

VEHICLE & WATERCRAFT STORAGE  
(TITLE 30)

CACTUS AVE/CAMERON ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-23-400112 (ZC-20-0311)-BULL RUSH, LLC:**

**USE PERMIT SECOND EXTENSION OF TIME** for off-highway vehicle, recreational vehicle, and watercraft storage.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate landscaping; and **2)** allow second story clear windows.

**DESIGN REVIEWS** for the following: **1)** indoor off-highway vehicle, recreational vehicle, and watercraft storage buildings; and **2)** finished grade on 2.5 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Cameron Street (alignment), 300 feet north of Cactus Avenue within Enterprise (description on file). JJ/tpd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

177-30-401-007

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate parking lot landscaping where landscaping is required per Figure 30.64-14.
2. Allow clear windows above the first story adjacent to a residential zone per Table 30.40-4.

**DESIGN REVIEWS:**

1. Three indoor off-highway vehicle, recreational vehicle, and watercraft storage buildings.
2. Increase the finished grade up to 36 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 100% increase).

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Recreational vehicle storage
- Number of Stories: 3

- Building Height (feet): 35
- Square Feet: 15,880 (Building A)/27,330 (Building B)/15,075 (Building C)
- Parking Required/Provided: 5/12

### History & Site Plan

Application ZC-20-0311 was approved to reclassify the site to a C-2 zone for an indoor off-highway vehicle storage facility. A waiver of development standards to reduce the one-way egress radius to 5 feet was also requested; however, it was withdrawn.

The site plan depicts a 2.5 acre property with 3 storage buildings for the storage of personal recreational vehicles, off-highway vehicles, or watercrafts. The facility will operate similar to a mini-storage business. The buildings include 41 indoor parking and storage units and 1 common area unit Building A. All buildings are oriented in an east/west direction. Building A is located along Rush Avenue and is at least 10 feet from Rush Avenue and Cameron Street. Building B is centrally located internal to the site. Building C is located along the southern property boundary and is at least 10 feet from Cameron Street. Eleven parallel parking spaces for tenants and guests are located on the north side of Building B and 1 accessible parking space is located on the south side of the entry gate at the northwest corner of the property. Access to the site is from Rush Avenue, in the northwest corner of the site, and the site plan shows an exit only onto Cameron Street at the southeast corner of the property, north of Building C. A fire lane is provided from the entrance through the site and around Building B.

### Landscaping

The plan depicts 15 feet of landscaping along Rush Avenue and Cameron Street and includes 5 foot attached sidewalks. The trees are placed 20 feet on center with shrubs in a 10 foot wide area behind the sidewalk. A 6 foot split-face CMU wall with 2 inch masonry cap is proposed on a zero foot to 4 foot retaining wall along Cameron Street. A 6 foot CMU wall is proposed above the zero foot to 5 foot retaining wall on the west side of the property. There is no landscaping on the interior of the site.

### Elevations

The plans depict 3 storage buildings with a modern mining architectural design consisting primarily of flat building facades of varying heights with painted decorative vertical and horizontal metal panels and CMU block, and low slope standing seam painted metal roofs. All buildings include a 5 foot walkway adjacent to each building. This property has an elevation difference of approximately 15 feet from the northwest high point to the low point in the southeast, and the buildings will be tiered on the site accordingly.

Building A is 2 stories with a maximum height of 35 feet. Building A contains 10 storage units and one, 2 story common area unit (west end). The first floor is an open floor plan for the storage of vehicles and watercraft and the second story includes a mezzanine for storage with large view windows on the north elevation. The south elevation has large RV sized roll-up garage doors for access into the storage units and single door pedestrian entrances; units with mezzanines have small clear windows on the upper facades. Access to Building A is from the south, except access into the common area unit is from the west.

Building B is located 44 feet south of Building A across the open paved driveway area. Building B is a split level 3 story building and contains 11 storage units with an open floor plan, each having a mezzanine for storage on the second story and 6 units have third floor balconies with glass sliding glass doors on the south building elevation. The south elevation has large RV sized roll-up garage doors for access into the storage units. On the north building elevation, the units with balconies have large view windows on the upper floor and roll-up garage doors to accommodate the parking of a typical vehicle. Both facades have pedestrian door access.

Building C is located 65 feet south of Building B. This building is single story with a building height maximum of 18 feet and is constructed with an integrated 6 foot retaining wall on the south property line with a flat roofline. The design of the building is traditional storage building construction with north facing roll-up doors to accommodate RV access and single door pedestrian access.

#### Floor Plans

The plans depict 58,285 total square feet of floor area divided among 3 buildings. Building A is located on the north side of the property and includes 10 storage units with a footprint of 215 feet by 50 feet and a 1,000 square foot common area. Each storage unit is at least 1,000 square feet on the first level with a mezzanine with approximately 500 square feet of storage space. Building B includes 11 units and is located in the middle of the property with a footprint of 251 feet by 70 feet. Each storage unit is at least 1,400 square feet on the first level with a mezzanine of approximately 500 square feet. Building C is a single story building with 20 units, each with 750 square foot, 15 foot by 50 foot floor areas.

#### Signage

Signage is not a part of this request.

#### Previous Conditions of Approval

Listed below are the approved conditions for ADET-22-900558 (ZC-20-0311):

##### Current Planning

- Until August 19, 2023 to commence.
- 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 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.

Listed below are the approved conditions for ZC-20-0311:

##### Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Plant 10 large trees in landscape planters located on the south side of Building B;
- Overnight stays by renters are not permitted;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 the use permit, waivers of development standards, and design reviews must commence within 2 years of approval date or they will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Rush Avenue, 30 feet for Cameron Street, and associated spandrel.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

#### Building Department - Fire Prevention

- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0268-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### Applicant's Justification

The applicant is in the process of obtaining a building permit (BD23-2944) and is waiting for civil reviews to complete. The economic climate has been less than ideal for development and has impeded this project from commencing. It is for these reasons that the applicant is seeking an additional 2 years for a development to commence.

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

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADET-22-900558 (ZC-20-0311)	First extension of time for a zone change, use permit, waiver, and design reviews for a vehicle/watercraft storage facility	Approved by ZA	August 2022
NZC-21-0199	Reclassified the site from R-E to R-4 zoning for a multiple family residential development with waiver for increased wall height and design reviews for parking lot landscaping and finished grade	Approved by BCC	July 2021

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-21-0093	Vacated and abandoned a portion of right-of-way being Decatur Boulevard located between Frias Avenue and Rush	Approved by BCC	July 2021
ZC-20-0311	Reclassified the site from R-E to C-2 zoning for a vehicle/watercraft storage facility with use permit, waivers to eliminate landscaping, modified driveway geometrics, allowed second story clear windows, and design review for finished grade	Approved by BCC	August 2020

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Compact Neighborhood (up to 18 du/ac)	R-E	Vacant
South	Corridor Mixed-Use	C-2	Commercial complex & restaurant
East	Corridor Mixed-Use	R-E	Vacant
West	Corridor Mixed-Use	C-2	Public storage facility

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

Title 30 standards of approval on an extension of time application 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 at the subject site since the original approval.

Staff finds that the applicant has taken steps towards commencing the project. A drainage study (PW23-14011) and a traffic study (PW21-19577) have been approved for the site and a building permit (BD23-29444) is in review. Therefore, staff can support the extension of time request.

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

**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**

- Until August 19, 2025 to commence;
- Enter into a Development Agreement with Clark County to mitigate impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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 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;
- Applicant is advised that application VS-20-0367 is expired.

### **Fire Prevention Bureau**

- No comment.

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

- No comment.

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

**APPROVALS:**

**PROTEST:**

**APPLICANT:** BULL RUSH, LLC

**CONTACT:** SHURLEY DESIGN STUDIO, LLC, 9270 ONESTO AVENUE, LAS VEGAS, NV 89148