



# RED ROCK CITIZENS ADVISORY COUNCIL

## Blue Diamond Library

16A Cottonwood Drive  
Blue Diamond, NV 89004

January 26, 2022  
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 Board/Council members for this meeting may be requested from Lara McAdam at 702-592-1441.
  - 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.
  - Supporting material is/will be available at <http://clarkcountynv.gov/RedRockCAC>

Board/Council Members:    Barbara Luke, Chairperson    Evan Slawson, Vice Chairperson  
    Trent Billingsley                     Bob Matthews                     Pauline van Betten

Secretary:                     Lara McAdam, 702-592-1441, [LaraTAB.CAC@gmail.com](mailto:LaraTAB.CAC@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](mailto: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 October 27, 2021. (For possible action)

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

IV. Approval of the Agenda for January 26, 2022 and Hold, Combine, or Delete any Items. (For possible action)

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)
2. Receive a report from Metro regarding activity and statistics during the past month and other area policing concerns (for discussion only)
3. Receive a report from BLM regarding current and upcoming projects, updates on the Red Rock Legacy bike trail, information about the Red Rock National Conservation Area, and other updates about Public Lands in the area (for discussion only)
4. Receive a report from Clark County Administrative Services regarding updates on recent land use applications, work on Arroyo, redistricting, recruitment for new CAC member, and any other updates from Clark County (for discussion only)

VI. Planning and Zoning

1. **DR-21-0448-HAYES TRUST & HAYES, CHARLES BRADFORD JR & CHRISTY LYNN TRS: DESIGN REVIEW** for finished grade in conjunction with a proposed single family residence on 2.7 acres in an R-U (Rural Open Land) Zone within the Red Rock Design Overlay District. Generally located on the east side of Calico Drive, 323 feet north of Heyer Way within Red Rock. JJ/jad/jo (For possible action) **2/16/22 BCC**
2. **NZC-21-0747-RED ROCK RV PARK, LLC: ZONE CHANGE** to reclassify a 21.4 acre portion of a 23.6 acre site from R-U (Rural Open Land) Zone and H-2 (General Highway Frontage) Zone to R-V-P (Recreational Vehicle Park) Zone.  
**USE PERMITS** for the following: 1) management offices for a recreational vehicle park not within a centrally located service building; 2) convenience store; 3) gasoline station; 4) reduce the setback from a gasoline station to a residential use; 5) restaurant; 6) retail sales and services; 7) alcohol sales, beer and wine – packaged only; and 8) alcohol sales, liquor – packaged only.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative landscaping.  
**DESIGN REVIEWS** for the following: 1) recreational vehicle park; 2) convenience store; 3) gasoline station; 4) restaurant; and 5) retail sales and service on 23.6 acres in an R-V-P (Recreational Vehicle Park) Zone and an H-2 (General Highway Frontage) Zone in the Red Rock Design Overlay District. Generally located on the north side of SR 160 and the west and south sides of SR 159 within Red Rock (description on file). JJ/md/jo (For possible action) **2/15/22 PC**

VII. General Business

1. Josh Eddy with Desert Dash will share information and take input regarding his plans for the RRC100k running race that is tentatively scheduled for November 12, 2022 (for discussion only)
2. Review and discuss 2022 Red Rock CAC Meeting Schedule (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: February 23, 2022.

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

October 27, 2021

## MINUTES

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Board Members:      Chair, Barbara Luke      Vice-Chair, Evan Slawsom  
                                 Trent Billingsley      Bob Matthews      Pauline van Betten

Secretary:              Lara McAdam, 702-592-1441, LaraTAB.CAC@gmail.com

Town Liaison:            Megan Holzer, 702-455-0341, [meggan@clarkcountynv.gov](mailto:meggan@clarkcountynv.gov)

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- I. Call to Order, Pledge of Allegiance, Roll Call  
**The meeting was called to order at 7:00 pm**  
**All Board members present.**
- II. Public Comment  
**None**
- III. Approval of Minutes for September 29, 2021  
**Moved by: Bob Matthews**  
**Action: Approved**  
**Vote: 5-0/Unanimous**
- IV. Approval of Agenda for October 27, 2021  
**Moved by: Bob Matthews**  
**Action: Approved**  
**Vote: 5-0/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)  
  
**Derrick Jackson reported that there were zero inches of rain in September. Current total rain fall is 56% of the yearly average. The large main break at Matarango has been repaired.**
  2. Receive a report from Metro regarding activity and statistics during the past month and other area crime concerns (for discussion only)  
  
**Sgt. Pickler reported no new items to report.**

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

**Josh Travers reported that the Calico Basin Recreational Area Management Plan will have a final draft to be presented for Public Opinion on November 18, 2021. The Calico Basin residents will have separate meeting from the public for discussion. The Legacy Trail design of Phase 1 is in the final stages for the Pedestrian Bridge at Charleston on to the 159 Parking Lot. The Equestrian Trail will parallel the Legacy Trail. Construction to begin in approximately late 2022. An award of \$34 million was granted for more sections of the inner parts of Legacy Trail. 22 Cerrito will be restored to its natural state and closed.**

4. Receive a report from Clark County Administrative Services regarding updates on recent land use applications and any other updates from Clark County (for discussion only)

**Meggan Holzer reported that Public Works will be assessing the crumbling edges on Arroyo. The Fire Station Internet must be put out to bid to complete the Wifi Booster.**

VI. Planning & Zoning

1. **WS-21-0558-AYERS RONALD & PATRICIA FAM TR:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the required separation between a proposed accessory structure and an existing detached garage on 2.4 acres in a R-U (Rural Open Land) Zone. Generally located on the south side Torino Avenue and approximately 682 feet west of Kulka Road within Red Rock. JJ/sd/jo (For possible action) **11/16/21 PC**

**Moved by: Bob Matthews**  
**Action: Approved**  
**Vote: 5-0 / Unanimous**

VII. General Business

**None**

VIII. Comments by the General Public

1. **Pauline van Betten asked if high speed WiFi lines could be buried in the water trenches.**
2. **S. Rosco (4435 Coventry) reported that wells have dried up on Torino and owners have had to drill deeper for water.**

IX. Next Meeting Date

The next meeting will be December 1, 2021.

X. Adjournment

The meeting was adjourned at approximately 7:37 pm

**ATTACHMENT A  
RED ROCK CITIZENS ADVISORY COUNCIL  
ZONING AGENDA  
WEDNESDAY, 7:00 P.M., JANUARY 26, 2022**

**02/15/22 PC**

1. **NZC-21-0747-RED ROCK RV PARK, LLC:**  
**ZONE CHANGE** to reclassify a 21.4 acre portion of a 23.6 acre site from R-U (Rural Open Land) Zone and H-2 (General Highway Frontage) Zone to R-V-P (Recreational Vehicle Park) Zone.  
**USE PERMITS** for the following: **1)** management offices for a recreational vehicle park not within a centrally located service building; **2)** convenience store; **3)** gasoline station; **4)** reduce the setback from a gasoline station to a residential use; **5)** restaurant; **6)** retail sales and services; **7)** alcohol sales, beer and wine – packaged only; and **8)** alcohol sales, liquor – packaged only.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative landscaping.  
**DESIGN REVIEWS** for the following: **1)** recreational vehicle park; **2)** convenience store; **3)** gasoline station; **4)** restaurant; and **5)** retail sales and service on 23.6 acres in an R-V-P (Recreational Vehicle Park) Zone and an H-2 (General Highway Frontage) Zone in the Red Rock Design Overlay District. Generally located on the north side of SR 160 and the west and south sides of SR 159 within Red Rock (description on file). JJ/md/jo (For possible action)

**02/16/22 BCC**

2. **DR-21-0448-HAYES TRUST & HAYES, CHARLES BRADFORD JR & CHRISTY LYNN TRS:**  
**DESIGN REVIEW** for finished grade in conjunction with a proposed single family residence on 2.7 acres in an R-U (Rural Open Land) Zone within the Red Rock Design Overlay District. Generally located on the east side of Calico Drive, 323 feet north of Heyer Way within Red Rock. JJ/jad/jo (For possible action)

RECREATIONAL VEHICLE PARK, GASOLINE STATION  
CONVENIENCE STORE, RETAIL BUILDING  
(TITLE 30)

SR 159/SR 160  
(RED ROCK)

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**NZC-21-0747-RED ROCK RV PARK, LLC:**

**ZONE CHANGE** to reclassify a 21.4 acre portion of a 23.6 acre site from R-U (Rural Open Land) Zone and H-2 (General Highway Frontage) Zone to R-V-P (Recreational Vehicle Park) Zone.

**USE PERMITS** for the following: **1)** management offices for a recreational vehicle park not within a centrally located service building; **2)** convenience store; **3)** gasoline station; **4)** reduce the setback from a gasoline station to a residential use; **5)** restaurant; **6)** retail sales and services; **7)** alcohol sales, beer and wine – packaged only; and **8)** alcohol sales, liquor – packaged only.

**WAIVER OF DEVELOPMENT STANDARDS** for alternative landscaping.

**DESIGN REVIEWS** for the following: **1)** recreational vehicle park; **2)** convenience store; **3)** gasoline station; **4)** restaurant; and **5)** retail sales and service on 23.6 acres in an R-V-P (Recreational Vehicle Park) Zone and an H-2 (General Highway Frontage) Zone in the Red Rock Design Overlay District.

Generally located on the north side of SR 160 and the west and south sides of SR 159 within Red Rock (description on file). JJ/md/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

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

**USE PERMITS:**

1. Permit management offices for a recreational vehicle park that are not within a centrally located service building where required per Table 30.44-1.
2. Convenience store.
3. Gasoline station.
4. Reduce the setback from a gasoline station to a residential use to 190 feet where a minimum of 200 feet is required per Table 30.44-1 (a 5% reduction).
5. Restaurant.
6. Retail sales and service.
7. Alcohol sales, beer and wine – packaged only.
8. Alcohol sales, liquor – packaged only.

**WAIVER OF DEVELOPMENT STANDARDS:**

Permit 15 foot wide landscape areas without sidewalks along SR 159 and SR 160 where landscaping with a detached sidewalk is required per Figure 30.64-17.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 23.6
- Project Type: Recreational vehicle park, convenience store with gasoline sales, restaurant, and retail building
- Number of Stories: 1
- Building Height (feet): 20.5 (community center/clubhouse building)/30 (convenience store)/30 (retail/restaurant building)/19.5 (fueling canopy)/16 (cabins)/12 (shade structures)/16 (restroom/shower buildings)
- Square Feet: 3,555 (community center/clubhouse building)/4,500 (convenience store)/1,250 (retail building)/4,460 (retail and restaurant building)/399 (recreational park trailers)/743 (restroom/shower buildings)
- Open Space Required/Provided: 10,440 square feet/3 acres
- Number of RV Spaces: 160
- Parking Required/Provided: 85/91

**Neighborhood Meeting Summary**

This request is for a nonconforming zone change to reclassify an approximate 21.4 acre portion of a 23.6 acre site from R-U and H-2 to R-V-P zoning for a recreational vehicle park. A 2.3 acre portion of the property located on the east side of the project site will remain H-2 zoning. The applicant conducted a neighborhood meeting on November 18, 2021, as required by the nonconforming zone boundary amendment process. The meeting was held at the Cottonwood Station Eatery with 14 property owners in attendance. Concerns expressed at the meeting included light pollution, water availability, security, and noise.

### Site Plans

The plans indicate the western 21.4 acres of the site will be developed as a recreational vehicle park and the eastern 2.2 acres will be developed with a restaurant and retail building, and convenience store with gasoline sales. Access to the site is granted via 2 proposed commercial driveways along State Route 159 and 1 proposed commercial driveway along State Route 160. An interior drive aisle measuring 24 feet in width services the recreation vehicle park. The park will consist of 160 recreational vehicle parking spaces with a community center/clubhouse, outdoor activity area, restroom facilities, 14 recreational park trailers (cabins), and shade structures. The recreational vehicle spaces will be set back a minimum of 15 feet from State Routes 159 and 160 and the west property line. A 6 foot high decorative CMU block wall, located behind the required street landscaping, will screen the recreational vehicle spaces from the right-of-way. An existing, 1 story single family residence located on the project site will be converted into a community center. The community center/clubhouse building is set back 140 feet from the west property line, 410 feet from the north property line (State Route 159), and 400 feet from the south property line (State Route 160). The office for the recreational vehicle park is located within the community center/clubhouse building, which is not centrally located within the park. The community center/clubhouse and outdoor activity area is located on the west portion of the project site. The restroom/shower facilities, shade structures, and cabins are located within the central portion of the site.

The restaurant and retail building are located on the east portion of the site within the H-2 zoned area. The building is set back 31 feet from the south property line (State Route 160), 90 feet from the east property line, and 220 feet from the north property line (State Route 159). The convenience store with retail building and the fueling canopy (gasoline station) are also located on the east portion of the project site. The convenience store is set back 55 feet from the north property line, 170 feet from the south property line, and 150 feet from the east property line. The fueling canopy is set back 40 feet from the east property line, 52 feet from the north property line, and 75 feet from the south property line. A use permit is required to reduce the setback between the fueling canopy (gasoline station) and the undeveloped property to the east, across State Route 159, that is zoned H-2 with a planned land use of Outlying Neighborhood.

### Landscaping

The plans depict a street landscape area measuring a minimum of 15 feet in width along State Routes 159 and 160 consisting of medium, 15 gallon trees planted 20 feet on center. Shrubs and groundcover are also included within the street landscape areas. A 15 foot wide landscape area with trees planted 20 feet on center is located along the west property line, adjacent to undeveloped land. Interior parking lot landscaping, consisting of medium and large trees, is equitably distributed throughout the site. The recreational vehicle park requires 10,440 square feet of open space where 3 acres is provided. Two holding tanks are located at the northeast and southwest corners of the recreational vehicle park. A water tank is located at the northwest portion of the project site.

### Elevations

The community center/clubhouse building measures 20.5 feet in height to the top of the pitched, standing seam metal roof. The community center will consist of an aluminum storefront window system with stucco siding. The convenience store and retail/restaurant building measure between 20 feet to 30 feet in height, up to the pitched, standing seam metal roof. The convenience store and retail/restaurant building each feature varying rooflines and an aluminum storefront window system. The exterior materials of the convenience store consist of stone veneer and painted cement plaster. All rooftop mounted equipment will be screened from public view by parapet walls. The fueling canopy measures 19.5 feet in height, consists of stone veneer columns, and features a metal canopy painted in neutral, earth tone colors. The restroom/shower buildings measure 16 feet in height and consists of a CMU block exterior with a pitched, composition roof. The recreational park trailers (cabins) measure up to 19 feet in height and feature hard board siding and composite shingle roofs. 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 4,500 square feet in area that includes restroom facilities and cooler areas. A 1,250 square foot retail tenant suite is located immediately adjacent to the convenience store; however, there is no interior access between the 2 tenant spaces. The retail and restaurant building measures 4,460 square feet in area and is divided into 3 tenant spaces consisting of 2 retail suites and 1 restaurant suite. The area of the fuel canopy (gasoline station) measures 3,990 square feet. The community center/clubhouse building measures 3,555 square feet in area and features restroom facilities, caretaker's suite, offices, dining room, laundry room, kitchen, multi-purpose room, maintenance garage, and outdoor dining room. The restroom/shower buildings each measure 743 square feet in area. The recreational park trailers (cabins) measure 399 square feet in area and include sleeping quarters, kitchens, and restroom facilities. The recreational park trailers meet the applicable definition within the Development Code qualifying for recreational vehicle park use.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The RV Park management offices are to be located in an existing structure on the western side of the project site. Housing the management offices within the larger Community Center/Clubhouse facility will provide convenience for RV Patrons, as well as adequate supervision of recreation areas within the building. The structure is in an ideal location in relation to the entrance to the RV Park, providing patrons a clear and easily navigable path to management check-in facilities. Management staff will also have visibility to the park entrance from this location, promoting greater park safety. In order to provide restroom facilities within 400 feet of all RV spaces as required by title 30, it is necessary to locate restroom facilities on the eastern side of the site, as well as the centrally located restroom structures and the restrooms located within the Community Center/Clubhouse. A convenience store with gasoline sales has previously been approved in the immediate vicinity within an H-2 zone, directly across State Highway 160 to the south. There is a lack of restaurant and retail options in the area for both residents and travelers. The applicant desires to provide a restaurant option for locals, travelers, and patrons of the RV Park. The

packaged beer, wine, and liquor sales will provided a safe and accessible option to the patrons of the RV park as well as local area residents. The undeveloped parcel to the east of the of the project site, across State Route 159, is zoned H-2 with a planned land use of Outlying Neighborhood. The proposed street landscape area provides a buffer between the reduced fueling canopy structure and any future residential structure on the undeveloped parcel.

Predesign meetings have been held with the Nevada Department of Transportation regarding this project and have received agreement with a proposed limitation of sidewalk construction to the area along State Route 160, south of the future H-2 uses on APN 175-15-201-002, directly across State Route 160 from the existing convenience store. The applicant believes that detached sidewalks, if installed per Code requirements, along the full lengths of the project's northern and southern streetscapes, could encourage pedestrian travel in unsafe locations due to the high vehicle speeds permitted along State Routes 159 and 160.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
NZC-18-0858	Reclassified to an R-V-P zoning for an RV park with a convenience store, gasoline station, retail sales, and a restaurant	Approved by BCC	February 2019
NZC-18-0247	Reclassified to an R-V-P zoning for an RV park with a convenience store, gasoline station, tavern, restaurant and vehicle wash	Withdrawn at PC	May 2018
UC-2022-97 (ET-0022-99)	First extension of time to commence a use permit for a cemetery on a total of 77.5 acres which included this site - expired	Approved by PC	February 1999
UC-2022-97	A cemetery on a total of 77.5 acres which included this site - expired	Approved by BCC on appeal	January 1998
ZC-0453-97	Reclassified the eastern 5.6 acres of the site to a C-2 zone for a convenience store with gasoline sales and an auto laundry; and reclassify 79.0 acres located on the northeast corner of SR 159 and SR 160 to R-V-P for an RV park	Withdrawn at BCC	July 1997

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Outlying Neighborhood (up to 0.5 du/ac), Open Lands, & Ranch Estates Neighborhood (up to 2 du/ac)	R-E & H-2	Undeveloped
South	Corridor Mixed-Use & Outlying Neighborhood (up to 0.5 du/ac)	R-U & H-2	Convenience store with gasoline station & undeveloped
East	Outlying Neighborhood (up to 0.5 du/ac)	H-2	Undeveloped

## Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Outlying Neighborhood (up to 0.5 du/ac) & Open Lands	R-U & H-2	Undeveloped

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

#### Analysis

#### Current Planning

##### Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zone boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

- 1. A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

The applicant states the visitor volume to Red Rock National Conservation Area (RRCNCA) has increased since 2012, according to the Bureau of Land Management's (BLM) business plan for 2018-2028. RRCNCA is the most visited and heavily recreated National Conservation Area within the BLM. The BLM estimates that 2,500,000 visitors experienced Red Rock Canyon in 2016, this increase in visitors is a condition or circumstance that has changed since the adoption of the original zoning and planned land use. This proposed RV Park would provide necessary accommodations for this growing volume of visitors to the park.

The request for the reclassification of the 21.4 acre portion of the project site to an R-V-P zone for the recreational vehicle park is the only portion of the request requiring a nonconforming zone change application. The requests for the commercial uses on the 2.2 acres remaining in the H-2 zone are not subject to the Compelling Justification requirements. The majority of this property is located within an H-2 zoning district that could allow the development of the site as offices, restaurants, and retail shops, which would be more intense than the proposed recreational vehicle park. Additionally, it has been determined that the H-2 zoning district is an outdated zoning classification that can allow conflicting uses abutting each other. Since this site is within a zoning district that could allow more intense land uses than being requested by the applicant, this changes the circumstances surrounding the property and makes the requested reclassification appropriate.

- 2. The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

The applicant indicates that the H-2 zoning district associated with the project site allows for a wide variety of commercial uses that are at a higher intensity than the requested RVP zoning.

The State Routes 159 and 160, as the northern and southern boundaries of the RV Park, create a sense of separation from most of the existing residences located in the Red Rock Planning Area. Since there are compatible commercial uses at the intersection of State Routes 159 and 160 (C-store, fuel station, and retail) previously approved, the RVP zoning provides 21.2 acres of transition to the potential future residential to the west of the proposed project property.

There are several parcels in the surrounding area that are designated Open Lands and Outlying Neighborhood within the Master Plan. The proposed RV Park would be a compatible use with Open Lands and Outlying Neighborhood land use designations. Additionally, staff finds that the proposed recreational vehicle park is a less intense use when compared with other commercial uses allowed on the site in the existing H-2 zoned district. Furthermore, the undeveloped land to the south, across State Route 160, is planned for Corridor Mixed-Use that would permit more intense commercial uses. Therefore, the request is consistent and compatible with existing and planned land uses in the area.

3. *There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

According to the applicant, there would be no impact to the local schools and regional parks (no permanent housing). Based on the initial assessment of the stormwater flow patterns, it does not appear that this development would adversely affect drainage facilities in the area. The traffic generated from the site will be accommodated with the necessary acceleration/deceleration lanes necessary for safe ingress and egress to either of the State highways.

No service providers have indicated that there will be a substantial adverse effect on public facilities and services in this area. However, the Clark County Department of Building and Fire Prevention have previously indicated concerns regarding adequate water supply for fire suppression. Information submitted by the applicant indicates that there is no municipal water source in the area and that water will have to be provided by a well. The developer will have to obtain sufficient water rights to allow for a well. Additionally, there is no public waste water treatment facility in this area and the project will have to provide a commercial septic system, which could require modifications to the project. These issues may not prevent the project from moving forward; however, they will have to be addressed prior to the development of the site.

4. *The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

The applicant states the proposed recreational vehicle park complies with several core values and policies within the Master Plan. The RV Park will provide a new and unique lodging option to both the Blue Diamond area and the Red Rock National Conservation Area, encouraging tourism in the area as well as economic stimulation to nearby businesses. The RV park will cater to the rapidly increasing number of "RV lifestylists" and may also provide an affordable lodging option for contract workers in the area. Policy 2.1.3 under Core Value 2, Trail Siting, encourages public use of trails and open space that require little to no added maintenance or operational costs. The

RV Park will provide an accessible lodging solution for both local and tourism patrons very near to existing trails on public lands (BLM) and the Red Rock National Conservation Area. The planned RVP area of the project is designed at less than half the allowable density under an RVP Zoning, in order to provide end-users a spacious experience and conserve valuable utility resources.

Staff finds the proposed zoning is consistent with Goal 5.1 of the Master Plan that encourages diversification of the economic base. The recreational vehicle park is surrounded by zoning districts which provide for very low density residential uses (or no residential uses at all) and other appropriate uses of the vast areas of rural land. The request also complies with the Master Plan to provide opportunities for a mix of uses such as commercial, office, recreational, entertainment, public facilities, multiple family residential, and other activities within proximity to each other. Therefore, the request complies with other applicable land use goals.

### **Summary**

#### Zone Change

There have been changes in the circumstances surrounding the property that make the requested reclassification appropriate. The request is consistent and compatible with existing and planned land uses in the area and the request conforms to other applicable goals in the Master Plan. Staff finds that the applicant has provided sufficient Compelling Justification for the zone boundary amendment and, therefore, recommends approval.

#### Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

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 who visit this area. Staff finds the proposed uses are appropriate at this location and recommends approval of the requests.

#### Waiver of Development Standards

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 undeveloped property does not have any unique or special topographic features or circumstances that justify the request to eliminate the detached sidewalk requirement. The proposed 15 foot wide landscape areas along State Routes 159 and 160 are wide enough to accommodate the required detached sidewalk. The request to eliminate the detached sidewalk requirement is a self-imposed burden; therefore, staff recommends denial of this request.

### Design Reviews

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 lack of water and waste water treatment facilities in this area are issues that can impact the proposed development of the site, which could require modifications to the design of this project. However, if the applicant can adequately address these issues, staff does not object to the design of the project.

### **Staff Recommendation**

Approval of the zone change, use permits, and design reviews; denial of the waiver of development standards. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 16, 2022 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Resolution of Intent to complete in 3 years;
- Expunge NZC-18-0858;
- Design review as a public hearing for lighting and signage;
- Design review as a public hearing for APN 175-16-601-014;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license, or approval; 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; certain species of trees as presented on the landscape plan are not recommended by the SNRPC Regional Plant List (September 2021); the installation and use of cooling systems that consumptively use water will be prohibited; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

#### **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.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RED ROCK RV PARK LLC

**CONTACT:** ROBERT BLACK, JR., LAND BARON INVESTMENTS, 10789 W. TWAIN AVE 2ND FLR, LAS VEGAS, NV 89135

DRAFT

FINISHED GRADE  
(TITLE 30)

CALICO DR/HEYER WY  
(RED ROCK)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-21-0448-HAYES TRUST & HAYES, CHARLES BRADFORD JR & CHRISTY LYNN  
TRS:**

**DESIGN REVIEW** for finished grade in conjunction with a proposed single family residence on 2.7 acres in an R-U (Rural Open Land) Zone within the Red Rock Design Overlay District.

Generally located on the east side of Calico Drive, 323 feet north of Heyer Way within Red Rock. JJ/jad/jo (For possible action)

---

RELATED INFORMATION:

**APN:**

164-06-101-012

**DESIGN REVIEW:**

Increase finished grade to 6 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 100% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.7
- Project Type: Finished grade for proposed single family residence

Site Plan

The site plan shows a future single family residence set back 65 feet from Calico Drive and 27 feet from the north property line. A detached garage is proposed in the rear yard, approximately 230 feet from the rear (east) property line and 40 feet from the north property line. The increase in grade is up to 6 feet for the single family residence and approximately 4 feet for the garage. The site slopes from west, Calico Drive, to east. The increase will not raise the grade above the street, rather create level pad sites on-site.

Applicant's Justification

The applicant indicates the increase in grade is necessary to achieve the pad elevations for appropriate drainage. The finished grade elevations represent levels which do not raise the structure above the street, but rather accommodate the drainage needs within the existing down slope across the site.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Outlying Neighborhood (up to 5 du/ac)	R-U	Developed & undeveloped single family residential

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis**

**Public Works - Development Review**

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

**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:**

**Current Planning**

- Applicant is advised that approval of this application does not constitute approval of the single family residence; 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 this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.

- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

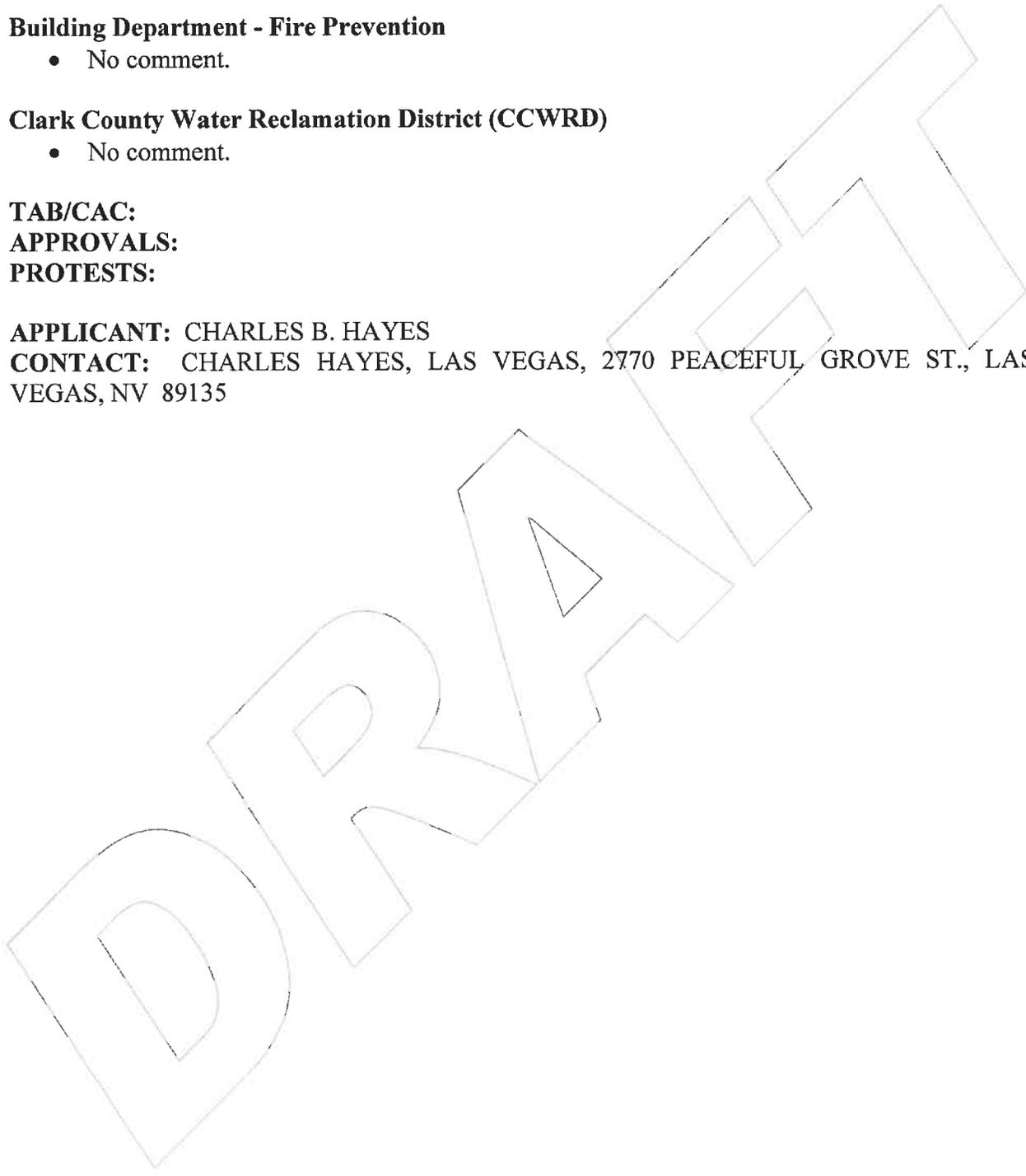
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CHARLES B. HAYES

**CONTACT:** CHARLES HAYES, LAS VEGAS, 2770 PEACEFUL GROVE ST., LAS VEGAS, NV 89135





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>N2C-21-0747</u> DATE FILED: <u>12/29/21</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>RED ROCK</u> TAB/CAC DATE: <u>1/26/22</u> PC MEETING DATE: <u>2/15/22 @ 7:00 P.M.</u> @ <u>7:00 P.M.</u> BCC MEETING DATE: <u>3/16/22 @ 9:00 A.M.</u> FEE: <u>\$4,790.50</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Red Rock RV Park LLC</u> ADDRESS: <u>10789 W. Twain Ave Ste 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702.851.3999</u> CELL: <u>702.499.4442</u> E-MAIL: <u>rblack@landbaroninv.com</u>
	<b>APPLICANT</b>  NAME: <u>Red Rock RV Park, LLC</u> ADDRESS: <u>10789 W. Twain Ave Ste 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702.851.3999</u> CELL: <u>702.499.4442</u> E-MAIL: <u>rblack@landbaroninv.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Robert (Randy) Black, Jr.</u> ADDRESS: <u>10789 W. Twain Ave Ste 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702.851.3999</u> CELL: <u>702.499.4442</u> E-MAIL: <u>rblack@landbaroninv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 175-16-601-014, 015, 016; 175-15-201-002

PROPERTY ADDRESS and/or CROSS STREETS: 11825 Blue Diamond Rd / intersection of State Hwys 159 & 160

PROJECT DESCRIPTION: RV Park, C-Store & Commercial

(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.

  
 Property Owner (Signature)\*      R. BLACK JR  
 Property Owner (Print)

STATE OF NEVADA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON NOVEMBER 2, 2021 (DATE)

By ROBERT R. BLACK JR  
NOTARY PUBLIC: Paula Cleveland



\*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.

NZC-21-0747

November 3, 2021

Clark County Land Use Planning  
500 S. Grand Central Parkway  
P.O. Box 551744  
Las Vegas, Nevada 89155-1744

PLANNER COPY PLANNING COPY

**RE: Project Description and Compelling Justification for the Proposed Nonconforming Zone Boundary Adjustment from Highway Commercial (“H-2”), Rural Open Land (“R-U”), and Recreational Vehicle Park (“RVP”) to Recreational Vehicle Park (“RVP”) and General Highway Commercial (“H-2”) for a Recreational Vehicle (“RV”) Park on 21.31 acres (APNs 175-16-601-014, 015, 016, & 175-15-201-002) and Highway Commercial uses (C-Store, gas station, retail) on a 2.22 acre portion of APN 175-15-201-002.**

Dear Sir or Madam:

Pursuant to Section 30.16.060 of the Clark County (“CC”) Title 30 Development Code, the applicant respectfully requests a Nonconforming Zone Change, as well as granting of 5 special use permits.

**PROJECT DESCRIPTION**

The subject property is located in the Red Rock Planning Area of unincorporated Clark County, Nevada. This area is in the Red Rock Design Overlay District, located at the intersection of Highway 159 and Highway 160. This application for a non-conforming zone change from H-2, R-U, and RVP uses to RVP and H-2 uses only. The proposed RV park (RVP) includes a portion of APN 175-15-201-002, previously granted RVP zoning in February 2019, and additional land currently zoned H-2 and R-U that is adjacent directly to the west (APNs 175-16-601-014, 015, and 016) to encompass a total of 21.31 acres. The RV Park will include 160 RV stalls, 14 cabin sites, with the required open space, laundry facility, restrooms, and shower facilities required under title 30 (with each RV space being within 400 feet of a bathroom/shower). Parcel 175-16-601-014 will serve as overflow parking area for trailers, etc. A design review will be submitted at a later date. The remainder of parcel 175-15-201-002, 2.22 acres, will be Highway Commercial (H-2) uses - a C-store with fuel canopy and in-line retail space. This piece was previously granted H-2 zoning in February of 2019. The current planned land use for the 002 & 014-016 parcels is Outlying Neighborhood. The perimeter landscaping, clubhouse architecture, and boundary wall design is in compliance with the criteria set forth in Title 30.48 Part F, The Red Rock Design Overlay District.

Pursuant to Section 30.40.300 of the CC Development Code, the Zone Boundary Adjustment is proposed and presented herein with the intent to provide for the location and development suitable for temporary lodging in recreational vehicles and cabins. The site location is ideal for such use due to the proximity to Red Rock Canyon National Conservation Area, west of the populated areas of the Las Vegas Valley.

**COMPELLING JUSTIFICATION FOR NZC**

Pursuant to Section 30.16.060 of the Clark County Development Code, satisfaction of the following criteria has been provided as “Compelling Justification” for the proposed Nonconforming Zone Change.

**“A change in law, policies, trends, or facts after the adoption of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate;”**

The visitor volume to Red Rock National Conservation Area has increased since 2012, according to the BLM's business plan for 2018-2028:

Chart 1



RRCNCA is the most visited and heavily recreated National Conservation Area within the BLM. The BLM estimates that 2,500,000 visitors experienced Red Rock Canyon in 2016, this increase in visitors is a condition or circumstance that has changed since the adoption of the original zoning and planned land use.

This proposed RV Park would provide necessary accommodations for this growing volume of visitors to the park.

**“The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area;”**

The currently planned zoning of the 016 parcel, H-2, is a zoning code that allows for a wide variety of commercial uses. Many that are at a higher intensity than the requested RVP zoning. H-2 zoning is currently zoning for many parcels to the east, along Blue Diamond Rd., and west, along Highway 159.

The State Routes 159 and 160, as the northern and southern boundaries of the RV Park, create a sense of separation from most of the existing residences located in the Red Rock Planning Area, and the applicant is following Title 30 standards for an appropriate landscape buffer and perimeter wall along the west boundary of the property.

Since there are H-2 compatible uses at the intersection of the 159 and 160 (C-store, fuel station, and retail) previously approved, the RVP zoning provides 21.17 acres of transition to the potential future residential to the west of the proposed project property.

**“There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning; and”**

There would be no impact to the local schools and regional parks (no permanent housing). Based on the initial assessment of the stormwater flow patterns, it does not appear that this development would adversely affect drainage facilities in the area. The traffic generated from the site will be accommodated with the necessary acceleration / deceleration lanes necessary for safe ingress and egress to either of the State highways.

**“The proposed nonconforming zoning conforms to other applicable adopted plans, goals and polices.”**

According to Title 30.16.010, “Providing or contributing to required public improvements, facilities, or services to ensure that adequate transportation, recreation, drainage, fire protection, utility, and other applicable needs are met” is a standard for acceptance of a land use application. This proposed RV Park would be a helpful adjunct to Red Rock National Conservation Area, by providing nearby lodging to utilize the trail systems throughout the park (for biking, hiking, running, etc.) on an extended basis (“recreation”).

**Additionally, the RV Park is in line with several of the goals of Clark County’s recently adopted Transform Clark County Master Plan (2021):**

**“Core Value 1: Unique communities, neighborhoods, lifestyles”**

The RV Park will provide a new and unique lodging option to both the Blue Diamond area and the Red Rock National Conservation Area, encouraging tourism in the area as well as economic stimulation to nearby businesses. The RV park will cater to the rapidly increasing number of “RV lifestylists” and may also provide an affordable lodging option for contract workers in the area.

**“Core Value 2: Equitable access to programs, services, & amenities”**

Policy 2.1.3 under Core Value 2, Trail Siting, encourages public use of trails and open space that require little to no added maintenance or operational costs. The RV Park will provide an accessible lodging solution for both local and tourism patrons very near to existing trails on public lands (BLM) and the Red Rock National Conservation Area.

**“Northwest County Goals & Policies – Policy NW 1.7 - Prohibit increases in density on land adjacent to the Red Rock Canyon National Conservation Area (NCA) in accordance with Title 30. ”**

The planned RVP area of the project is designed at less than half the allowable density under an RVP Zoning, in order to provide end-users a spacious experience and conserve valuable utility resources.

**SPECIAL USE PERMIT REQUESTS**

In conjunction with the proposed development, Applicant respectfully requests the following special use permits:

**1) Special Use Permit for Management Offices and Restroom Facilities Not Centrally Located on The Site.**

Justification: The RV Park management offices are to be located in an existing structure on the western side of the project site. Housing the management offices within the larger Community Center/Clubhouse facility will provide convenience for RV Patrons, as well as adequate supervision of recreation areas within the

**PLANNER  
COPY**

building. The structure is in an ideal location in relation to the entrance to the RV Park, providing patrons a clear and easily navigable path to management check-in facilities. Management staff will also have visibility to the park entrance from this location, promoting greater park safety. In order to provide restroom facilities within 400' of all RV spaces as required by title 30, it is necessary to locate restroom facilities on the eastern side of the site, as well as the centrally located restroom structures and the restrooms located within the Community Center/Clubhouse.

2) **Special Use Permit for A Convenience Store Within an H-2 Zoning District.**

Justification: This use is permitted under table 30.44-1 in an H-2 zoning district with a special use permit. This use has also been approved in the immediate vicinity on H-2 zoned land, directly across State Highway 160 to the south.

3) **Special Use Permit for A Gasoline Station Within an H-2 Zoning District.**

Justification: This use is permitted under table 30.44-1 in an H-2 zoning district with a special use permit. This use has also been approved in the immediate vicinity on H-2 zoned land, directly across State Highway 160 to the south.

4) **Special Use Permit for a Restaurant Within an H-2 Zoning District.**

Justification: This use is permitted under table 30.44-1 in an H-2 zoning district with a special use permit. There is a lack of restaurant options in the area for both residents and travelers. We would like to be able to provide a restaurant option for locals, travelers, and patrons of the RV Park.

5) **Special Use Permit for Retail Sales & Service Within an H-2 Zoning District.**

Justification: This use is permitted under table 30.44-1 in an H-2 zoning district with a special use permit. There is a lack of retail sales & service options in the area for both residents and travelers to enjoy, we would like to remedy this by providing new retail space for businesses to occupy.

6) **Special Use Permit for Packaged Beer & Wine Sales Within an H-2 Zoning District.**

Justification: This use is permitted under table 30.44-1 in an H-2 zoning district with a special use permit. This will provide a safe and accessible option for packaged beer & wine sales to the RV Park patrons as well as local area residents.

7) **Special Use Permit for Packaged Liquor Sales Within an H-2 Zoning District.**

Justification: This use is permitted under table 30.44-1 in an H-2 zoning district with a special use permit. This will provide a safe and accessible option for packaged liquor sales to the RV Park patrons as well as local area residents.

Please do not hesitate to contact me at 702.499.4442 if you have any questions or concerns.

Sincerely,

**RED ROCK RV PARK LLC**

Robert (Randy) Black, Jr., Manager  
rblack@landbaroninv.com



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (N2C)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC)  <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)  <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>DR-21-0448</u> DATE FILED: <u>8/17/2021</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Red Rock</u> TAB/CAC DATE: <u>9/29/21</u> PC MEETING DATE: _____      7:00PM BCC MEETING DATE: <u>10/20/21</u> FEE: <u>\$ 675</u>
	<b>PROPERTY OWNER</b>  NAME: <u>The Hayes Trust</u> ADDRESS: <u>1270 Calico Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89161</u> TELEPHONE: <u>(702) 768-1167</u> CELL: _____ E-MAIL: <u>hayescab@aol.com</u>
	<b>APPLICANT</b>  NAME: <u>Same as Owner</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: <u>calico</u>
	<b>CORRESPONDENT</b>  NAME: <u>Jeff Grover</u> ADDRESS: <u>7155 Polaris Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-361-7576</u> CELL: _____ E-MAIL: <u>jeff.grover@icloud.com</u> REF CONTACT ID #: <u>JeffGrover</u>

ASSESSOR'S PARCEL NUMBER(S): 164-06-101-012

PROPERTY ADDRESS and/or CROSS STREETS: 1270 Calico Drive

PROJECT DESCRIPTION: SFR

(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.

[Signature]  
 Property Owner (Signature)\*

Charles B Hayes Jr  
 Property Owner (Print)

STATE OF NV  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/23/21 (DATE)

By Charles B Hayes Jr

NOTARY PUBLIC: [Signature]



\*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.

DR-21-0448

Justification Letter

July 6, 2021

Re: Hayes Residence  
1270 Calico Drive  
Las Vegas, NV 89161

**PLANNER  
COPY**

APN 164-06-101-012

The above referenced property is a 2.74 acre parcel located in an R-U Open rural Land zone. The applicant intends to construct a new Single Family Residence and detached Garage on the property.

The following item is requested:

1. Design review approval to allow an increase to the finish grade of greater than 18" in accordance with Title 30 Section 30.42.040(a)(9)(b).

Development of the site and associated construction requires grading of the building areas and adjacent land such that the finish grade will allow for level building pads and provide for drainage. The existing grade on the subject property slopes west to east with an approximated 22' grade differential in 641'.

In order to achieve the necessary pad elevations and drainage, grading in the area of the Residence will require an approximated 6' increase above existing grade. In the area of the detached Garage, an approximated 4' increase is required.

The pad and finish grade elevations represent levels which do not raise the structures above the street but rather accommodate the level pad and drainage needs within the existing down slope site grades.

The proposed raising of finish grades greater than 18" do not impact the health, safety or welfare.

Sincerely,

**Brad Hayes**

Digitally signed by Brad Hayes  
Date: 2021.07.07 09:34:03  
-07'00'

Brad Hayes  
Owner/Applicant