

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400057 (NZC-21-0747)-RED ROCK RV PARK, LLC:

HOLDOVER ZONE CHANGE FIRST EXTENSION OF TIME to reclassify a 21.4 acre portion of a 23.6 acre site from an R-U (Rural Open Land) Zone and an H-2 (General Highway Frontage) Zone to an R-V-P (Recreational Vehicle Park) Zone.

USE PERMITS for the following: **1)** management offices for a recreational vehicle park not within a centrally located service building; **2)** convenience store; **3)** gasoline station; **4)** reduce the setback from a gasoline station to a residential use; **5)** restaurant; **6)** retail sales and services; **7)** alcohol sales, beer and wine – packaged only; and **8)** alcohol sales, liquor – packaged only.

WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.

DESIGN REVIEWS for the following: **1)** recreational vehicle park; **2)** convenience store; **3)** gasoline station; **4)** restaurant; and **5)** retail sales and service on 23.6 acres in an R-V-P (Recreational Vehicle Park) Zone and an H-2 (General Highway Frontage) Zone in the Red Rock Overlay.

Generally located on the north side of SR 160 and the west and south sides of SR 159 within Red Rock (description on file). JJ/jor/ng (For possible action)

RELATED INFORMATION:

APN:

175-15-201-002; 175-16-601-014 through 175-16-601-016

USE PERMITS:

1. Permit management offices for a recreational vehicle park that are not within a centrally located service building where required per Table 30.44-1.
2. Convenience store.
3. Gasoline station.
4. Reduce the setback from a gasoline station to a residential use to 190 feet where a minimum of 200 feet is required per Table 30.44-1 (a 5% reduction).
5. Restaurant.
6. Retail sales and service.
7. Alcohol sales, beer and wine – packaged only.
8. Alcohol sales, liquor – packaged only.

WAIVER OF DEVELOPMENT STANDARDS:

Permit 15 foot wide landscape areas without sidewalks along SR 159 and SR 160 where landscaping with a detached sidewalk is required per Figure 30.64-17.

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 23.6
- Project Type: Recreational vehicle park, convenience store with gasoline sales, restaurant, and retail building
- Number of Stories: 1
- Building Height (feet): 20.5 (community center/clubhouse building)/30 (convenience store)/30 (retail/restaurant building)/19.5 (fueling canopy)/16 (cabins)/12 (shade structures)/16 (restroom/shower buildings)
- Square Feet: 3,555 (community center/clubhouse building)/4,500 (convenience store)/1,250 (retail building)/4,460 (retail and restaurant building)/399 (recreational park trailers)/743 (restroom/shower buildings)
- Open Space Required/Provided: 10,440 square feet/3 acres
- Number of RV Spaces: 160
- Parking Required/Provided: 85/91

Site Plans

The approved plans indicate the western 21.4 acres of the site will be developed as a recreational vehicle park and the eastern 2.2 acres will be developed with a restaurant and retail building, and convenience store with gasoline sales. Access to the site is granted via 2 proposed commercial driveways along State Route 159 and 1 proposed commercial driveway along State Route 160. An interior drive aisle measuring 24 feet in width services the recreation vehicle park. The park will consist of 160 recreational vehicle parking spaces with a community center/clubhouse, outdoor activity area, restroom facilities, 14 recreational park trailers (cabins), and shade structures. The recreational vehicle spaces will be set back a minimum of 15 feet from State Routes 159 and 160 and the west property line. A 6 foot high decorative CMU block wall, located behind the required street landscaping, will screen the recreational vehicle spaces from the right-of-way. An existing, 1 story single family residence located on the project site will be converted into a community center. The community center/clubhouse building is set back 140 feet from the west property line, 410 feet from the north property line (State Route 159), and 400 feet from the south property line (State Route 160). The office for the recreational vehicle park is located within the community center/clubhouse building, which is not centrally located within the park. The community center/clubhouse and outdoor activity area is located on the west portion of the project site. The restroom/shower facilities, shade structures, and cabins are located within the central portion of the site.

Furthermore, the approved plans depict the restaurant and retail building are located on the east portion of the site within the H-2 zoned area. The building is set back 31 feet from the south property line (State Route 160), 90 feet from the east property line, and 220 feet from the north

property line (State Route 159). The convenience store with retail building and the fueling canopy (gasoline station) are also located on the east portion of the project site. The convenience store is set back 55 feet from the north property line, 170 feet from the south property line, and 150 feet from the east property line. The fueling canopy is set back 40 feet from the east property line, 52 feet from the north property line, and 75 feet from the south property line. A use permit is required to reduce the setback between the fueling canopy (gasoline station) and the undeveloped property to the east, across State Route 159, that is zoned H-2 with a planned land use of Outlying Neighborhood.

Landscaping

The approved plans depict a street landscape area measuring a minimum of 15 feet in width along State Routes 159 and 160 consisting of medium, 15 gallon trees planted 20 feet on center. Shrubs and groundcover are also included within the street landscape areas. A 15 foot wide landscape area with trees planted 20 feet on center is located along the west property line, adjacent to undeveloped land. Interior parking lot landscaping, consisting of medium and large trees, is equitably distributed throughout the site. The recreational vehicle park requires 10,440 square feet of open space where 3 acres is provided. Two holding tanks are located at the northeast and southwest corners of the recreational vehicle park. A water tank is located at the northwest portion of the project site.

Elevations

The approved plans show that the community center/clubhouse building measures 20.5 feet in height to the top of the pitched, standing seam metal roof. The community center will consist of an aluminum storefront window system with stucco siding. The convenience store and retail/restaurant building measure between 20 feet to 30 feet in height, up to the pitched, standing seam metal roof. The convenience store and retail/restaurant building each feature varying rooflines and an aluminum storefront window system. The exterior materials of the convenience store consist of stone veneer and painted cement plaster. All rooftop mounted equipment will be screened from public view by parapet walls. The fueling canopy measures 19.5 feet in height, consists of stone veneer columns, and features a metal canopy painted in neutral, earth tone colors. The restroom/shower buildings measure 16 feet in height and consists of a CMU block exterior with a pitched, composition roof. The recreational park trailers (cabins) measure up to 19 feet in height and feature hard board siding and composite shingle roofs. All buildings within the project site will be painted with neutral, earth tone colors matching the surrounding environment.

Floor Plans

The approved floor plans depict a convenience store measuring 4,500 square feet in area that includes restroom facilities and cooler areas. A 1,250 square foot retail tenant suite is located immediately adjacent to the convenience store; however, there is no interior access between the 2 tenant spaces. The retail and restaurant building measures 4,460 square feet in area and is divided into 3 tenant spaces consisting of 2 retail suites and 1 restaurant suite. The area of the fuel canopy (gasoline station) measures 3,990 square feet. The community center/clubhouse building measures 3,555 square feet in area and features restroom facilities, caretaker's suite, offices, dining room, laundry room, kitchen, multi-purpose room, maintenance garage, and outdoor dining room. The restroom/shower buildings each measure 743 square feet in area. The

recreational park trailers (cabins) measure 399 square feet in area and include sleeping quarters, kitchens, and restroom facilities. The recreational park trailers meet the applicable definition within the Development Code qualifying for recreational vehicle park use.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-21-0747:

Current Planning

- Resolution of Intent to complete in 3 years;
- Expunge NZC-18-0858;
- Design review as a public hearing for lighting and signage;
- Design review as a public hearing for APN 175-16-601-014;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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; 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; certain species of trees as presented on the landscape plan are not recommended by the SNRPC Regional Plant List (September 2021); the installation and use of cooling systems that consumptively use water will be prohibited; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; 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

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0002-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant’s Justification

Per the applicant, the project is currently under a parcel map process with the Clark County Mapping Team, and the applicant needs additional time to complete the technical studies and the mapping process.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0747	Reclassified a 21.4 acre portion of a 23.6 acre site to R-V-P zoning, with use permits for management offices not within a centrally located service building, allow a convenience store, gasoline station, reduce gasoline station setback from a residential use, allow restaurants/retail/alcohol sales for packaged beer/wine/liquor, a waiver for alternative landscaping, and design reviews for an RV park, and commercial uses on site	Approved by BCC	March 2022
NZC-18-0858	Reclassified to an R-V-P zoning for an RV park with a convenience store, gasoline station, retail sales, and a restaurant – expunged with NZC-21-0747	Approved by BCC	February 2019
NZC-18-0247	Reclassified to an R-V-P zoning for an RV park with a convenience store, gasoline station, tavern, restaurant, and vehicle wash	Withdrawn at PC	May 2018
UC-2022-97 (ET-0022-99)	First extension of time to commence a use permit for a cemetery on a total of 77.5 acres which included this site - expired	Approved by PC	February 1999
UC-2022-97	A cemetery on a total of 77.5 acres which included this site - expired	Approved by BCC on appeal	January 1998
ZC-0453-97	Reclassified the eastern 5.6 acres of the site to C-2 zoning for a convenience store with gasoline sales and an auto laundry; and reclassify 79.0 acres located on the northeast corner of SR 159 and SR 160 to R-V-P for an RV park	Withdrawn at BCC	July 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Outlying Neighborhood (up to 0.5 du/ac), Open Lands, & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & H-2	Undeveloped
South	Corridor Mixed-Use & Outlying Neighborhood (up to 0.5 du/ac)	RS80 & H-2	Convenience store with gasoline station & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Outlying Neighborhood (up to 0.5 du/ac)	H-2	Undeveloped
West	Outlying Neighborhood (up to 0.5 du/ac) & Open Lands	RS80 & H-2	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Since approval of the original application, a rewrite of the Clark County Development Code (Title 30) has been adopted by the Board of County Commissioners (Board) which resulted in a change to several zoning districts. As it pertains to the subject application, the R-V-P zoning district was removed as this was determined to be a single use zoning district and the use of recreational vehicle parks could be allowed in other zoning districts, and all R-V-P zoned properties outside the disposal boundary were changed to RS80. Recreational vehicle parks are now an allowable use in the RS80 zoning district upon approval of a special use permit. Additionally, the H-2 zoning district was officially removed from Title 30 since applications for zone changes to H-2 were prohibited since 1990; no changes were made to the zoning maps for properties zoned H-2. With the adoption of the Title 30 rewrite, applications approved prior to the effective date of rewrite (January 1, 2024) are allowed to continue through the permitting and licensing processes so long as the proposed development is consistent with their approved land use application(s). Applications submitted after January 1, 2024 shall comply with the regulations contained within Title 30 at the time of application.

Records show that the applicant has an approved traffic study via PW20-19913 with Clark County Public Works and there is an active Parcel Map in process via MSM-24-600023 with the Clark County Mapping Team. Although there is record of a drainage study (PW22-13398) that was withdrawn. Overall, staff finds that this is the first extension of time and the applicant has made some effort to complete the project. Therefore, staff recommends an additional 3 years to complete the project.

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 March 16, 2027 to complete or the application will expire unless extended with approval of an extension of time.
- 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 new application for a Master Plan Amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; 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; changes to the approved project will require a new land use application; and that the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (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)

- No comment.

TAB/CAC:

APPROVALS: 1 card

PROTEST: 4 cards

COUNTY COMMISSION ACTION: July 17, 2024 – HELD – To 08/07/24 – per the applicant.

COUNTY COMMISSION ACTION: July 17, 2024 – HELD – To 08/07/24 – per the applicant to return to the Red Rock Citizens Advisory Council.

APPLICANT: RED ROCK RV PARK, LLC

CONTACT: GWENDOLYN FISCHER, LAND BARON, 10789 W. TWAIN AVENUE
SUITE 200, LAS VEGAS, NV 89135