

12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0770-PAPPA FAMILY TRUST & PAPPA DARRIN & NANCY M TRS:

USE PERMITS for the following: **1)** campground; and **2)** caretaker unit.

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks.

DESIGN REVIEW for a campground facility on 2.09 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay.

Generally located north of State Route 160 and west of Forester Street within Red Rock.
JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

175-16-301-001

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce rear setback for Cabins #5, #6, #7, #8, & #17 to a minimum of 5 feet where 50 feet is required per Section 30.02.02 (a 90% reduction).
- b. Reduce side interior setback for Cabin #17 to 5 feet where 15 feet is required per Section 30.02.02 (a 66% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.09
- Project Type: Campground
- Number of Stories: 2 (guest common area building, caretaker unit/storage)/1 (open air shade structure, cabins)
- Building Height (feet): 26 (guest common area building)/27 (caretaker unit/storage)/23 (open air shade structure)/13 to 14 (cabins)
- Square Feet: 1,814 (guest common area building)/1,520 (caretaker unit/storage)/864 (open air shade structure)/180 to 280 (cabins)
- Parking Required/Provided: 20/22
- Sustainability Required/Provided: 7/7.5

Site Plan

The plan depicts a proposed campground development on a 2.09 acre site within the Red Rock Overlay District. The layout includes 17 individual cabins arranged around a central path, generally located on the northern half of the property, as well as a guest common area building and a caretaker unit that includes integrated storage, generally located along the west property line.

The caretaker unit/storage building is set back 68 feet from the front property line and 15 feet from the interior side property line. The guest common area building is located 10 feet north of the caretaker unit/storage building, 21 feet from the side property line and 113 feet from the rear property line. The open-air shade structure is located northeast of the guest common area building and is set back 69 feet from the rear property line. Among the 17 cabins, Cabins #5, #6, #7, #8, and #17 are located within 50 feet of the rear property line, and Cabin #17 is located 5 feet from the side property line, necessitating a waiver for reduced setbacks.

Additional features shown on the plan include a bike rack area with electric charging, a water tank, and an existing well. The development provides 22 parking spaces, including ADA-accessible and electric vehicle charging stalls. Circulation throughout the site is supported by a 24 foot wide fire access drive and 5 foot wide accessible pedestrian routes.

Fencing consists of 4 foot high wood post-and-rail ranch-style fencing, which aligns with the rural character of the area and the standards of the Red Rock Overlay. Access to the site is provided from State Route 160 via a 24 foot wide driveway.

Landscaping

The landscape plan depicts a design that meets the requirements of the Red Rock Overlay District by preserving native vegetation, incorporating desert-adapted plant materials, and maintaining the natural character of the site. Parking area and street landscaping meets Title 30 standards. Continuous dense vegetation has been provided to screen the parking areas from the rights-of-way.

Elevations

The plans depict a collection of low-profile cabins and accessory structures with a modern desert design. Buildings use matte dark bronze corrugated metal siding and roofing to reduce glare and blend with the landscape. Rooflines are sloped, and shading is provided through overhangs and awnings. Windows are modest, framed in black, and use low-e glass. The layout follows the natural topography, and the overall massing is broken up to reduce visual impact. The walls and roof color material will comprise of matte dark bronze.

Floor Plans

The plans show a series of small cabins designed for short term use. Each unit includes a sleeping area, a small sitting space, and a private bathroom. The size of the cabins ranges from 180 square feet to 280 square feet, with simple, and functional layout for direct outdoor access. The guest common area building is 1,814 square feet and provides indoor gathering space for guests. A 1,520 square foot caretaker unit with storage supports site operations, and an 864 square foot open air shade structure offers a covered outdoor area for guest use.

Applicant's Justification

The applicant is requesting a special use permit to allow a campground and caretaker unit within the RS80 zoning district, where such a use requires discretionary approval. The proposed campground includes cabins and associated accessory uses that are compatible with the surrounding recreational and conservation-oriented context. The use supports sustainable, low-impact tourism and aligns with the goals of the Red Rock Overlay District. In conjunction with the use permit, the applicant is also requesting a waiver to reduce required setbacks. This request is appropriate given the site's unique context, including its adjacency to undeveloped federal conservation land, where the reduced setbacks will not result in any adverse impacts to surrounding properties or future development.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	OS (RRO)	Undeveloped
South	Outlying Neighborhood (up to 0.5 du/ac)	RS80 (RRO)	Undeveloped
East & West	Open Lands	RS80 (RRO)	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

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Use Permits & Waiver of Development Standards

A campground use will not adversely affect the surrounding properties or public infrastructure, as it is compatible with the area. The proposed campground is adjacent to parcels to the north, west and east that are currently vacant with nonresidential planned land use (Open Lands) and

are federally owned, which reduces the potential for negative impacts on neighboring properties. Also, the code specifies a caretaker unit within a residentially zoned property is permissible when located in a common area of residential development and controlled by a homebuyers association. The subject project is not a residential development nor does the site contain a common area, necessitating a use permit for the caretaker unit. However, staff has no objection to the request since the proposed development is a non-residential development.

However, the applicant is requesting waivers to reduce the required rear setback from 50 feet to a minimum of 5 feet (a 90% reduction) and the interior side setback from 15 feet to 5 feet (a 66% reduction). Staff does not support either request. Both reductions represent substantial deviations from the established development standards and are inconsistent with the intent of the code, which is to ensure adequate separation between structures, preserve privacy, maintain access to light and air, and protect the character of surrounding development. The applicant has not demonstrated a unique physical hardship or condition specific to the property that would warrant such significant reductions. Instead, the requests appear to be driven by the proposed design rather than by constraints inherent to the site. Approval of these waivers could result in adverse impacts to adjacent properties, including diminished privacy, reduced open space, and potential incompatibility in terms of building mass and scale. Furthermore, the extent of the reductions are not considered necessary to allow reasonable use of the property, and alternative site layouts or design modifications could be explored that would better conform to the required setbacks.

That being said, although staff is not concerned with the proposed use, the proximity of the buildings may cause negative impact on the adjacent federal lands; therefore, staff recommends denial of the requests.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The use of desert-adapted landscaping, low-profile structures, and subdued materials helps the project blend into the surrounding environment. Circulation and access are well thought out, with adequate parking and pedestrian connectivity throughout the site. However, the current layout depends on significant reductions to required setbacks, which are being requested through a companion waiver application. The proposed elevations of the buildings have a pitched roof which is sharply sloped and does not meet the requirements of the Red Rock Overlay. As a result, staff cannot support the request.

Staff Recommendation

Approval of the use permit; denial of waivers of development standards and the design review.

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

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- 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; that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb.

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 #0248-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Red Rock - approval (follow low lighting restriction for Red Rock Conservation).

APPROVALS:

PROTESTS:

APPLICANT: DARRIN PAPPA

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