



RED ROCK CITIZENS ADVISORY COUNCIL

Blue Diamond Library

16A Cottonwood Drive
Blue Diamond, NV 89004

January 29, 2025
7:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Council may combine two (2) or more agenda items for consideration.
- The 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 Council members for this meeting may be requested from Electra Smith at 702-370-6297.
 - Supporting material is also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available at <http://clarkcountynv.gov/RedRockCAC>

Board/Council Members: Evan Slawson
Steffanie Gray
Greg Bailey
Bob Matthews
Thomas Seubert

Secretary: Electra Smith, 702-370-6297, sandyvalleycac@gmail.com
Clark County Department of Administrative Services,
500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Meggan Holzer, 702-455-0341, meggan@clarkcountynv.gov
Clark County Department of Administrative Services,
500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, 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 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, clearly state your name and address and please **spell** your last name for the record. If any member of the Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Council by majority vote.
- III. Approval of Minutes for September 25, 2024 - (For possible action)

IV. Approval of the Agenda for January 29, 2025 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

1. Welcome new member (for discussion only)
2. Elect a Chair and Vice Chair of the Red Rock CAC (for possible action)
3. Receive a report from Las Vegas Valley Water District regarding the current well levels, status of the Blue Diamond Water System and other related concerns. (for discussion only)
4. Receive a report from Metro regarding activity and statistics during the past month and other area policing concerns. (for discussion only)
5. Receive a report from BLM regarding current and upcoming projects, updates on the Legacy Bike Trail, information about the Red Rock National Conservation Area, and other updates about Public Lands in the area. (for discussion only)
6. Receive a report from BLM Law Enforcement about recent events in the area and Public Lands policing concerns. (for discussion only)
7. Receive a report from Clark County Administrative Service regarding the Red Rock Legacy Trail Phase 1 parking lot and signal at the intersection of Charleston and Sky Vista, scheduling of H-2 zone changes, and any other updates from Clark County. (for discussion only)

VI. Planning and Zoning

1. **PA-24-700030-RED ROCK RV PARK, LLC:**

PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) to Neighborhood Commercial (NC) on 2.94 acres of a 16.27 acre site.

Generally located on the northwest corner of State Route 160 and State Route 159 within Red Rock. JJ/gc (For possible action)

02/05/25 BCC

2. **UC-24-0594-RED ROCK RV PARK, LLC:**

USE PERMITS for the following: 1) recreational vehicle park; and 2) recreational facility.

WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.

DESIGN REVIEW for a proposed recreational vehicle park, gas station, and tavern on 23.53 acres in an RS80 (Residential Single-Family 80) Zone and a CG (Commercial General) Zone within the Red Rock Overlay.

02/05/25 BCC

3. **ZC-24-0593-RED ROCK RV PARK, LLC:**

ZONE CHANGES for the following: 1) reclassify 20.59 acres from an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage) Zone to an RS80 (Residential Single-Family 80) Zone; and 2) reclassify 2.94 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Red Rock Overlay.

Generally located on the north side corner of State Route 160 and south of State Route 159 within Red Rock (description on file). JJ/jud (For possible action)

02/05/25 BCC

VII. General Business

1. Receive the Red Rock CAC Bylaws (for discussion only)
2. Review the 2025 calendar (for possible action)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. 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 Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Council by majority vote.

IX. Next Meeting Date: TBD

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Blue Diamond Library, 16A Cottonwood Dr, Blue Diamond, NV 89004
<https://notice.nv.gov>



RED ROCK CITIZENS ADVISORY COUNCIL

MINUTES

September 25, 2024

Board/Council Members: Evan Slawson, Chairperson Steffanie Gray, Vice Chairperson
 Greg Bailey Bob Matthews
 Dallas Simonette

Secretary: Electra Smith, 702-370-6297, sandyvalleycac@gmail.com

County Liaison(s): Meggan Holzer, 702-455-0341, meggan@clarkcountynv.gov

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

The meeting was called to order at 7:00 p.m. by Chairperson, Evan Slawson.

Evan Slawson, Steffanie Gray, Greg Bailey, and Bob Matthews were present. Dallas Simonette was absent.

II. Public Comment

None

III. Approval of Minutes for May 29, 2024.

Moved by: Bob Matthews

Action: Approved

Vote: 4-0/ Unanimous

Approval of Minutes for August 28, 2024.

Moved by: Bob Matthews

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of the Agenda for September 25, 2024.

Moved by: Steffanie Gray

Action: Approved

Vote: 4-0/ Unanimous

V. Informational Items

1. Receive a report from Las Vegas Valley Water District regarding the current well levels, status of the Blue Diamond Water System and other related concerns (for discussion only)

Jordan Bunker reported the N well at 11.75 and the S well at 10.94, 2 ½ feet higher than last year. He added a precipitation chart as September ends the water calendar. There may be changes to the Blue Diamond water rules in the areas of water waste, non essential use, and theft.

2. Receive a report from Metro regarding activity and statistics during the past month and other area policing concerns (for discussion only)

Officer Izabel, reported metro is in new uniforms and they volunteered for the Diamond Kid Junior Triathlon.

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON – JUSTIN JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM

KEVIN SCHILLER, County Manager

3. Receive a report from BLM regarding current and upcoming projects, updates on the Legacy Bike Trail, information about the Red Rock National Conservation Area, and other updates about Public Lands in the area (for discussion only)

John Prescott reported Oct 1st is the start of the Special Recreation Permits, from 8-5 you will need a reservation to enter the Conservation Area. No report on the Legacy trail. John announced some future events like a footrace on the scenic loop, a large Las Vegas Marathon, and a few more foot races on the dirt trails. Catrina Williams added to watch for wild burros, do not feed them and if they seem aggressive, back away.

4. Receive a report from BLM Law Enforcement about recent events in the area and Public Lands policing concerns (for discussion only)

More automobile theft was reported, as more people visit, more crime happens.

5. Receive a report from Clark County Administrative Service regarding an update on NDOT 159/160 Corridor Study and any other updates from Clark County. (for discussion only)

Meggan Holzer does not have an update on NDOT. Meggan updated on phase 5 of the Legacy Trail, the people chose the southern route.

VI. Planning and Zoning

None

VII. General Business

1. Receive an update on the requests from the last budget cycle and discuss on requests for the next budget cycle. (For possible action)

Meggan reported that she does not have last year's list readily available but asked everyone to think on it for next month.

2. Applications are being accepted through November 14th for the 2025-2027 Red Rock CAC Term.(for discussion only)

Meggan reminded everyone on the board that they would have to reapply and they are accepting applications online.

VIII. Comments by the General Public

IX. Next Meeting Date: **October 30, 2024**

X. Adjournment

The meeting was adjourned at 7:25.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Blue Diamond Library, 16A Cottonwood Dr, Blue Diamond, NV 89004

<https://notice.nv.gov>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): A portion of 175-15-201-002, 175-16-601-014, 015 & 016

PROPERTY ADDRESS/ CROSS STREETS: Northwest corner of SR159 & SR160

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone approx. 13.34 acres of 175-15-201-002 and all of 175-16-601-014, 015 & 016, approx 6.92 acres from Commercial General (CG) to RS80 for the intended use of an RV park. The overall acreage to be included in the zone change is approx 20.26. There is a companion PA being processed to reclassify the easterly 2.93 acres of 175-15-201-002 from ON to CN for a commercial use of a tavern, restaurant and C-Store.

PROPERTY OWNER INFORMATION

NAME: Red Rock RV Park, LLC
ADDRESS: 10789 W. Twain Ave. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Red Rock RV Park, LLC
ADDRESS: 10789 W. Twain Ave. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-499-4442 CELL _____ EMAIL: randy@landbaroninv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Gwendolyn Fischer, Taryn Stephenson, Agents for Applicant
ADDRESS: 10789 W. Twain Ave. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-416-7530 CELL 775-846-2164 EMAIL: gwen@landbaroninv.com & taryn@landbaroninv.com

*Correspondent will receive all communication on submitted application(s).

(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 and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Robert R. Black Jr.
Property Owner (Signature)*

Robert R. Black Jr.
Property Owner (Print)

9/11/2024
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input checked="" type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) PA-24-700030
PC MEETING DATE 01/07/2025
BCC MEETING DATE 02/05/2025
TAB/CAC LOCATION Red Rock

ACCEPTED BY JUD
DATE 11/12/2024
FEES Ø

DATE 12/18/2024

September 2, 2024

PA-24-700030

Red Rock RV Park LLC
10789 W. Twain Ave STE 200
Las Vegas, NV 89135

Clark County Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

RE: Justification Letter for a Master Plan Amendment for a Commercial Development at the NWC of State Route 159 & State Route 160.

Please accept this letter as justification for a Master Plan Amendment for APN 175-15-201-002 from Outlying Neighborhood (ON) to Commercial Neighborhood (CN) for the eastern 2.93-acre portion of said parcel. There is a companion ZC/DR application on the remainder of the parcel to go from H-2 to CG for a C-Store/Tavern within the PA area, with the remainder of the site and parcels to the west being rezoned to RS80 for an RV park

1. The proposed amendment is consistent with the overall intent of the Master Plan. The project complies with the following County Wide Goals & Policies:
 - a. County Goal 1.3 – Policy 1.3.3 Neighborhood Services: This policy encourages neighborhood services for new/developing communities.
 - b. County Goal 1.6 – Policy 1.6.3 Economic Opportunity: This policy encourages support for opportunities for local economic development.
 - c. County Goal 6.1 – Policy 6.1.2 Balanced Mix of Uses: The project consists of 3 different uses, RV Park, Tavern, and C-store.
2. The amendment to CN is compatible use with the surrounding area. The property to the south is planned land use Corridor Mixed-Use. The proposed uses (RV Park, C-Store with Gas Pumps, and Tavern) will serve the future neighborhoods in the surrounding areas and visitors heading into the Red Rock National Conservation Area.
3. The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County.
4. A Neighborhood Meeting was held July 2, 2024 to discuss the PA to CN, with no substantial concerns from adjacent home/land owners. Most participants in the NM agreed that a PA to CN is an appropriate use for the area.

Respectfully,

Robert R. Black Jr.

Red Rock RV Park LLC Managing Member



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): A portion of 175-15-201-002, 175-16-601-014, 015 & 016

PROPERTY ADDRESS/ CROSS STREETS: Northwest corner of SR159 & SR160

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone approx. 13.34 acres of 175-15-201-002 and all of 175-16-601-014, 015 & 016, approx 6.92 acres from Commercial General (CG) to RS80 for the intended use of an RV park. The overall acreage to be included in the zone change is approx 20.26. There is a companion PA being processed to reclassify the easterly 2.93 acres of 175-15-201-002 from ON to CN for a commercial use of a tavern, restaurant and C-Store.

PROPERTY OWNER INFORMATION

NAME: Red Rock RV Park, LLC
ADDRESS: 10789 W. Twain Ave. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Red Rock RV Park, LLC
ADDRESS: 10789 W. Twain Ave. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-499-4442 CELL _____ EMAIL: randy@landbaroninv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Gwendolyn Fischer, Taryn Stephenson, Agents for Applicant
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TELEPHONE: 702-416-7530 CELL 775-846-2164 EMAIL: gwen@landbaroninv.com & taryn@landbaroninv.com

*Correspondent will receive all communication on submitted application(s).

(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. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Robert R. Black Jr. Robert R. Black Jr. 9/11/2024
Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input checked="" type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) UC-24-0594 ACCEPTED BY JUD
PC MEETING DATE 01/07/2025 DATE 11/12/2024
BCC MEETING DATE 02/05/2025 FEES \$2300
TAB/CAC LOCATION Red Rock DATE 12/18/2024

Red Rock RV Park LLC
10789 W. Twain Ave STE 200
Las Vegas, NV 89135

October 03, 2024

UC-24-0594

Clark County
Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

RE: Justification Letter for a RV Park and Commercial Development at the NWC of State Route 159 and State Route 160.

Please accept this letter as justification for the proposed construction of a new RV Park, convenience store with gas pumps and a tavern located at the Northwest corner of State Route 159 and State Route 160. (APN: 175-16-601-014, 175-16-601-015, 175-16-601-016 & 175-15-201-002). We respectfully ask for your approval of the land use applications, special use permits, and waivers of development standards.

- 1) Master Plan Amendment from Outlying Neighborhood (ON) to Corridor Mixed-Use (CM). On the eastern portion of APN: 175-15-201-002)(PA)
- 2) Zone change from H2 to CG. Reclassify 2.61 acres of a 16.27 acre site (APN: 175-15-201-002)(ZC)
- 3) Zone Change from H2 to RS80.Reclassify 13.66 acres of 16.27 acre site (APN: 175-15-201-002) and 1.75 acres of APN: 175-16-601-015(ZC).
- 4) Request for Recreational Vehicle Park Special Use in RS80.(UC)
- 5) Request for Recreational Facility Special Use in RS80. The intent of this facility is to allow RV Park space holders to be able to reserve the outdoor open space to host private events. The special use permit is to allow outside guests to attend the event.(UC)
- 6) Design Review for Commercial Restaurant (Tavern), Convenience Store W/ Gasoline Station, and RV Park.(DR)
- 7) Design Review for an Alternative Landscape Plan for street landscaping.(DR)
- 8) Design Review for site lighting. Wall packs will be provided around the building to help illuminate walkways around the buildings. The parking lot will be illuminated by 18'-0" tall, shielded downlights, depending on the location of the fixture to the adjacent residential. All fixtures will conform to Clark County Title 30 Standards.(DR)
- 9) Request Waiver of Development Standards 30.04.02.C.2(ii) and 30.04.06 for alternative buffer to allow a single row of trees. Providing a double row of trees would screen the views of Red Rock from the RV park. To help mitigate this request, we are providing 234 trees than required throughout the site. (WS)

The RV Park will consist of 185 RV spaces, a clubhouse, restroom/shower facility, and guard house. The commercial portion consists of a 2-story tavern with roof deck and a c-store with gas station. Floor plans and elevations for all proposed structures are on sheets A1.1-A1.4. Building materials will comply with the Building Design standards set forth by the Red Rock Overlay District. The proposed color palette and materials adhere to the Red Rock Overlay Building Design Standards. We are proposing flat roofs on the commercial portion, which is the desired roof design for the Red Rock Overlay. The site will be accessible from State Route 159 via a 36'-0" driveway and a 35'-0" driveway. There is another 35'-0" driveway along State Route 160, as well as an ADA compliant pedestrian walkway.

A total of 124 parking spaces are provided including 118 standard spaces and 3 car and 3 van accessible spaces (44 total parking spaces in the RV Park and 80 parking spaces on the commercial side). Parking will be screened from the Right-Of-Way. All parking can be easily accessed by customers and employees via walkways located at building entrances. Landscape is being provided in the form of terminal islands, landscape fingers, and landscape buffers where parking occurs. All plants being used are low maintenance, low water, and native to

Red Rock RV Park LLC
10789 W. Twain Ave STE 200
Las Vegas, NV 89135

Southern Nevada, complying with the regional SNRPC plant list. There are some existing trees around the clubhouse. These will be removed and replaced per the landscape plans. There are 5 proposed trash enclosures. They will have 6-foot tall split face CMU walls with decorative metal gates and comply with Clark County Title 30 Standards. Landscaping will be provided surrounding the enclosure for screening purposes, although still illuminated by a light pole to keep it safe for employees and patrons and away from vandalism. All the lighting will comply with the required standards of Title 30 and Red Rock Overlay district. The goal is to provide a well lit safe environment, but still be able to take advantage of the night sky location.

For sustainability, we are providing 234 additional trees than that required by Title 30. Additional trees are placed throughout the site to help reduce the heat island effect. At least 90% of the plants being proposed are low water need, which helps with water conservation. All of the proposed glazing will be low-e, similar to Solarban or an equal. All the structures will have a ceiling of at least 11'-0". All the proposed roofing material will meet or exceed the required SRI of Title 30. In addition to these items, we are providing 185 EV capable charging stations, where only 18 are required. The additional EV charging stations are a source of alternative energy for the site.

We feel that this new RV Park and Commercial Development will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind, we respectfully ask for your approval recommendation for this project.

Respectfully,

Randy Black Jr.

Red Rock RV Park LLC Managing Member



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): A portion of 175-15-201-002, 175-16-601-014, 015 & 016

PROPERTY ADDRESS/ CROSS STREETS: Northwest corner of SR159 & SR160

DETAILED SUMMARY PROJECT DESCRIPTION

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PROPERTY OWNER INFORMATION

NAME: Red Rock RV Park, LLC
ADDRESS: 10789 W. Twain Ave. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Red Rock RV Park, LLC
ADDRESS: 10789 W. Twain Ave. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-499-4442 CELL _____ EMAIL: randy@landbaroninv.com

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NAME: Gwendolyn Fischer, Taryn Stephenson, Agents for Applicant
ADDRESS: 10789 W. Twain Ave. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-416-7530 CELL 775-846-2164 EMAIL: gwen@landbaroninv.com & taryn@landbaroninv.com

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(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 and understands that this application must be complete and accurate before a hearing can be conducted. (I/We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Robert R. Black Jr.
Property Owner (Signature)*

Robert R. Black Jr.
Property Owner (Print)

9/11/2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input checked="" type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) ZC-24-0593
PC MEETING DATE 01/07/2025
BCC MEETING DATE 02/05/2025
TAB/CAC LOCATION Red Rock

ACCEPTED BY JUD
DATE 11/12/2024
FEES Ø

DATE 12/18/2024

September 11, 2024

20-24-0893

Red Rock RV Park LLC
10789 W. Twain Ave STE 200
Las Vegas, NV 89135

Clark County Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

RE: Justification Letter for a Zone Change for an RV Park at the NWC of State Route 159 & State Route 160.

Please accept this letter as justification for a Zone Change of approx. 13.34 acres of 175-15-201-002 and all of 175-16-601-014, 015 & 016, approx. 6.92 acres from Commercial General (CG) to RS80 for the intended use of an RV park. The overall acreage to be included in the zone change is approx. 20.26. There is a companion PA being processed to reclassify the easterly 2.93 acres of 175-15-201-002 from ON to CN for the commercial use of a tavern, restaurant, and C-Store.

1. The proposed amendment is consistent with the overall intent of the Master Plan. The project complies with the following County Wide Goals & Policies:
 - a. County Goal 1.3 – Policy 1.3.3 Neighborhood Services: This policy encourages neighborhood services for new/developing communities.
 - b. County Goal 1.6 – Policy 1.6.3 Economic Opportunity: This policy encourages support for opportunities for local economic development.
 - c. County Goal 6.1 – Policy 6.1.2 Balanced Mix of Uses: The project consists of 3 different uses, RV Park, Tavern, and C-store.
2. The zone change to RS80 is compatible use with the surrounding area.. The proposed uses (RV Park) will serve visitors heading into the Red Rock National Conservation Area.
3. The proposed zone change will not cause a detriment to the public health, safety, and general welfare of the people of Clark County.

Respectfully,

Robert R. Black Jr.

Red Rock RV Park LLC Managing Member

**ATTACHMENT A
RED ROCK CITIZENS ADVISORY COUNCIL
ZONING AGENDA
WEDNESDAY, 7:00 P.M., JANUARY 29, 2025**

02/05/25 BCC

1. **PA-24-700030-RED ROCK RV PARK, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) to Neighborhood Commercial (NC) on 2.94 acres of a 16.27 acre site.
Generally located on the northwest corner of State Route 160 and State Route 159 within Red Rock.
JJ/gc (For possible action)

2. **UC-24-0594-RED ROCK RV PARK, LLC:**
USE PERMITS for the following: **1)** recreational vehicle park; and **2)** recreational facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.
DESIGN REVIEW for a proposed recreational vehicle park, gas station, and tavern on 23.53 acres in an RS80 (Residential Single-Family 80) Zone and a CG (Commercial General) Zone within the Red Rock Overlay.

3. **ZC-24-0593-RED ROCK RV PARK, LLC:**
ZONE CHANGES for the following: **1)** reclassify 20.59 acres from an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage) Zone to an RS80 (Residential Single-Family 80) Zone; and **2)** reclassify 2.94 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Red Rock Overlay.
Generally located on the north side corner of State Route 160 and south of State Route 159 within Red Rock (description on file). JJ/jud (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700030-RED ROCK RV PARK, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) to Neighborhood Commercial (NC) on 2.94 acres of a 16.27 acre site.

Generally located on the northwest corner of State Route 160 and State Route 159 within Red Rock. JJ/gc (For possible action)

RELATED INFORMATION:

APN:

175-15-201-002 ptn

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.94 (portion)
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the request to Neighborhood Commercial (NC) for the eastern 2.94 acres of the parcel is compatible with the surrounding area. Properties to the south are planned as Corridor Mixed-Use (CM) and a commercial use at the subject site will serve the needs of the surrounding area and visitors heading into the Red Rock National Conservation Area. The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400057 (Nzc-21-0747)	First extension of time to reclassify the 21.4 acres from R-U and H-2 zoning to R-V-P zoning and a design review on 2.36 acres for a recreational vehicle park, convenience store, gasoline station, restaurant, and retail sales & service	Approved by BCC	September 2024
Nzc-21-0747	Request to reclassify 21.4 acres from R-U and H-2 zoning to R-V-P zoning and a design review for a recreational vehicle park, convenience store, gasoline station, restaurant, and retail sales & service	Approved by BCC	March 2022
Nzc-18-0858	Request to reclassify 15.2 acres from R-U and H-2 zoning to R-V-P and design review on 16.8 acres for a recreational vehicle park with a convenience store, gasoline station, retail sales, and a restaurant - expunged	Approved by BCC	February 2019
Nzc-18-0247	A request to reclassify 11.8 acres from R-U and H-2 zoning to R-V-P zoning and a design review on 16.3 acres for a recreational vehicle park with a convenience store, gasoline station, tavern, restaurant, and vehicle wash	Withdrawn at PC	May 2018
ZC-0453-97	A request to reclassify the eastern 5.6 acres of the site to C-2 zoning for a convenience store with gasoline sales and an auto laundry	Withdrawn at BCC	July 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RRO)	Undeveloped
South	Corridor Mixed-Use	H-2 (RRO)	Undeveloped & convenience store with gas pumps
East	Outlying Neighborhood (up to 0.5 du/ac)	H-2 (RRO)	Undeveloped
West	Outlying Neighborhood (up to 0.5 du/ac)	RS80 & H-2 (RRO)	Undeveloped & single-family residence

Related Applications

Application Number	Request
ZC-24-0593	A zone change to reclassify the subject parcel and the adjacent 3 parcels to the west from RS80 & H-2 to RS80 & CG zoning is a companion item on this agenda.

Related Applications

Application Number	Request
UC-24-0594	A recreational vehicle park, tavern, and convenience store with gasoline station for the subject parcel and the adjacent 3 parcels to the west is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Outlying Neighborhood (ON) to Neighborhood Commercial (NC). Intended primary land uses in the proposed Neighborhood Commercial (NC) land use category include a mix of retail, restaurants, offices, service commercial, and other professional services. Supporting land uses include public uses such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds that the request for the Neighborhood Commercial (NC) land use category is compatible with the surrounding area. The abutting properties to the south across State Route 160 are planned for Corridor Mixed-Use (CM) which is a more intense commercial land use category than what the applicant is proposing. Furthermore, staff finds that more intensive uses are appropriate at the intersection of major highways being State Route 160 and State Route 159. Additionally, the remaining portion of the subject parcel to the west and both state highways separate the use from the adjacent and abutting properties. The request complies with Policy 1.6.3 of the Master Plan which promotes supporting opportunities for local economic development in outlying communities. For these reasons, staff finds the request for the Neighborhood Commercial (NC) land use category appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item has been forwarded to the Board of County Commissioner for final action.

If this request is adopted, 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.

PLANNING COMMISSION ACTION: January 7, 2025 – ADOPTED – Vote: Unanimous
Absent: Kirk

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

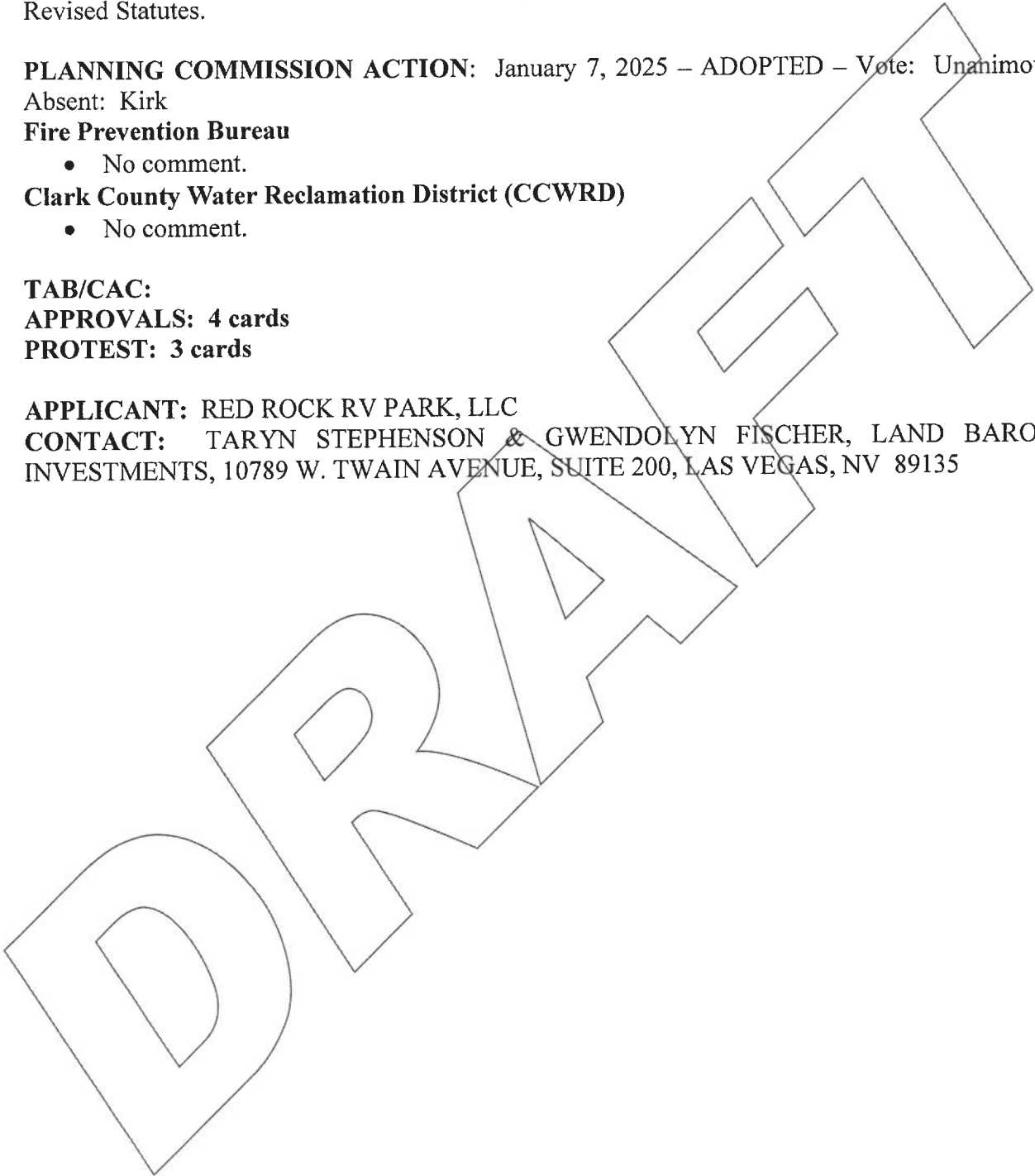
TAB/CAC:

APPROVALS: 4 cards

PROTEST: 3 cards

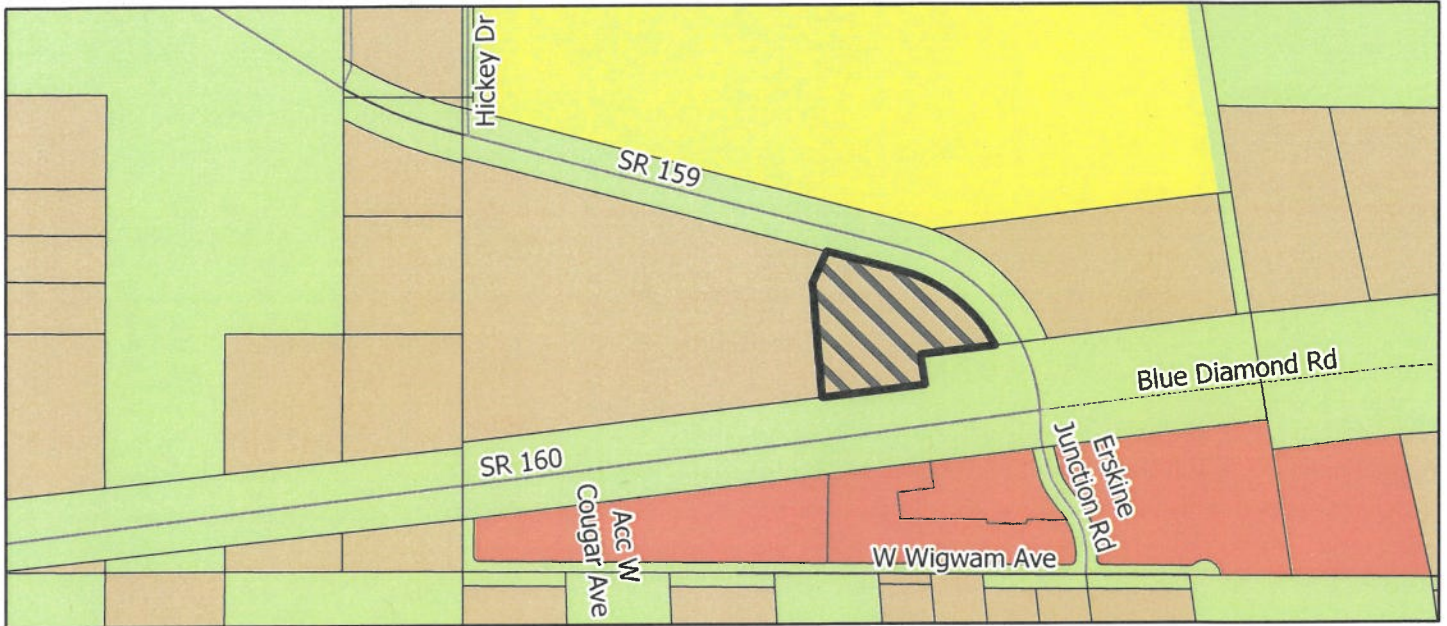
APPLICANT: RED ROCK RV PARK, LLC

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

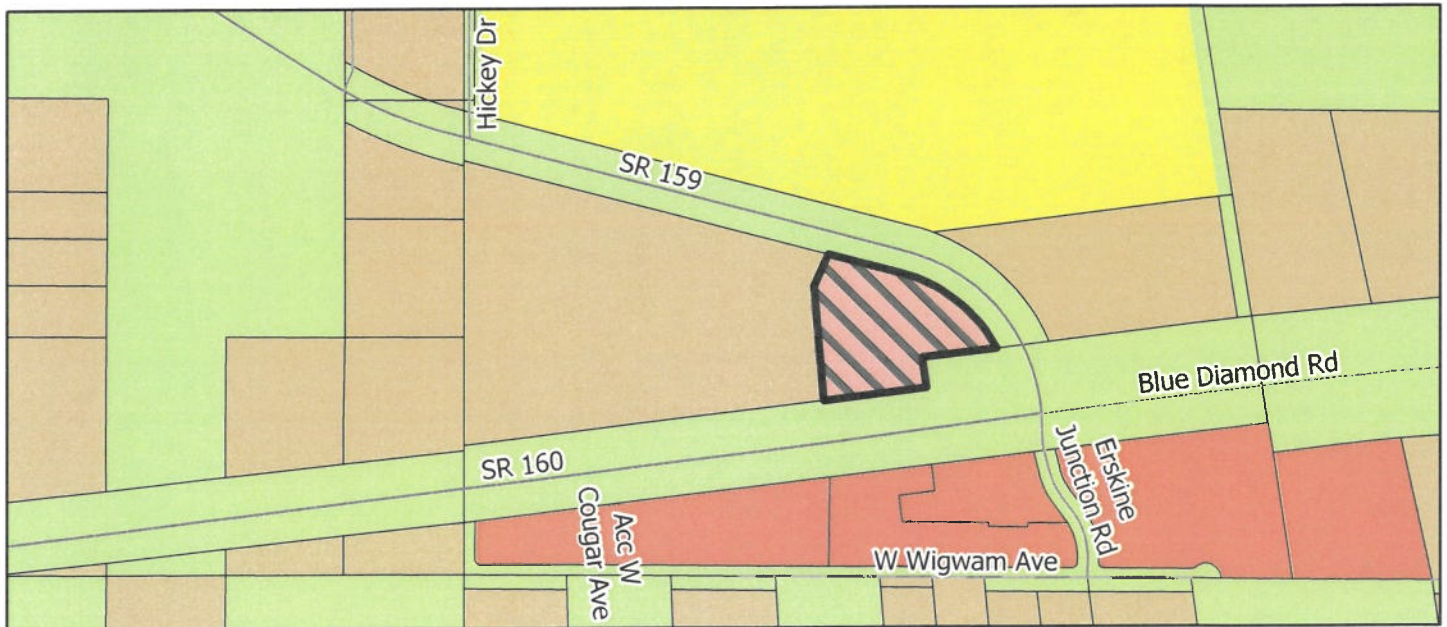


Planned Land Use Amendment PA-24-700030

DRAFT



Current



Requested

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Planning Areas
- Requested Area To Change

Northwest County
Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0594-RED ROCK RV PARK, LLC:

USE PERMITS for the following: 1) recreational vehicle park; and 2) recreational facility.

WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.

DESIGN REVIEW for a proposed recreational vehicle park, gas station, and tavern on 23.53 acres in an RS80 (Residential Single-Family 80) Zone and a CG (Commercial General) Zone within the Red Rock Overlay.

Generally located on the north side corner of State Route 160 and south of State Route 159 within Red Rock. JJ/jud/kh (For possible action)

RELATED INFORMATION:

APN:

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

WAIVER OF DEVELOPMENT STANDARDS:

Allow a single row of trees where a buffer of a double row of evergreen trees with each row planted offset from one another is required per Section 30.04.02C.

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - NEIGHBORHOOD COMMERCIAL

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 20.59 (RS80)/2.94 (CG)/23.53 (Overall)
- Project Type: Recreational vehicle park, gas station, & tavern
- Number of Stories: 1 (gas station)/2 (tavern)
- Building Height (feet): 27 (clubhouse building)/35(convenience store)/35(tavern building)/22 (fueling canopy)/16 (guard house)/17(restroom/shower buildings)/14 (shade structure)
- Square Feet: 5,709 (clubhouse building)/8,000 (convenience store)/6,000 (tavern building)/4,536(fueling canopy)/203 (guard house)/610 (restroom/shower buildings)/975 (shade structure)/5,730 (uncovered event area)
- Open Space Required/Provided: 11,100 square feet/37,000 square feet
- Number of RV Spaces: 185

- Parking Required/Provided: 121/124
- Sustainability Required/Provided: 7/6

Site Plan

The plans indicate the western 20.59 acres of the site will be developed as a recreational vehicle park and the eastern 2.94 acres will be developed with a tavern and convenience store with gas station. Access to the site is granted via 2, 36 foot wide commercial driveways along State Route 159 and 1, 35 foot wide commercial driveway along State Route 160. An interior drive aisle measuring 24 feet in width services the recreational vehicle park. The park will consist of 185 recreational vehicle parking spaces with a clubhouse, outdoor event area, restroom facilities, pool, guardhouse, and shade structures. Each recreational vehicle space will be a minimum of 800 square feet. The recreational vehicle spaces will be set back a minimum of 16 feet from State Routes 159 and 160 and the west property line. A 6 foot high gabion rock wall is located along the perimeter of the property surrounding the RS80 zone portion of the site. The wall along with landscaping will screen the recreational vehicle spaces from the right-of-way to the north and south and adjacent properties to the west of the site. An existing 1 story single-family residence located on the project site will be converted into a clubhouse. The clubhouse building is set back 142 feet from the west property line, 395 feet from the north property line (State Route 159), and 1,081 feet from the south property line (State Route 160). The office for the recreational vehicle park is located within the clubhouse building. The clubhouse and outdoor activity area are located on the west portion of the project site. The restroom/shower facilities and shade structures are located within the central portion of the site. A use permit is required to allow the recreational vehicle park and recreational facility within the RS80 zoning district. The recreational facility is proposed to be limited to the outdoor event area only.

The eastern portion of the site depicts a 2 story tavern with roof deck set back 10 feet from the north property line (State Route 159) within the CG zoned area, along the west side of the commercial zoned portion of the site. Additionally, the convenience store and gas station are located on the east portion of the project site. The convenience store is set back 46 feet from the north property line, while the gas station canopy is set back 107 feet from the north property line (State Route 159). The proposed development requires 121 parking spaces where 124 parking spaces are provided. Forty-four parking spaces are located within the recreational vehicle park area and 80 parking spaces are located on the commercial side of the site. Parking will be screened from the right-of-way. All parking can be accessed by patrons and employees via walkways located at building entrances. There are 5 proposed trash enclosures consisting of 6 foot high split face CMU walls with decorative metal gates. A dump station is located on the southwest corner of the site. There are 185 EV capable charging stations throughout the site.

Landscaping

Landscaping is provided within the terminal parking islands, landscape fingers, and landscape buffers where vehicle parking proposed. All plants are low water usage, complying with SNRPC plant list. Landscaping is proposed near the trash enclosure for screening purposes. The plans depict 156 evergreen trees provided along the west property line. However, this landscape strip consists of a single row of large evergreen trees planted 30 feet on center where staggered large evergreen trees 20 feet on center are required for buffering and screening purposes. Therefore, a waiver of development standards is requested with this application.

Overall, 419 medium and large trees are provided. In addition to the trees, shrubs are placed throughout the site. Each RV space provides 200 square feet of open space along with picnic tables. The recreational vehicle park requires 11,100 square feet of open space where 37,000 square feet of open space is provided. Open space consists of firepits, picnic tables, patios, and buffer planting for privacy.

Elevations

The 27 foot high clubhouse building consists of wood, stucco siding, and stone veneer with large aluminum storefront windows. The 35 foot high convenience store building features varying rooflines, aluminum storefront window system with metal awnings, stucco siding, and stone veneer. The fueling canopy measures 22 feet in height, consists of stone veneer columns, and features a metal canopy. The tavern plans also present a perimeter glass guardrail around the rooftop deck. The 16 foot high guard house and the 17 foot high restroom/shower buildings consist of an aluminum storefront window system, stucco siding, and stone veneer. All buildings within the project site will be painted with neutral, earth tone colors matching the surrounding environment.

Floor Plans

The plans depict a proposed convenience store measuring 8,000 square feet in area. The tavern building measures 6,000 square feet in area and consisting of 2 floors with a roof deck. The area of the fuel canopy measures 4,536 square feet. The clubhouse building measures 5,709 square feet in area and features restroom facilities, manager’s office, dining room, laundry room, kitchen, viewing deck, maintenance garage, business center, and showers. The restroom/shower building measures 610 square feet in area. Additionally, the plans depict a 5,730 square foot outdoor event area, a 1,870 square foot pool, and a playground.

Applicant’s Justification

The applicant stated the intent of the recreational facility is to allow recreational vehicle park space holders to be able to reserve the outdoor open space to host private events. In addition, the request for an alternative landscape buffer along the west boundary line is to allow a 15 foot wide single row of trees instead of the staggered row of trees. The applicant states the double row of trees would screen the views of Red Rock from the RV park and to help mitigate this request, the applicant is providing 234 more trees than required throughout the site. Furthermore, the applicant states the new recreational vehicle park as well as the commercial development will attract new businesses to the area, which in return will create employment opportunities for the community.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400057 (Nzc-21-0747)	First extension of time to reclassify the 21.4 acres from R-U and H-2 zoning to R-V-P zoning and a design review on 23.6 acres for a recreational vehicle park, convenience store, gasoline station, restaurant, and retail sales & service	Approved by BCC	September 2024

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0747	Request to reclassify 21.4 acres from R-U and H-2 zoning to R-V-P zoning and a design review for a recreational vehicle park, convenience store, gasoline station, restaurant, and retail sales & service	Approved by BCC	March 2022
NZC-18-0858	Request to reclassify 15.2 acres from R-U and H-2 zoning to R-V-P and design review on 16.8 acres for a recreational vehicle park with a convenience store, gasoline station, retail sales, and a restaurant - expunged	Approved by BCC	February 2019
NZC-18-0247	A request to reclassify 11.8 acres from R-U and H-2 zoning to R-V-P zoning and a design review on 16.3 acres for a recreational vehicle park with a convenience store, gasoline station, tavern, restaurant, and vehicle wash	Withdrawn at PC	May 2018
ZC-0453-97	A request to reclassify the eastern 5.6 acres of the site to C-2 zoning for a convenience store with gasoline sales and an auto laundry	Withdrawn at BCC	July 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RRO)	Undeveloped
South	Corridor Mixed-Use	H-2 (RRO)	Undeveloped & convenience store with gas pumps
East	Outlying Neighborhood (up to 0.5 du/ac)	H-2 (RRO)	Undeveloped
West	Outlying Neighborhood (up to 0.5 du/ac)	RS80 & H-2 (RRO)	Undeveloped & single-family residence

Related Applications

Application Number	Request
PA-24-700030	Plan Amendment to change the existing land use category from Outlying Neighborhood (ON) to Neighborhood Commercial (NC) on 2.94 acres of a 16.27 acre site is a companion item on this agenda
ZC-24-0593	A zone change to reclassify the subject parcel and the adjacent 3 parcels to the west from RS80 & H-2 to RS80 & CG zoning 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 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.

The proposed uses are consistent and compatible with existing and planned land uses in this area. The project will provide additional services and amenities to the area, which has high traffic volumes from tourists and locals. Staff finds the proposed uses are appropriate at this location and recommends approval of the requests.

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.

The buffering and screening requirement is along a 255 linear foot portion of the west boundary line, which is a total of 856 linear feet. The proposed 15 foot wide landscape area along the entire west boundary line without the required staggered row of evergreen should not have a negative impact to the surrounding areas. The provided landscaping is adequate. Staff does not foresee that the request for alternative buffering and screening should set an undesirable precedent since the site landscaping is lush; therefore, staff can support of this request.

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 project maintains the rural character of the area, preserves the natural state of the land, and minimizes the visual impact of development on the adjacent Red Rock Canyon National Conservation Area (RRCNCA) as established in the Red Rock Overlay. Additionally, the proposed project complies with Goal 1 of the Northwest County Planning Area which

encourages the protection of the distinct communities and landscapes found within this Planning Area.

The buildings and structures are designed to reflect the geometrics of the nearby hillside areas. The color and design of the buildings are intended to enhance the site and blend in with the surrounding area. The alternative screening and buffering along the west boundary line efficiently provides the necessary screening in conjunction with the 6 foot high gabion wall. Therefore, staff does not object to the design of the project.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: January 7, 2025 – APPROVED – Vote: Unanimous
Absent: Kirk

Comprehensive Planning

- Expunge NZC-21-0747;
- 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;
- Traffic study and compliance;
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- 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 to show fire hydrant locations on-site and within 750 feet.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 175-16-601-016; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

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.

TAB/CAC:

APPROVALS: 4 cards

PROTESTS: 3 cards

APPLICANT: RED ROCK RV PARK, LLC

CONTACT: RIETZ CONSULTING, 3203 E. WARM SPRINGS ROAD, SUITE 400, LAS VEGAS, NV 89120

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0593-RED ROCK RV PARK, LLC:

ZONE CHANGES for the following: **1)** reclassify 20.59 acres from an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage) Zone to an RS80 (Residential Single-Family 80) Zone; and **2)** reclassify 2.94 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Red Rock Overlay.

Generally located on the north side corner of State Route 160 and south of State Route 159 within Red Rock (description on file). JJ/jud (For possible action)

RELATED INFORMATION:

APN:

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

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 23.53
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the proposed changes are consistent with the Master Plan. The applicant indicates the CG zoning district associated with the project site will allow neighborhood services for new and developing communities while supporting the local economic development. The zone change to RS80 is compatible use with the surrounding area. The proposed recreational vehicle park will serve visitors heading into the Red Rock National Conservation Area.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400057 (Nzc-21-0747)	First extension of time to reclassify the 21.4 acres from R-U and H-2 zoning to R-V-P zoning and a design review on 23.6 acres for a recreational vehicle park, convenience store, gasoline station, restaurant, and retail sales & service	Approved by BCC	September 2024

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0747	Request to reclassify 21.4 acres from R-U and H-2 zoning to R-V-P zoning and a design review for a recreational vehicle park, convenience store, gasoline station, restaurant, and retail sales & service	Approved by BCC	March 2022
NZC-18-0858	Request to reclassify 15.2 acres from R-U and H-2 zoning to R-V-P and design review on 16.8 acres for a recreational vehicle park with a convenience store, gasoline station, retail sales, and a restaurant - expunged	Approved by BCC	February 2019
NZC-18-0247	A request to reclassify 11.8 acres from R-U and H-2 zoning to R-V-P zoning and a design review on 16.3 acres for a recreational vehicle park with a convenience store, gasoline station, tavern, restaurant, and vehicle wash	Withdrawn at PC	May 2018
ZC-0453-97	A request to reclassify the eastern 5.6 acres of the site to C-2 zoning for a convenience store with gasoline sales and an auto laundry	Withdrawn at BCC	July 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RRO)	Undeveloped
South	Corridor Mixed-Use	H-2 (RRO)	Undeveloped & convenience store with gas pumps
East	Outlying Neighborhood (up to 0.5 du/ac)	H-2 (RRO)	Undeveloped
West	Outlying Neighborhood (up to 0.5 du/ac)	RS80 & H-2 (RRO)	Undeveloped & single-family residence

Related Applications

Application Number	Request
PA-24-700030	Plan Amendment to change the existing land use category from Outlying Neighborhood (ON) to Neighborhood Commercial (NC) on 2.94 acres of a 16.27 acre site is a companion item on this agenda
UC-24-0594	A recreational vehicle park, tavern, and convenience store with gasoline station for the subject parcel and the adjacent 3 parcels to the west is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The subject site will be divided into 2 zoning districts; the west 20.59 acres is being requested to change the zoning district from RS80 and H-2 to RS80 and the east 2.94 acres is being requested to change the zone district from H-2 to CG. The companion Plan Amendment request is for the 2.94 acre portion of the site to be Master Planned as Neighborhood Commercial (NC). The remaining 20.59 acre portion of the site is planned for Outlying Neighborhood; therefore, the rezone does not require a plan amendment. Staff finds the area is vastly surrounded by RS80 zoning and rezoning the 2.94 acre portion to CG (Commercial General) should not be detrimental to the area. The corner where the CG (Commercial General) zoning district is being proposed is at the intersection of State Routes 159 and 160. Therefore, commercial uses at the intersection would work as a transition for the proposed recreational vehicle park to the west. The proposed rezone will contribute to Goal NW-2 which promotes adapting infrastructure and service levels by location, feasibility and demand. For these reasons, staff finds the request for the RS80 and CG zoning districts are appropriate for this location.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: January 7, 2025 – APPROVED – Vote: Unanimous
Absent: Kirk

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 175-16-601-016; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

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.

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APPROVALS: 4 cards

PROTESTS: 3 cards

APPLICANT: RED ROCK RV PARK, LLC

CONTACT: RIETZ CONSULTING, 3203 E. WARM SPRINGS ROAD, SUITE 400, LAS VEGAS, NV 89120

DRAFT



Clark County Rural District F 2025 CAC Meeting Schedule

Sandy Valley

Tuesdays at 7:30 pm – Sandy Valley Community Center

January 14	April 8	July 8	October 14
February 11	May 13	August 12	November 11
March 11	June 10	September 9	December 9

Mountain Springs

Wednesdays at 6:00 pm – Mountain Springs Fire Station

January 15	April 9	July 9	October 15
February 12	May 14	August 13	November 12
March 12	June 11	September 10	December 10

Goodsprings

Tuesdays at 6:00 pm – Goodsprings Community Center

January 28	April 29	July 29	October 28
February 25	May 27	August 26	November 25
March 25	June 24	September 30	December 30

Red Rock

Wednesdays at 7:00 pm – Blue Diamond Library

January 29	April 30	July 30	October 29
February 26	May 28	August 27	November 25
March 26	June 25	October 1	December 31