

06/01/21 PC AGENDA SHEET

RV STORAGE @ RAWHIDE
(TITLE 30)

DUCK CREEK CHANNEL/DENNING ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500043-RAWHIDE HOLDINGS, LLC:

TENTATIVE MAP for a commercial subdivision 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/rk/jo (For possible action)

RELATED INFORMATION:

APN:

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

LAND USE PLAN:

WHITNEY - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 21.2
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 21.2 acre site which the applicant is proposing an outdoor recreational vehicle (RV) and watercraft storage facility with mini-storage buildings. 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 right-of-way. Lastly, the applicant is coordinating with Nevada Department of Transportation (NDOT) to donate a portion of the southern parcel (161-28-401-013) as it resides within the existing US 95 highway easement.

Prior Land Use Requests

Application Number	Request	Action	Date
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NZC-1314-03	Reclassified this site to R-4 zoning for an apartment complex	Withdrawn	January 2004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	Two proposed off-premises signs	Approved by BCC	February 2003

Prior Land Use Requests

Application Number	Request	Action	Date
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*	Residential Medium (3 du/ac to 14 du/ac) & Business and Design/Research Park	RUD & R-E	Single family residential & undeveloped
South*	Commercial General	C-2	RV sales & repair facility
East	Heavy Industrial	M-1 & M-2	Nevada Power substation & public utility structures
West	Residential Urban Center (18 du/ac to 32 du/ac)	R-4	Multiple family complex

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

Related Applications

Application Number	Request
NZC-21-0179	Nonconforming zone change to reclassify 21.2 acres to an M-D zone for an RV storage and mini-warehouse is a companion item on this agenda.
VS-21-0180	A vacation and abandonment of easements and rights-of-way on this site 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**Current Planning**

This request meets the tentative map requirements as outlined in Title 30.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 7, 2021 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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; 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 54 feet for Rawhide Street with a County approved turnaround;
- Nevada Department of Transportation approval.

Current Planning Division - Addressing

- No comment.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #00167-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARIANNA HUNNICUTT

CONTACT: MARIANNA HUNNICUTT, KIMLEY-HORN & ASSOCIATES, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119