada Regional Planning Coalition plant list along the south side of the property;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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; 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.

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

- No comment.

**TAB/CAC:** Whitney - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RAWHIDE RV, LP

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