

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0059-USA:

USE PERMIT to allow a campground.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate buffering and screening; and **2)** waive full off-site improvements.

DESIGN REVIEW for a campground on a 16.0 acre portion of a 260.0 acre site in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay.

Generally located on the west side of Hualapai Way, 865 feet north of Gomer Road (alignment) within Red Rock. JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

175-24-301-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate buffering and screening where a 15 foot wide landscape buffer with 2 off-set rows of evergreen trees with an 8 foot tall decorative screen wall along shared property lines with properties in a less intense zoning district is required per Section 30.04.02B.
2. Waive full off-site improvements (sidewalk, curb, gutter, streetlights, and partial paving) where such improvements are required per Section 30.04.08C.

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 16 (site area)/260 (overall parcel)
- Project Type: Campground
- Number of Stories: 1
- Maximum Building Height (feet): 9.5 (camping buildings)/25 (common building)
- Square Feet: 10,500 (all structures)
- Parking Required/Provided: 46/49
- Sustainability Required/Provided: 7/7

Site Plans

The plans provided depict a proposed campground located on a 16 acre lease area on a 260 acre BLM (Bureau of Land Management) owned parcel. The proposed lease area and campground is

located on the west side of Hualapai Way, approximately 865 feet north of the Gomer Road alignment. The plans show the campground will mainly be located on the western 15 acres of the lease area, which is rectangular in shape and is setback from Hualapai Way by 370 feet to 375 feet. A 1 acre portion of the lease area will extend east off the main portion of the site in the northeast corner to connect with Hualapai Way. The site will be accessed directly from Hualapai Way through a gated paved entrance. The driveway is shown to be 36 feet wide at its connection point from Hualapai Way and reduces to 24 feet about 15 feet from the gate. The gate is shown to be set back 75 feet from the front property line. The 24 foot wide driveway leads to a 24 foot wide paved two-way drive aisle which extends approximately 400 feet into the property where it splits into a 12 foot wide one-way looped drive aisle that extends another 925 feet west into the property before turning south for 160 feet and then turning east for 925 feet and connecting back with the main drive aisle.

The plans show the campground will consist of 34 campsite pads that will accommodate either 1 or 2 tents with some sites containing durable glamping tents. The plans show 14 campsite pads will be located along the edges with an additional 4 campsite pad located directly east of the top of the drive loop. All campsites are shown to be set back at least 50 feet from the rear of the lease area boundary and 25 feet from the side lease area boundaries. These 18 campsites will be connected to an unpaved parking space along the loop drive aisles by small trails. The remaining 16 campsite pads are shown to be along and connected to the interior drive aisle loop. The plans show 7 campsite pads will be in the interior of the loop with the remaining 9 campsite pads located on the exterior of the loop.

The plans also show there will be several amenity buildings on the site primarily located on the east side of the main campground area located in the eastern side of the inner loop area. Within the inner loop area, there are 4 lounge area buildings, a food truck/concessions space, 10 outdoor pavilion and picnic table areas, and a trash enclosure. In the northeast corner of the site are additional indoor lounge areas and to the east of the loop road are 4 shower vaults and 4 bathroom vaults. Overall, 49 parking spaces are shown to be provided throughout the site where 46 parking spaces are required. The plans show 22 parking spaces will be directly provided on the campsite pads while another 22 parking spaces are provided in 5 parking courts located along the exterior of the loop road and are directly associated with specific campsites. An additional 5 space parking area is also shown to be provided to the north of the drive aisle just to the east of the loop split. Finally, the plans show a 4 foot tall farm wire and wooden post fence will be provided along the boundary of the lease area with a 3 foot tall wrought iron decorative fence provided along the street and site entrance adjacent to Hualapai Way.

Landscaping

The plans show there will be both street and parking lot landscaping provided. Along Hualapai Way, the plans show there will be a 15 foot wide landscaping strip provided behind the property line and will contain 2 Indian Rosewood (*Dalbergia Sisso*) trees where 2 street trees are required. Within the site and in the parking courts, 14 Texas Ebony (*Ebenopsis Ebano*) trees are being provided every 2 to 3 spaces where a total of 12 parking lot trees are required. The remainder of the site will either remain or be restored with the existing natural desert landscaping. No landscape buffering areas are being proposed along the overall parcel boundaries as required.

Elevations & Floor Plans

The plans show the single campsite pads will primarily be graded areas with a parking space. The campsite pad will also contain a 9 foot high shade structure and a picnic bench. The double campsites will consist of the same amenities but with space for 2 sites. In general, the single campsites will be 31 feet by 36 feet for a total of 1,116 square feet each with the double campsites being 38 feet by 82 feet for a total of 3,116 square feet. The glamping campsites are 35 feet by 59 feet for a total of 2,065 square feet and will contain 2, 9 foot high shade structures with a 9.3 foot tall permanent tent with cots provided. The common buildings including the open lounge areas, gym areas, and pavilion spaces will be contained in open area wooden and metal structures that will range in height from 12 feet to 25 feet. These spaces will also be between 396 square feet and 1,225 square feet and will contain weights areas, free climbing training spaces, picnic tables, and entertainment amenities. There will also be additional enclosed lounge spaces that will contain couches, and other relaxation equipment. These spaces will be 235 square feet with a maximum height of 10 feet and constructed of metal exteriors. Additionally, a 90 square foot, 10 foot tall prefabricated food truck/concession area will be provided in the central loop area. Finally, the plans show 4 restroom and 4 shower buildings will be provided and will consist of 144 square foot, 12 foot tall vault toilet structures and 144 square foot, 12 foot tall raised shower stalls.

Applicant's Justification

The applicant states the proposed campground will serve visitors to the Las Vegas area who wish to recreate against the beautiful desert backdrop of the Red Rock Conservation Area, with a focus on rock climbers who will find a sense of community and amenities tailored to their specific needs. The applicant also states the campground will minimize any disturbances to the neighboring properties by keeping all campsites/structures at least 500 feet of the residences east of Hualapai Way. The applicant indicates they will impose quiet hours to be set from 10:00 p.m. to 6:00 a.m. and they will ensure cleanliness with employees checking the site daily and cleaning the common areas. In case of any issues, the applicant indicates visitors, as well as neighbors, will have access to a phone number to call, and the founders and their families will ensure someone is always available to help solve any issues with the phone number to be displayed in common areas as well as the entrance to the campground. The applicant also states during the summer months, when the campground is closed, all valuable items will be removed from the campground, to prevent vandalism. Finally, the applicant indicates the proposed development will generally be low intensity with minimal traffic and minimal development on site.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-1200-07	Permitted the construction of a pumping station on a portion of the site in conjunction with a water reservoir facility	Approved by ZA	September 2007
UC-1317-04	Allowed hazard materials storage on a portion of the site in conjunction with a water reservoir facility	Approved by BCC	October 2004

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1202-04	Reclassified a portion of the site from R-U to P-F for a communication tower and water reservoir facility	Approved by BCC	August 2004
VS-1275-03	Vacated and abandoned patent easements on a portion of the site - recorded	Approved by PC	September 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Outlying Neighborhood (up to 0.5 du/ac); Edge Neighborhood (up to 1 du/ac) & Open Lands	RS80 & RS40 (RRO)	Undeveloped & single-family residential
South	Open Lands & Outlying Neighborhood (up to 0.5 du/ac)	RS80	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Open Lands	RS80 (RRO)	Undeveloped

Related Applications

Application Number	Request
SDR-25-0060	A sign design review for a project entrance sign is a companion item on this agenda.

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 Permit

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.

In general, campgrounds are facilities which support active recreational activities and retain an open air or natural character. Additionally, campgrounds should reduce their impacts on the site and in the surrounding area as much as possible. Staff finds the proposed campground will impact less than 2% of the proposed lease area and will impact an even smaller portion of the overall parcel. The proposed campground is also proposing to limit the grading and impacts on

the vegetation of the site leaving a significant portion of the site with its existing natural landscaping keeping the natural character of the area. The site will also serve as an operating base for rock climbers and other outdoor enthusiasts to take advantage of the scenic open spaces in the area and in the nearby Red Rock Conservation Area supporting the active recreation. The site is generally unique in that the site will service tent campers rather than recreational vehicles and will use little water and sewer infrastructure. These attributes combined with the enforcement of quiet hours should result in little effect on the site and the surrounding neighborhood. Staff finds the use is complementary with surrounding area and the rural nature of the Red Rock Overlay. Staff also finds the proposed campground will support Master Plan Policies 5.5.3 and 6.2.1 and Northwest County Specific Policy NW-1.5, which support the expansion of locally run amenities in spaces which maintain the rural character of the Red Rock area, and which are sensitive to the surrounding environment and uses. For these reasons, staff can support this use permit.

Waivers 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.

Waiver of Development Standards #1

The purpose of screening buffers is to reduce impacts on less intense uses by providing landscaping and other screening tools, such as decorative walls along the shared boundaries of incompatible uses. Staff finds, in this case, the required screening landscape buffer would be required along various parcel boundaries adjacent to potential future residential uses with some such boundaries half a mile away from the proposed lease area and campground. Staff finds the provision of some of these buffering landscape areas would not be possible as the buffers would be located outside of the lease area for the proposed campground and would effectively be buffering properties next to land that would not be disturbed or developed. Additionally, staff finds even if the buffer would be provided along the boundaries of the proposed campground, there would be no residential uses immediately adjacent for this boundary to screen and the buffer would be out of place in the more rural Red Rock and may not be possible to provide due to Red Rock Overlay standards. For these reasons, staff can support this waiver of development standards.

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.

Staff finds the proposed site is generally well landscaped with the appropriate number and structure of both street and parking lot landscaping. The proposed access to the site is appropriate for the scale and type of vehicles which will access the site. Circulation is generally organized with the one-way loop road providing access to camping sites and keeping a steady flow of cars on-site and splitting up the overall area as well. The campsites are well distributed throughout the site and large enough to support general tent camping that is typical of similar facilities. The locations of the campsites provide for a variety of different amenities to enjoy. The trails on-site contribute to the rural nature of the area and active recreational needs of such facilities. The site is also providing several amenity buildings that are open air, which support the limited impact of the site and the natural character of the area. The amenities are well dispersed and should sufficiently serve the site. The site is well buffered with buildings and campsites are significantly set back from the street, surrounding residential areas, and the lease boundary. Finally, the use of farm wire fence on the exterior and the maintaining of natural landscaping as much as possible help integrate the site into its rural surroundings and help the site to comply with the Red Rock Overlay requirements. Overall, staff finds the site is well designed and should have little impact on its surroundings. For these reasons, staff could support this design review, but since staff is not able to support waiver of development standards #2, staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards #2

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Approval of the use permit and waiver of development standards #1; denial of waiver of development standards #2 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:

- Quiet hours shall be enforced between 10:00 p.m. and 6:00 a.m.;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that 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;
- Off-site improvement permit required for paving along Hualapai Way.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0073-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WHISPERING CACTUS, LLC

CONTACT: LAURA TOCIU, 105 GOLF COURSE STREET, LAS VEGAS, NV 89145