



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

November 16, 2023

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Sam Crunkilton at wwtabsecretary@gmail.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: Amy Beaulieu, Chairperson
 Geraldine Ramirez- Vice Chairperson
 Christopher Fobes
 Greg Konkin
 Anita Toso

Secretary: Sam Crunkilton, 702-854-0878, wwtabsecretary@gmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, bva@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable,

BOARD OF COUNTY COMMISSIONERS
 JAMES B. GIBSON, Chair – TICK SEGERBLOM, Vice-Chair
 JUSTIN C. JONES – MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT
 KEVIN SCHILLER, County Manager

clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for October 12, 2023. (For possible action)
- IV. Approval of the Agenda for November 16, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
12/06/23 BCC
 - 1. **ET-23-400158 (VS-21-0180)-RAWHIDE RV L P:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Duck Creek Flood Control Channel and US 95, and between Denning Street and Morris Street, and a portion of a right-of-way being Denning Street (alignment) located between Duck Creek Flood Control Channel and US 95 within Whitney (description on file). JG/bb/jo (For possible action)
 - 2. **WS-23-0650-RAWHIDE RV L P:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate a freeway buffer wall in conjunction with an approved mini-warehouse facility and off-highway vehicle, recreational vehicle, and watercraft storage facility 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/bb/syp (For possible action)
- VII. General Business
None
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: November 30, 2023, unless posted otherwise.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Whitney Community Center 5712 Missouri Ave Las Vegas, NV 89122
<https://notice.nv.gov>



Whitney Town Advisory Board

October 12, 2023

MINUTES

Board Members: Amy Beaulieu, Chairperson - Present Geraldine Ramirez, Vice Chairperson - Present
Christopher Fobes - Present Greg Konkin - Present
Anita Toso - Present

Secretary: Sam Crunkilton, 702-854-0878, wwtabssecretary@gmail.com

Town Liaison: Blanca Vazquez, 702-455-8531, bva@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions
The meeting was called to order at 6:02 p.m. by Beaulieu
- II. Public Comment
None
- III. Approval of September 28, 2023 Minutes
Motion to make change to Zoning item WS-23-0518 (Motion was made by Ramirez, not Fobes)
Moved by: Ramirez
Approved with change
Vote: 5-0 Unanimous
- IV. Approval of the Agenda for October 12, 2023
Moved by: Ramirez
Approved
Vote: 5-0 Unanimous
- V. Informational Items
 1. **Thursday, October 26th from 6-9PM: Trunk or Treat event at Silver Bowl Park**
 2. **Tuesday, October 24th from 9-10:30AM: Coffee with Commissioner Gibson at Savor Coffee (6811 S. Eastern Ave)**

VI. Planning & Zoning:
None

VII. General Business

a. Take public input and finalize requests for the next fiscal year budget (For possible action)

Reviewed list of items from previous meeting and voted to approve. Full list below:

- i. **4 way stop sign at Hacienda and Denning**
- ii. **No Truck Parking Signs on Nellis between Tropicana and Russell**
- iii. **Crosswalk at Broadbent and Cherry**
- iv. **Crosswalk at Broadbent and Wetlands**
- v. **New No Parking Signs along Wetlands Pkwy (existing signs have been vandalized)**
- vi. **Repave Wetlands Pkwy**
- vii. **EMF Fencing at flood channel on Nellis and Duck Creek**
- viii. **New signage painted on street surface on Stephanie, near Emerald, warning northbound drivers that left lane will end**
- ix. **More speed limit signs on Jimmy Durante between Tropicana and Flamingo**
- x. **Overhead projector – similar to Paradise**
- xi. **Additional mics (some are not working)**
- xii. **More Constables positions at METRO for the purpose of enforcing abandoned vehicles and tractor trailer parking in neighborhoods**

Moved by: Beaulieu

Approved

Vote: 5-0 Unanimous

b. Appoint a representative and an alternate to the Community Development Advisory Committee (CDAC) for 2023/2024.

Appoint Karen Miller as representative

Moved by: Fobes

Approved

Vote: 5-0 Unanimous

VIII. Public Comment

1. Request for Metro to patrol speeding on newly paved section of Stephanie.

VIII. Next Meeting Date

The next regular meeting will be November 2, 2023, unless posted otherwise.

IX. Adjournment

The meeting was adjourned at 6:24 p.m.

PLANNED COPY

ET-23-400158



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		DEPARTMENT USE	APP. NUMBER: <u>ET-23-400158</u>	DATE FILED: <u>10-11-23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): <u>VS-21-0180</u>			PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>11-16-23</u>
			TAB/CAC: <u>Whites</u>	
			PC MEETING DATE: <u>N/A</u>	
			BCC MEETING DATE: <u>12-6-23</u>	
			FEE: <u>15300</u>	

PROPERTY OWNER	NAME: <u>Rawhide RV, LP</u>
	ADDRESS: <u>142 Hawley Street, Unit 3A</u>
	CITY: <u>Grayslake</u> STATE: <u>IL</u> ZIP: <u>60030</u>
	TELEPHONE: <u>n/a</u> CELL: <u>n/a</u>
	E-MAIL: <u>n/a</u>

APPLICANT	NAME: <u>Rawhide RV, LP</u>
	ADDRESS: <u>142 Hawley Street, Unit 3A</u>
	CITY: <u>Grayslake</u> STATE: <u>IL</u> ZIP: <u>60030</u>
	TELEPHONE: <u>n/a</u> CELL: <u>n/a</u>
	E-MAIL: <u>n/a</u>
	REF CONTACT ID #: <u>n/a</u>

CORRESPONDENT	NAME: <u>Tony Celeste - Kaempfer Crowell</u>
	ADDRESS: <u>1980 Festival Plaza Drive #650</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u>
	E-MAIL: <u>apierce@kcnvlaw.com</u>
	REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 161-28-401-009 & 161-28-401-001
161-28-401-010

PROPERTY ADDRESS and/or CROSS STREETS: Rawhide & US 95

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

[Signature]
 Property Owner (Signature)*

Ben Lokhorst
 Property Owner (Print)

STATE OF NEW YORK
 COUNTY OF Cattaraugus
 SUBSCRIBED AND SWORN TO before me on October 2, 2023 (DATE)
 By Patrick J. Quigley, Jr.
 NOTARY PUBLIC: PATRICK QUIGLEY, JR.

PATRICK J. QUIGLEY, JR.
 Notary Public, State of New York
 Qualified in Cattaraugus County
 Registration #02QU6022663
 Commission Expires April 05, 2027

*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

ET-23-400158

KAEMPFER

CROWELL

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
D: 702.693.4215

October 11, 2023

VIA UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

**Re: Justification Letter – 1st Extension of Time for VS-21-0180
Rawhide LV, LP
APNs: 161-28-301-006; 161-28-401-009; and 161-28-401-013**

To Whom It May Concern:

Please be advised our office represents Rawhide RV, LP (the “Applicant”) in the above-referenced matter. The Applicant is the owner of approximately 21.2 acres of property located on Rawhide Street located east of Nellis Boulevard and in between US 95 to the south and Duck Creek to the north, more particularly described as APNs: 161-28-301-006; 161-28-401-009; and 161-28-401-013 (collectively the “Site”). By way of background, on July 7, 2021 the BCC approved NZC-21-0179 allowing for the development of a mini-storage facility on the Site. Also, the BCC approved VS-21-0180 allowing for the vacation and abandonment of various patent easements and a portion of the Denning Street Alignment. The Applicant is continuing to develop the Site. The Applicant is in the process of finalizing the final map and it is in a recordable state pending the approval of an extension of time of the vacation and abandonment application (VS-21-0180). Additionally, there have been changes in the area and the easements and right-of-ways are still no longer required.

Therefore, for the reasons mentioned-above, the Applicant request a first extension of time for VS-21-0180. We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: WS-23-0650

Property Owner or Subdivision Name: RAWHIDE RV LP

Public Hearing: Yes [checked] No []

Staff Report already created: Yes [checked] No []

Delete this application from the: TAB/CAC PC BCC

Add this application to the: TAB/CAC 11-16-2023 PC BCC 12-6-2023

Change(s) to be made:

- Held no date specific
Withdrawn
No change to meeting(s)
Amend Write-up
Renotify
Make a public hearing (Radius:)
Rescheduling [checked]
Other:
Additional fees - \$AMOUNT OF ADDITIONAL FEES:
Refund
80%
100% (please include justification for full refund below)
AMOUNT OF REFUND\$:

Reason for Change: Extension of time submitted for VS-21-0180 (ET-23-400158) as companion item on same agenda.

Change initiated by: BSB Date: 10-11-2023
Change authorized by: AB Date: 10-12-2023
Change processed by: ds Date: 10-12-2023
Follow up assigned to: Instructions:

Parcel Number(s): 161-28-401-009, 161-28-301-006, 161-28-401-013

Town Board(s): Whitney

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

DUCK CREEK CHANNEL/DENNING ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400158 (VS-21-0180)-RAWHIDE RV L P:

VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Duck Creek Flood Control Channel and US 95, and between Denning Street and Morris Street, and a portion of a right-of-way being Denning Street (alignment) located between Duck Creek Flood Control Channel and US 95 within Whitney (description on file). JG/bb/jo (For possible action)

RELATED INFORMATION:

APN:

161-28-401-009; 161-28-401-010; 161-28-801-001

LAND USE PLAN:

WHITNEY - URBAN NEIGHBORHOOD

BACKGROUND:

Project Description

This application is requesting an extension of time to vacate and abandon the following: 1) various patent easements that traverse the site; and 2) a 30 foot wide, 1,050 foot long, portion of Denning Street (alignment). The applicant indicated these easements and rights-of-way are no longer necessary for the proposed development or surrounding area.

Previous Conditions of Approval

Listed below are the approved conditions for VS-21-0180:

Current Planning

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Vacation shall not record prior to the submittal of building permits for the project approved by NZC-21-0179;
- Right-of-way dedication to include 54 feet for Rawhide Street with a County approved turnaround;
- Vacation to be recordable prior to applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- 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 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.

Applicant's Justification

The applicant states that they are in the process of developing this property and finalizing the final map which is in a recordable status pending the approval of the extension of time for VS-21-0180.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0179	Reclassified 21.2 acres to M-D for mini-warehouse facility, off-highway vehicle, recreational vehicle, and watercraft storage facility	Approved by BCC	July 2021
VS-21-0180	Vacated and abandoned easements and rights-of-way	Approved by BCC	July 2021
TM-21-500043	Commercial subdivision	Approved by BCC	July 2021
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	2 proposed off-premises signs	Approved by BCC	February 2003
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*	Public Use, Business Employment, Urban Neighborhood (greater than 18du/ac) Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Industrial Employment	RUD & R-E, R-2, M-2, M-1	Single family residential, duck creek channel & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South*	Corridor Mixed Use, City of Henderson	C-2	RV sales & repair facility, undeveloped
East	Business Employment	M-1	Industrial warehouses and manufacturing
West	Urban Neighborhood (greater than 18 du/ac), Public Use	R-4, M-D	Multiple family complex & undeveloped

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

Related Applications

Application Number	Request
WS-23-0650	A waiver of development standards to eliminate a freeway buffer wall on 21 acres 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

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.

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 July 7, 2025 to record.

- 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 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 re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: RAWHIDE RV LP

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS,
NV 89135

RV STORAGE AND MINI-WAREHOUSE
(TITLE 30)

DUCK CREEK CHANNEL/DENNING ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0650-RAWHIDE RV L P:

WAIVER OF DEVELOPMENT STANDARDS to eliminate a freeway buffer wall in conjunction with an approved mini-warehouse facility and off-highway vehicle, recreational vehicle, and watercraft storage facility 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/bb/syp (For possible action)

RELATED INFORMATION:

APN:

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

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate a 6 foot freeway buffer wall where required per Figure 30.64-4.

LAND USE PLAN:

WHITNEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 21.2
- Project Type: Mini-warehouse and off-highway vehicle, recreational vehicle, and watercraft storage facility
- Number of Stories: 1
- Building Height (feet): Up to 18.5

History, Site Plan & Request

NZC-21-0179 was approved in July 2021 to rezone the property to M-D allowing for 4 years to develop the mini-warehouse, off-highway vehicle, recreational vehicle, and watercraft storage facility. The approved plans depict a mini-warehouse and covered recreational vehicle (RV) and boat storage facility located on a 21.2 acre site. 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 a right-of-way. The buildings are set back a

minimum of 20 feet from the perimeter of the development. The access gate to the facility is located within the interior of the site beyond the customer parking area and leasing office, which is located near the northwest corner of the site. Four mini-warehouse buildings are located approximately 20 feet from the south property line. There are 5 open areas next to or between the buildings along the south side of the property. The open areas are connected with an 8 foot palisade security fence that allows for drainage to pass from south to north. This request is to eliminate the required freeway buffer wall along the south property line.

Landscaping

The plans depict a 10 foot wide landscape area along Rawhide Street and a 10 foot wide landscape area is shown along the remaining perimeter property lines. A double row of trees will be planted along the perimeter of the property and are shown 20 feet on center. A 6 foot high decorative CMU block wall was required to be installed along the freeway and is the subject of this waiver request. An 8 foot high palisade security fence is located along the south side of the property, 20 feet north of the property line, between the proposed mini-warehouses.

Elevations

The plans depict the enclosed storage buildings will have a height of approximately 12 feet while the open-air covered RV and boat storage structures are shown at 18 feet high. The mini-storage buildings along the south side of the property have 11 foot high walls. There are no changes proposed to the approved elevations.

Floor Plans

There are 260 storage units that range between 150 square feet and 480 square feet in area; the enclosed RV and boat structure has 24 units, and the covered RV and boat structures will have 146 spaces available. There are no changes proposed to the approved floor plans.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting to eliminate the need to construct a freeway buffer wall that is required by Figure 30.64-4. The applicant states adding a separate detached wall immediately adjacent to the back walls of the approved drive-up unit structures along US Highway 95 does not create any additional benefit for screening the highway from the site. The resulting gap between the detached freeway buffer wall and the back wall of the buildings will create a trash trap and burden the applicant and NDOT with a trash problem. The rear walls of the mini-storage buildings are 11 feet in height and serve as a better buffer than the 6 foot wall. The previous approval of the mini-storage facility included the construction of an 8 foot palisade fence between the mini-storage buildings adjacent to US Highway 95. The storage buildings and 8 foot tall palisade fence will provide an adequate buffer for this site. The proposed 6 foot decorative wall will create a barrier for south to north drainage patterns that were already reviewed and approved by Clark County Public Works.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0179	Reclassified 21.2 acres to M-D zoning for mini-warehouse facility, off-highway vehicle, recreational vehicle, and watercraft storage facility	Approved by BCC	July 2021
VS-21-0180	Vacated and abandoned easements and rights-of-way	Approved by BCC	July 2021
TM-21-500043	Commercial subdivision	Approved by BCC	July 2021
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	2 proposed off-premises signs	Approved by BCC	February 2003
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*	Public Use, & Business Employment, Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD & R-E	Single family residential & duck creek channel
South*	Corridor Mixed Use	C-2, R-E	RV sales & repair facility
East	Industrial Employment	M-1 & M-2	Nevada power substation & public utility structures
West	Urban Neighborhood (greater than 18 du/ac), Public Use	R-4, M-D, R-E	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
ET-23-400158 (VS-21-0180)	An extension of time for a vacation of right-of-way (a portion of Denning Street) and easements 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

Comprehensive Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The purpose of the 6 foot high decorative buffer wall along the highway is to screen the site from view by the public, and provide a decorative exterior. It is unlikely that the wall will be viewable by the traveling public on US Highway 95 due to the difference in finished grade elevation. A better and more effective buffer in this case would be to add additional large trees along the south side of the property. Nearly doubling the number of large trees as shown on the current landscape plan along the south side of the property will have more of an impact to the site, travelling public, and create a cooling effect over the open space it covers. Staff can support the waiver request.

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

- Replace the 29 Washingtonian Robusta Mexican Fan Palm trees with 29 large Evergreen trees with low-medium water use as listed in the SNRPC plant list along the south side of the property;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAWHIDE RV LP

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR, SUITE 650, LAS VEGAS, NV 89135

DRAFT