



## Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave.

Las Vegas, NV. 89122

May 13, 2021

6:00pm

### AGENDA

**Note:**

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Secretary, Maureen Helm at 702-606-0747 and is/will be available on the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to [bva@clarkcountynv.gov](mailto:bva@clarkcountynv.gov), before 5:00 pm, May 13, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board/Council Members: Christopher Fobes, Chairperson  
Greg Konkin, Vice Chairperson  
Geraldine Ramirez  
Amy Beaulieu  
Al Martinez

Secretary: Maureen Helm 702-606-0747 [mhelmtab@gmail.com](mailto:mhelmtab@gmail.com)

County Liaison(s): Blanca Vazquez 702-455-8531 [bva@clarkcountynv.gov](mailto:bva@clarkcountynv.gov)

- I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of

the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to [bva@clarkcountynv.gov](mailto:bva@clarkcountynv.gov), before 5:00 pm, on April 29, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- III. Approval of Minutes for April 15, 2021 & April 29, 2021. (For possible action)
- IV. Approval of the Agenda for May 13, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
  - 1. **NZC-21-0179-RAWHIDE HOLDINGS, LLC:**  
**ZONE CHANGE** to reclassify 21.2 acres from an R-E (Rural Estates Residential) Zone, an R-2 (Medium Density Residential) Zone, and an M-D (Designed Manufacturing) Zone to an M-D (Designed Manufacturing) Zone.  
**DESIGN REVIEW** for a mini-warehouse facility and off-highway vehicle, recreational vehicle, and watercraft storage facility. Generally located on the south side of Duck Creek Flood Control Channel and the west side of Denning Street within Whitney (description on file). JG/rk/jo (For possible action) **PC 6/1/21**
  - 2. **VS-21-0180-RAWHIDE HOLDINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Duck Creek Flood Control Channel and US 95, and between Denning Street and Morris Street, and a portion of a right-of-way being Denning Street (alignment) located between Duck Creek Flood Control Channel and US 95 within Whitney (description on file). JG/rk/jo (For possible action) **PC 6/1/21**
  - 3. **TM-21-500043-RAWHIDE HOLDINGS, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on 21.2 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Duck Creek Flood Control Channel and the west side of Denning Street within Whitney. JG/rk/jo (For possible action) **PC 6/1/21**
- VII. General Business

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No 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 Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to [bva@clarkcountynv.gov](mailto:bva@clarkcountynv.gov), before 5:00 pm, May 13, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- IX. Next Meeting Date: May 27, 2021.

- X. Adjournment.

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

Names of Locations:

Whitney Library, Whitney Senior Center, Jack-in-the-box @Boulder Highway/Russell,  
CVS @ Tropicana/Boulder Highway

<https://notice.nv.gov>

06/01/21 PC AGENDA SHEET

RV STORAGE AND MINI-WAREHOUSE  
(TITLE 30)

DUCK CREEK CHANNEL/DENNING ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**NZC-21-0179-RAWHIDE HOLDINGS, LLC:**

**ZONE CHANGE** to reclassify 21.2 acres from an R-E (Rural Estates Residential) Zone, an R-2 (Medium Density Residential) Zone, and an M-D (Designed Manufacturing) Zone to an M-D (Designed Manufacturing) Zone.

**DESIGN REVIEW** for a mini-warehouse facility and off-highway vehicle, recreational vehicle, and watercraft storage facility.

Generally located on the south side of Duck Creek Flood Control Channel and the west side of Denning Street within Whitney (description on file). JG/rk/jc (For possible action)

---

RELATED INFORMATION:

**APN:**

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

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 21.2
- Project Type: Proposed mini-warehouse and covered RV and boat storage facility
- Number of Stories: 1
- Building Height (feet): up to 18.5
- Parking Required/Provided: 17/17

**Neighborhood Meeting Summary**

The applicant conducted a neighborhood meeting on December 14, 2020 as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. Four attendees were present at the virtual (Zoom) meeting for this item. The attendees had questions about access to the site via Rawhide Street, turning movements onto Nellis Boulevard, and landscaping adjacent to US 95. According to the applicant, the consensus was supportive of the project and happy to see in-fill development.

### Site Plans

The submitted plans depict a mini-warehouse and covered RV and boat storage facility located on a 21.2 acre site. More specifically, the complex consists of 6 cluster storage buildings and a leasing office near the northerly portion of the project, 6 storage buildings placed along the southerly portion of the project, and both open-air and covered RV and boat storage in the middle of the site. Access to the site is from 1 driveway via Rawhide Street to the west and will terminate as a cul-de-sac within the project site. Also, a 35 foot private access easement is proposed to extend from the main entrance to Nevada Energy's property located directly to the east in lieu of a right-of-way. The buildings are set back a minimum of 20 feet from the perimeter of the development. The access gate to the facility is located within the interior of the site beyond the customer parking area and leasing office, which is located near the northwest corner of the site. A total of 17 parking spaces are provided where a minimum of 17 spaces are required. The drive aisles serving the facility have a minimum width of 27 feet.

### Landscaping and Screening

The plans depict a 10 foot wide landscape area along Rawhide Street and a 10 foot wide landscape area is shown along the remaining perimeter property lines. A double row of trees will be planted along the perimeter of the property and are shown 20 feet on center. A 6 foot high decorative CMU block wall per Figure 30.64-4 will be installed along the freeway. The remaining property lines will consist of existing CMU walls and fencing.

### Elevations

The plans depict the enclosed storage buildings will have a height of approximately 12 feet while the open-air covered RV and boat storage structures are shown at 18 feet high. The leasing office is shown at 18.5 feet in height. The building materials consist of decorative metal panel walls with a flat metal roof. The covered RV and boat storage structures consist of metal columns with a flat metal roof. The overhead roll-up doors for the facility are located interior to the project site and do not face any existing development.

### Floor Plans

The leasing office and manager's quarters have an area of 1,284 square feet which consists of a sales office, living room, bedroom, kitchen, and bathrooms. There are 260 storage units that range between 150 square feet and 480 square feet in area; the enclosed RV and boat structure has 24 units; and the covered RV and boat structures will have 146 spaces available.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates the site is predominately zoned M-D and the proposed facility is a compatible use with the existing and planned land uses in this area. Additionally, to the east there is property that is zoned M-2 and to the north a drainage channel separates this project from the existing single family development. Finally, the applicant indicates the self-storage use is quiet and a low traffic generator that will have minimal impact on the surrounding public facilities, services, and roads.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-0287-09	Conversion of the east face of an existing off-premises sign (billboard) to digital	Approved by ZA	April 2009
NZC-1314-03	Reclassified this site to R-4 zoning for an apartment complex	Withdrawn	January 2004
UC-1468-02	Two proposed off-premises signs	Approved by BCC	February 2003
ZC-1842-00	Reclassified a portion of this site to M-D zoning for an office warehouse project	Approved by BCC	January 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North*	Residential Medium (3 du/ac to 14 du/ac); Business and Design/Research Park	RUD & R-E	Single family residential & undeveloped
South*	Commercial General	C-2	RV sales & repair facility
East	Heavy Industrial	M-1 & M-2	Nevada power substation & public utility structures
West	Residential Urban Center (18 du/ac to 32 du/ac)	R-4	Multiple family complex

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

**Related Applications**

Application Number	Request
TM-21-500043	Tentative map for a commercial subdivision is a companion item on this agenda.
VS-21-0180	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning 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 proposed use of this site would have less impacts on the abutting developments than other land uses allowed in an M-D zone. Approximately 16 acres of this site is currently zoned M-D; therefore, staff finds that there has been a change in trends and facts that make this proposed nonconforming zone boundary amendment 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 proposed use of this site will have limited impacts for noise, lighting, and traffic than other uses. To the east of this site is property that is zoned M-2, to the south is US 95, and to the north a drainage channel separates this project from the existing single family development. Therefore, staff finds the density and intensity of the proposed development is compatible with the existing and planned land uses in the surrounding 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.*

There has been no indication from service providers that the approval of this request will have a substantial adverse effect on public services and facilities in this area.

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

The project conforms in part to Goal 1 of the Comprehensive Master Plan to promote economic viability and employment opportunities with developments that are compatible with adjacent land uses. The request also conforms to Community Districts Policy 8 of the Comprehensive Master Plan, which encourages the implementation of in-fill development where existing land use patterns are considered underutilized and are subject to revitalization while providing mixed-use development. Therefore, staff finds that the request conforms to other goals and policies.

### Summary

#### Zone Change and Design Review

The intensity of the proposed project is compatible with existing, approved, and planned land uses in the surrounding area. There is no indication of this project having a substantial adverse effect on public facilities and services in the area. The design of the facility complies with all Title 30 standards, including most County goals and policies. Based on the criteria listed above, staff finds the applicant has satisfied the requirements for a compelling justification to warrant approval of the zone change and design review.

### **Staff Recommendation**

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

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Resolution of Intent to complete in 4 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a 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; 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;
- Full off-site improvements;
- Right-of-way dedication to include 54 feet for Rawhide Street with a County approved turnaround;
- Nevada Department of Transportation approval.

#### **Building Department - Fire Prevention**

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

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

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



**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** MARIANNA HUNNICUTT

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

DRAFT



# 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 checked="" 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 checked="" type="checkbox"/> PUBLIC HEARING  <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 checked="" type="checkbox"/> APPLICATION REVIEW (AR) APR-20-100091 (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>NZC-21-0179</u> DATE FILED: <u>4-15-21</u> PLANNER ASSIGNED: <u>BK</u> TAB/CAC: <u>Whitney</u> TAB/CAC DATE: <u>5-13-21</u> PC MEETING DATE: <u>6-1-21</u> <u>R-2/R.E/M-D</u> BCC MEETING DATE: <u>7-7-21</u> <u>RUC</u> FEE: <u>\$3,815.00</u> <u>JG</u>
	<b>PROPERTY OWNER</b>  NAME: <u>RAWHIDE HOLDINGS LLC</u> ADDRESS: <u>8440 West Lake Mead Blvd. Suite 101</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>Las Vegas</u> CELL: <u>(702) 894-4405</u> E-MAIL: <u>blokhorst@macritchie.biz</u>
	<b>APPLICANT</b>  NAME: <u>RAWHIDE HOLDINGS LLC</u> ADDRESS: <u>8440 West Lake Mead Blvd. Suite 101</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>Las Vegas</u> CELL: <u>(702) 894-4405</u> E-MAIL: <u>blokhorst@macritchie.biz</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Marianna Hunnicutt</u> ADDRESS: <u>6671 Las Vegas Blvd. South, Suite 320</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 862-3631</u> CELL: _____ E-MAIL: <u>marianna.hunnicutt@kimle</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-28-401-009, 161-28-301-006, 161-28-401-013  
 PROPERTY ADDRESS and/or CROSS STREETS: Rawhide St. & Denning St.  
 PROJECT DESCRIPTION: Outside RV Storage

(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.

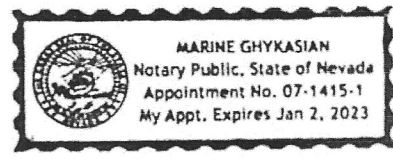
[Signature]  
 Property Owner (Signature)\*

Michael Poeris  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN TO before me on 18th day of Nov 2021 (DATE)  
 By Michael Poeris

NOTARY PUBLIC: Maria Mercedes Clayton



\*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.

# Kimley»»Horn

April 14, 2021

Clark County Current Planning  
500 South Grand Central Parkway  
Las Vegas, Nevada 89101

NZC-21-0179

**RE: RV Storage @ Rawhide St. (APR-20-100091)  
Compelling Justification Letter for Non-Conforming Zone Change, Design Review,  
Tentative Map Request, and Vacation Application  
APNs: 161-28-401-009, 161-28-301-006, & 161-28-401-013**

Mr. Kaminski,

Kimley-Horn and Associates is respectfully submitting this Justification Letter on behalf of the Applicant (Rawhide Holdings, LLC). The Applicant is proposing to develop a Recreational Vehicle (RV) and drive-up unit storage facility located at the end of Rawhide Street near US-95 and Russell Rd. The property is more particularly described as APN: 161-28-401-009 (the "Conforming Property") and 161-28-301-006 and 161-28-401-013 (collectively the "NZC Property"). Collectively, the Conforming Property and NZC Property are referred to as the "Site." The Conforming Property is currently zoned M-D. The NZC Property is zoned R-E & R-2. The Applicant is proposing a nonconforming zone change for the NZC Property to M-D and a Design Review.

## **Project Description:**

The ±18-acre site is currently vacant, undeveloped land comprised of three parcels zoned Rural Estates Residential (R-E), Designed Manufacturing (M-D), and Medium Density Residential (R-2). The planned land use for the area is Residential Urban Center (RUC). The Applicant is requesting a Non-Conforming Zone Change to change two of the three parcels, currently zoned R-E and R-2, to M-D. It is understood **Mini-Warehouse** and **Outdoor RV and Watercraft Storage** is a Permitted Use in M-D zoning classifications per Title 30.

The site is bound by properties with existing Zoning classifications as follows:

- South: C-2 – General Commercial and M-D – Designed Manufacturing with CG and ROW Planned Land-Use
- East: R-E, M-1 and M-2 – Industrial with HI Planned Land-Use and BDRP Planned Land Use
- North: RUD – Residential Urban Density with PF – Public Facilities, RM – Medium Density Residential and BDRP Planned Land-Uses
- West: R-4 – Multi-Family Residential and M-D – Designed Manufacturing with RUC, PF, and ROW Planned Land-Use

The development consists of 519 canopy-covered RV parking storage spaces, 81 uncovered RV parking storage spaces, and 165 drive-up storage units. The development will also include two (2) RV wash and dump stations and a ±400 square foot office building near the main entry for customers. Per

Title 30, 17 parking spaces are required for the proposed development. 17 parking spaces and one (1) van accessible space is proposed.

Access to the development will come solely from Rawhide Street. Rawhide St. is proposed to terminate as a cul-de-sac per CCAUSD No. 212 at the proposed development's entrance. A 35-foot private Access Easement (to be Privately Maintained) is proposed to extend from the main entrance to the NV Energy property located directly east of the Rawhide alignment in lieu of Right-of-Way (ROW) dedication should the adjacent property Owner (NV Energy) require the additional private access from the public ROW. The preliminary Site Plan and entrance design has been coordinated, in concept, with the Public Works Department (see attached correspondence). It is understood the proposed entrance design is acceptable in concept pending further review by Public Works Management staff. It is understood that the Applicant would be required to provide written documentation from NV Energy expressing agreement/approval of the proposed access design -OR- confirmation that access from Rawhide St. will not be required. It is understood this documentation must be provided prior to issuance of the offsite permit.

Minimum landscaping and building setbacks are proposed around the entire perimeter of the development per Title 30 design criteria. A 10-foot minimum intense landscape buffer is proposed along the property boundaries adjacent to the existing residential land uses both north and west of the proposed development. All landscaping will comply with the approved Southern Nevada Regional Plant List.

Site improvements will comply with Clark County Title 30 Development Code and include applicable sewer, water, storm, paved parking, landscaping, and other hardscape improvements such as curb, gutter, sidewalk, trash enclosure pad(s), and any other facilities for the approved "use" as required. As part of this application, the Applicant also requests a Design Review to allow up to ten (10) feet of onsite fill/re-grading—particularly where the main drainage washes cross through the north and southeast portion of the property.

Accompanying this application, we are also submitting a Tentative Map Application for a One-Lot Commercial Subdivision and a Vacation Application to vacate existing patent easements onsite. The Applicant is also pursuing a Right-of-Way (ROW) Vacation Application to vacate the existing ROW along the east property frontage (Denning St. alignment). A corresponding vacation map is included per separate Vacation Application package.

To keep the project and other applications moving forward, the Applicant plans to file for the ROW Vacation per separate application pending the NV Energy approvals. We respectfully request conditional approval of the Zone Change and Design Review Application, and accompanying Tentative Map and Patent Easement Vacation applications, understanding that the above-mentioned ROW Vacation must be processed and approved prior to issuance of the offsite permit.

We are coordinating with NDOT to donate a portion of the southern parcel (APN: 161-28-401-013) as it resides within the existing US-95 highway easement. NDOT is currently processing the paperwork to finalize this donation. In the interim, we were advised by the Public Works Department that we may commence our entitlement process so long as we have the NDOT dedications resolved prior to the Final Map technical review submittal. We have no concerns that the NDOT dedication will be resolved

and complete by that time. A copy of the correspondence with the Clark County Mapping Team is included in this application for record.

## **Compelling Justification for Nonconforming Zone Change for the Nonconforming Property:**

The Whitney Land Use Plan designation for the Site is Residential Urban Center (RUC) with an underlying zoning of M-D for the Conforming Property and R-E for the NZC Property. The Applicant is requesting a uniform zoning designation for the Site to M-D. As such, the request for M-D zoning for the NZC Property is nonconforming. However, this request satisfies the criteria for a nonconforming zone change with the compelling justification required by Title 30 as follows:

1. *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 Site is predominately zoned M-D. M-2 zoning, the most intense industrial zoning, is located immediately to the east. Also, a drainage culvert separates the Site to the residential single-family homes located to the north. In order to have a uniform, cohesive development the Site must have a uniform zoning designation. Since the NZC Property is part of the overall RV and drive up storage project, a zone change to M-D is justified.

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

The NZC Property is adjacent to M-D and M-2 zoned properties. Additionally, the drainage culvert provides for the perfect buffer to the single-family residential development to the north. The Site, including the NZC Property, is also adjacent to US 95. The surrounding area is planned and developed for intense uses. The intensity and density is appropriate because the NZC Property is adjacent to US 95.

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 storm water and drainage facilities, as a result of the uses allowed by the nonconforming zone change:*

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Water and sewer utilities are located near the NZC Property and the Applicant will provide the necessary infrastructure connecting the existing utilities to the Site. The NZC Property, and the Site as a whole, are located adjacent to US 95. Since the proposed project is for RV and drive up storage, there is no adverse effect to schools. Fire services and police services similarly will not be substantially affected by the development of the Site. Finally, the Applicant will mitigate any impacts the proposed development may have.

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

Pursuant to the general policies of the Urban Land Use Policies, Policy 10 "encourage[s] site design to be compatible with adjacent land use and off-site circulation patterns." Here, the Site is

located along a major state highway, US 95, and adjacent to a more intense NV Energy power plant that is zoned M-2. Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the more specific Business and Research Park policies of the Urban Land Use Policies, including, but not limited to the following policies:

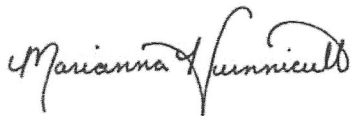
- Policy 97 encourages developments to orient less intensive uses and landscaping adjacent to public right-of-way. Here, the proposed use on the NZC Property, and the Site as a whole, is one the least intensive uses. The use is located along US 95.
- Policy 99 encourages development to be complementary with abutting uses. Here, the Site is located between an R-4 multi-family development and the more intense NV Energy power plant. The Site is the perfect buffer between the two (2) uses. Also, the drainage culvert provides a buffer between the Site and the single-family residential development to the north.

As such, the NZC Property design meets the goals and polices set forth in the new Urban Land Use Policies.

We look forward to working with Current Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at 702.862.3631 if you have any questions or require any additional information.

Sincerely,

Kimley-Horn and Associates



Marianna Hunnicutt, P.E., ENV SP  
**Kimley-Horn and Associates**  
Owner/Developer/Applicant Correspondent

CC: Tony Celeste, *Kaempfer Crowell*

06/01/21 PC AGENDA SHEET

EASEMENTS/RIGHTS-OF-WAY  
(TITLE 30)

DUCK CREEK CHANNEL/DENNING ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0180-RAWHIDE HOLDINGS, LLC:**

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

RELATED INFORMATION:

**APN:**

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

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of the following: 1) various patent easements that traverse the site; and 2) a 30 foot wide, 1,050 foot long, portion of Denning Street (alignment). The applicant indicates these easements and rights-of-way are no longer necessary for the proposed development or surrounding area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-0287-09	Conversion of the east face of an existing off-premises sign (billboard) to digital	Approved by ZA	April 2009
NZC-1314-03	Reclassified this site to R-4 zoning for an apartment complex	Withdrawn	January 2004
UC-1468-02	Two proposed off-premises signs	Approved by BCC	February 2003
ZC-1842-00	Reclassified a portion of this site to M-D zoning for an office warehouse project	Approved by BCC	January 2001

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North*	Residential Medium (3 du/ac to 14 du/ac); Business and Design/Research Park	RUD & R-E	Single family residential & undeveloped
South*	Commercial General	C-2	RV sales & repair facility
East	Heavy Industrial	M-1 & M-2	Nevada power substation & public utility structures
West	Residential Urban Center (18 du/ac to 32 du/ac)	R-4	Multiple family complex

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-21-0179	Nonconforming zone change to reclassify 21.2 acres to an M-D zone for an RV storage and mini-warehouse is a companion item on this agenda.
TM-21-500043	Tentative map for a commercial subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of patent easements and right-of-way that are not necessary for site, drainage, or roadway development.

**Staff Recommendation**

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

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of



time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

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

**Building Department - Fire Prevention**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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

- No objection.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

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



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>		<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-21-0180</u>	DATE FILED: <u>4-15-21</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____			PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>5-13-21</u>
			TAB/CAC: <u>Whitway</u>	R-2- R-E-M-D
			PC MEETING DATE: <u>6-1-21</u>	RUC
			BCC MEETING DATE: <u>7-7-21</u>	JG
			FEE: <u>\$ 875.00</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Rawhide Holdings LLC</u>
	ADDRESS: <u>8440 West Lake Mead Blvd. Suite 101</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u>
	TELEPHONE: <u>(702) 894-4405</u> CELL: _____
	E-MAIL: <u>blokhorst@macritchie.biz</u>

<b>APPLICANT</b>	NAME: <u>Rawhide Holdings LLC</u>
	ADDRESS: <u>8440 West Lake Mead Blvd. Suite 101</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u>
	TELEPHONE: <u>(702) 894-4405</u> CELL: _____
	E-MAIL: <u>blokhorst@macritchie.biz</u>
	REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Marianna Hunnicutt</u>
	ADDRESS: <u>6671 Las Vegas Blvd S Suite 320</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-862-3631</u> CELL: _____
	E-MAIL: <u>marianna.hunnicutt@kimley-horn.com</u>
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-28-401-009, 161-28-301-006, & 161-28-401-013

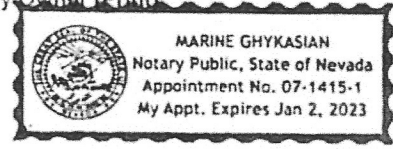
PROPERTY ADDRESS and/or CROSS STREETS: Rawhide St. & Denning St.

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

[Signature]  
Property Owner (Signature)\*

Michael Poura  
Property Owner (Print)

STATE OF NEVADA Nevada / Clark  
COUNTY OF \_\_\_\_\_  
SUBSCRIBER AND SWORN BEFORE ME ON 18th of Nov. 2020 (DATE)  
By Michael Poura  
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.

# Kimley»»Horn

December 22, 2020

Clark County Current Planning  
500 South Grand Central Parkway  
Las Vegas, Nevada 89101

**RE: RV Storage @ Rawhide St. (APR-20-100091)**  
**Justification Letter for Vacation Application**  
**APNs: 161-28-401-009, 161-28-301-006, & 161-28-401-013**

Mr. DeMerritt,

Kimley-Horn and Associates is respectfully submitting this Justification Letter on behalf of the Applicant (Rawhide Holdings, LLC) for Patent Easement Vacations associated with a proposed Recreational Vehicle (RV) and drive-up unit storage facility located at the end of Rawhide Street near US-95 and Russell Rd. (APN: 161-28-401-009, 161-28-301-006, & 161-28-401-013).

## **Project Description:**

The ±18-acre site is currently vacant, undeveloped land zoned Rural Estates Residential (R-E), Designed Manufacturing (M-D), and Medium Density Residential (R-2). The planned land use for the area is Residential Urban Center (RUC). The Applicant is requesting a Non-Conforming Zone Change per separate Application to change the R-E and R-2 lots to M-D.

The development consists of 519 canopy-covered RV parking storage spaces, 81 uncovered RV parking storage spaces, and 165 drive-up storage units. The development will also include three (3) RV wash and dump stations and a ±400 square foot office building near the main entry for customers. Per Title 30, 17 parking spaces are required for the proposed development. 17 parking spaces and one (1) van accessible space is proposed.

Proposed access to the development is anticipated solely from Rawhide Street. Rawhide Street is proposed to terminate as a cul-de-sac per CCAUSD No. 212 at the proposed development's entrance. Site improvements will comply with Clark County Title 30 Development Code and include applicable sewer, water, storm, paved parking, landscaping, and other hardscape improvements such as curb, gutter, sidewalk, trash enclosure pad(s), and any other facilities for the approved "use" as required.

We are respectfully requesting to vacate the existing Patent Easements on the property to accommodate the proposed development outlined above. Based on preliminary conversations with Public Works staff, it is understood that the Scope of Work proposed for this development as shown on the current Site Plan will require the existing Right-of-Way (ROW) east of the property frontage (along the Denning St. alignment) to be vacated. The existing ROW dedication is adjacent to the NV Energy property and will require NV Energy approval prior to processing the application. Discussions are underway with NV Energy and we anticipate this vacation will be acceptable; however, it is a longer lead coordination item with the dry utility agency.

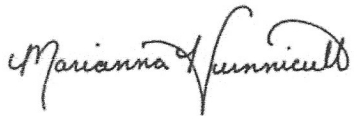
2

To keep the project and other applications moving forward, the Applicant intends to file for the ROW Vacation per separate application pending receipt of the NV Energy approvals and Application signatures. We respectfully request conditional approval of this application, as well as the accompanying applications including the Zone Change, Design Review, SUP (if required) and Tentative Map Application, understanding that the above-mentioned ROW Vacation must be processed and approved prior to issuance of the offsite permit.

We look forward to working with Current Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at 702.862.3631 if you have any questions or require any additional information.

Sincerely,

Kimley-Horn and Associates



Marianna Hunnicutt, P.E., ENV SP  
**Kimley-Horn and Associates**  
Owner/Developer/Applicant Correspondent

CC: Tony Celeste, *Kaempfer Crowell*

06/01/21 PC AGENDA SHEET

RV STORAGE @ RAWHIDE  
(TITLE 30)

DUCK CREEK CHANNEL/DENNING ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-21-500043-RAWHIDE HOLDINGS, LLC:**

**TENTATIVE MAP** for a commercial subdivision on 21.2 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the south side of Duck Creek Flood Control Channel and the west side of Denning Street within Whitney. JG/rk/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**

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

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

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

The plan depicts a 1 lot commercial subdivision on a 21.2 acre site which the applicant is proposing an outdoor recreational vehicle and watercraft storage facility with mini-storage buildings. Access to the site is from 1 driveway via Rawhide Street to the west and will terminate as a cul-de-sac within the project site. Also, a 35 foot private access easement is proposed to extend from the main entrance to Nevada Energy's property located directly to the east in lieu of right-of-way. Lastly, the applicant is coordinating with Nevada Department of Transportation (NDOT) to donate a portion of the southern parcel (161-28-401-013) as it resides within the existing US 95 highway easement.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-0287-09	Conversion of the east face of an existing off-premises sign (billboard) to digital	Approved by ZA	April 2009
NZC-1314-03	Reclassified this site to R-4 zoning for an apartment complex	Withdrawn	January 2004
UC-1468-02	Two proposed off-premises signs	Approved by BCC	February 2003

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1842-00	Reclassified a portion of this site to M-D zoning for an office warehouse project	Approved by BCC	January 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North*	Residential Medium (3 du/ac to 14 du/ac); Business and Design/Research Park	RUD & R-E	Single family residential & undeveloped
South*	Commercial General	C-2	RV sales & d repair facility
East	Heavy Industrial	M-1 & M-2	Nevada Power substation & public utility structures
West	Residential Urban Center (18 du/ac to 32 du/ac)	R-4	Multiple family complex

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

**Related Applications**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Staff Recommendation**

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

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

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

**Current Planning Division - Addressing**

- No comment.

**Building Department - Fire Prevention**

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

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

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

**TAB/CAC:  
APPROVALS:  
PROTESTS:**

**APPLICANT:** MARIANNA HUNNICUTT

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



# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500043</u>	DATE FILED: <u>4-15-21</u>
		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>5-13-21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>Whitney</u>	R-2/R-E/M-D
		PC MEETING DATE: <u>6-1-21</u>	RUC
		BCC MEETING DATE: <u>7-7-21</u>	JG
FEE: <u>\$750.00</u>			

PROPERTY OWNER	NAME: <u>Rawhide Holdings LLC</u>
	ADDRESS: <u>8440 West Lake Mead Blvd. Suite 101</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u>
	TELEPHONE: <u>Las Vegas</u> CELL: <u>(702) 894-4405</u>
	E-MAIL: <u>blokhorst@macritchie.biz</u>

APPLICANT	NAME: <u>Rawhide Holdings LLC</u>
	ADDRESS: <u>8440 West Lake Mead Blvd. Suite 101</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u>
	TELEPHONE: <u>Las Vegas</u> CELL: <u>(702) 894-4405</u>
	E-MAIL: <u>blokhorst@macritchie.biz</u>
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Marianna Hunnicutt</u>
	ADDRESS: <u>6671 Las Vegas Blvd S Suite 320</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-862-3631</u> CELL: _____
	E-MAIL: <u>marianna.hunnicutt@kimley-horn.com</u>
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-28-401-009, 161-28-301-006 & 161-28-401-013

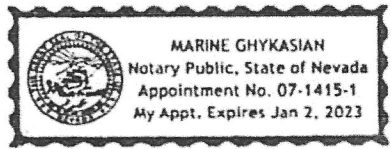
PROPERTY ADDRESS and/or CROSS STREETS: Rawhide St. & Denning St.

TENTATIVE MAP NAME: RV Storage @ Rawhide St.

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)\*      Michael Powa Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 18th day of Nov 2021  
 By Michael Powa  
 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.



# Kimley»Horn

December 22, 2020

Mr. Steven DeMerritt  
Clark County Comprehensive Planning  
500 S. Grand Central Pkwy  
Las Vegas, NV 89155

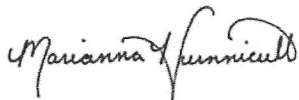
**RE: APR-20-100091: RV Storage @ Rawhide St. - Tentative Map HOLD Letter**

Dear Mr. DeMerritt,

Kimley-Horn, representing the Applicant (Rawhide Holdings, LLC), presents this HOLD letter as required per the Tentative Map Application Submittal Requirements for the proposed RV Storage project at Rawhide St. (APR-20-100091). The Tentative Map Application is being submitted concurrently with companion applications. This letter serves as formal acknowledgment that the Tentative Map hearing dates will be held to the same meeting dates as the companion applications.

Should you have any questions or concerns, please contact Marianna Hunnicutt at (702) 862-3631 or [marianna.hunnicutt@kimley-horn.com](mailto:marianna.hunnicutt@kimley-horn.com).

Sincerely,



Marianna Hunnicutt, P.E., ENV SP  
**Kimley-Horn and Associates**  
*Applicant Representative*

CC: Tony Celeste, *Kaempfer Crowell*