



RED ROCK CITIZENS ADVISORY COUNCIL

Blue Diamond Library

16A Cottonwood Drive
Blue Diamond, NV 89004

July 26, 2023
7:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Council may combine two (2) or more agenda items for consideration.
- The Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Council members for this meeting may be requested from Meggan Holzer at 702-455-0341.
 - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available at <http://clarkcountynv.gov/RedRockCAC>

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

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

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

- I. Call to Order, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Council by majority vote.
- III. Approval of Minutes for May 31, 2023 (For possible action)
- IV. Approval of the Agenda for July 26, 2023 and Hold, Combine, or Delete any Items. (For possible action)

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

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 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 BLM Law Enforcement about recent events in the area and Public Lands policing concerns (for discussion only)
5. Receive a report from Clark County Administrative Services regarding Transform Clark County update and any other updates from Clark County (for discussion only).

VI. Planning and Zoning

1. **VS-23-0406-FARRAR, JENNIFER K.:**
VACATE AND ABANDON easements of interest to Clark County located between SR 160 (Blue Diamond Road) and Cougar Avenue (alignment) and between Eagle Ranch Drive and Sir Wienman Street (alignment) and a portion of a right-of-way being Wigwam Avenue between Eagle Ranch Drive and Sir Wienman Street (alignment) within Red Rock (description on file).
JJ/bb/syp (For possible action) **BC 8/16/2023**
2. **WS-23-0407-FARRAR JENNIFER K.:**
WAIVER OF DEVELOPMENT STANDARDS for increased wall height.
DESIGN REVIEW for finished grade in conjunction with a single family residence on 1.7 acres in an R-U (Rural Open Land) Zone. Generally located on the south side of Wigwam Avenue, 600 feet west of Eagle Ranch Drive (alignment), and 550 feet south of SR 160 (Blue Diamond Road) within Red Rock. JJ/bb/syp (For possible action) **BC 8/16/2023**

VII. General Business

1. Joshua Eddy will share information about the Red Rock Canyon 100k race that is planned for November 11, 2023 (for discussion only)

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: August 30, 2023

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>

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
KEVIN SCHILLER, County Manager



RED ROCK CITIZENS ADVISORY COUNCIL

May 31, 2023

MINUTES

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

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

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

- I. Call to Order, Pledge of Allegiance, and Roll Call
 The meeting was called to order at 7:00 p.m. by Chairperson, Evan Slawson.
 All members were present.

- II. Public Comment
 None

- III. Approval of Minutes for April 26, 2023.
 Moved by: Steffanie Gray
 Action: Approved
 Vote: 5-0/ Unanimous

- IV. Approval of the Agenda for May 31, 2023.
 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)
 Aaron Gamble of LVVWD reported the monthly water levels. The North well is at 20.34 feet and the South well is at 20.11 ft. and the system is stable. All improvement work is complete. Aaron also reminded everyone to follow the watering schedules and tips on their website.

 2. Receive a report from Metro regarding activity and statistics during the past month and other area policing concerns (for discussion only)
 No report

BOARD OF COUNTY COMMISSIONERS

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JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
KEVIN SCHILLER, County Manager

3. Receive a report from BLM regarding current and upcoming projects, updates on the Legacy Bike Trail, information about the Red Rock National Conservation Area, and other updates about Public Lands in the area (for discussion only)
Boris Poff was filling in for Braydon Gaard. He stated that the reservation system will be off September through May.
4. Receive a report from BLM Law Enforcement about recent events in the area and Public Lands policing concerns (for discussion only)
Officer Siler reported that there have been 9 arrests related to the recent vehicle burglaries.
5. Receive a report from Clark County Administrative Services regarding parking area on 159, surveying activity in Blue Diamond Village, L'Etape race recap, and any other updates from Clark County (for discussion only)
Meggan reported that representatives from Federal Highways, DJ&A Designers, BLM, and NDOT walked the route of phases 2b and 3 of the Legacy Trail to evaluate the area. The parking area along 159 near the detention basin will be closed off. Meggan took note of concerns with residents regarding L'Etape which included backed up traffic, more notice of road closures (mailers), and NHP not having a pilot car.

VI. Planning and Zoning

1. **PA-23-70008-WARREN TAUBE FAMILY ASSOCIATION, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) to Edge Neighborhood (EN) on 2.3 acres. Generally located on the north side of Serene Avenue, 850 feet west of Hualapai Way (alignment) within Red Rock. JJ/gc (For possible action)
Moved by: Bob Matthews
Action: Approved per staff recommendations
Vote: 5-0/ Unanimous
2. **ZC-23-0183-WARREN TAUBE FAMILY ASSOCIATION, LLC:**
ZONE CHANGE to reclassify 2.3 acres from an R-U (Rural Open Land) Zone to an R-A (Residential Agricultural) Zone for future residential development. Generally located on the north side of Serene Avenue, 850 feet west of Hualapai Way (alignment) within Red Rock (description on file). JJ/gc/syp (For possible action)
Moved by: Bob Matthews
Action: Approved per staff recommendations
Vote: 5-0/ Unanimous

VII. General Business

1. Randy Black will share information about his recent purchase of the UPRR Co-Op water line and his plans for the future of the line (for discussion only)
Randy shared that he has purchased the Co-OP waterline and intends to develop a water utility and reconstruct the line to lessen waste. He also shared a brief history of the co-op line. Residents expressed concerns regarding who is using the water, working with the state, depriving the park, wildlife, pets and children. Randy agreed to come back in a few months to share an update.

BOARD OF COUNTY COMMISSIONERS

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 KEVIN SCHILLER, County Manager

2. Joshua Eddy will share information about the Red Rock Canyon 100k race that is planned for November 11, 2023 (for discussion only)

No report

VIII. Comments by the General Public

None

IX. Next Meeting Date: July 26, 2023

X. Adjournment

The meeting was adjourned at 9:02 p.m.

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

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<https://notice.nv.gov>

DRAFT

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
KEVIN SCHILLER, County Manager

**ATTACHMENT A
RED ROCK CITIZENS ADVISORY COUNCIL
ZONING AGENDA
WEDNESDAY, 7:00 P.M., JULY 26, 2023**

08/16/23 BCC

1. **VS-23-0406-FARRAR, JENNIFER K.:**
VACATE AND ABANDON easements of interest to Clark County located between SR 160 (Blue Diamond Road) and Cougar Avenue (alignment) and between Eagle Ranch Drive and Sir Wienman Street (alignment) and a portion of a right-of-way being Wigwam Avenue between Eagle Ranch Drive and Sir Wienman Street (alignment) within Red Rock (description on file). JJ/bb/syp (For possible action)

2. **WS-23-0407-FARRAR JENNIFER K.:**
WAIVER OF DEVELOPMENT STANDARDS for increased wall height.
DESIGN REVIEW for finished grade in conjunction with a single family residence on 1.7 acres in an R-U (Rural Open Land) Zone. Generally located on the south side of Wigwam Avenue, 600 feet west of Eagle Ranch Drive (alignment), and 550 feet south of SR 160 (Blue Diamond Road) within Red Rock. JJ/bb/syp (For possible action)

EASEMENTS/RIGHTS-OF-WAY
(TITLE 30)

SR 160/EAGLE RANCH DR
(RED ROCK)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0406-FARRAR, JENNIFER K.:

VACATE AND ABANDON easements of interest to Clark County located between SR 160 (Blue Diamond Road) and Cougar Avenue (alignment) and between Eagle Ranch Drive and Sir Wienman Street (alignment) and a portion of a right-of-way being Wigwam Avenue between Eagle Ranch Drive and Sir Wienman Street (alignment) within Red Rock (description on file). JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:

175-15-701-001; 175-15-701-003; 175-15-701-004

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - OPEN LANDS

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

BACKGROUND:

Project Description

The applicant is proposing to vacate several 33 foot patent easements on 3 properties located south of Wigwam Avenue (alignment) and approximately 360 feet west of Eagle Ranch Drive (alignment). This request will also vacate 10 feet of existing Wigwam Avenue right-of-way on the north sides of APNs 175-15-701-001, 175-15-701-003, and 175-15-701-004.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0628-13	Vacated and abandoned a portion of Wigwam right-of-way- expired	Approved by PC	November 2013
UC-0902-02	Large livestock accessory structures - expired	Approved by PC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands & Outlying Neighborhood (up to 0.5 du/ac)	H-2	Single family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Outlying Neighborhood (up to 0.5 du/ac)	R-U	Single family residential
East	Open Lands	R-U, H-2	Undeveloped
West	Outlying Neighborhood (up to 0.5 du/ac)	R-E	Single family residential & undeveloped

Related Applications

Application Number	Request
WS-23-0407	A waiver for increased finished grade and wall height 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 easements and right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- 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

- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DALLAS SIMONETTE

CONTACT: DALLAS SIMONETTE, 11575 W. WIGWAM AVENUE, LAS VEGAS, NV
89161

DRAFT

08/16/23 BCC AGENDA SHEET

FINISHED GRADE/WALL HEIGHT
(TITLE 30)

SR 160/EAGLE RANCH DR
(RED ROCK)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0407-FARRAR JENNIFER K:

WAIVER OF DEVELOPMENT STANDARDS for increased wall height.
DESIGN REVIEW for finished grade in conjunction with a single family residence on 1.7 acres in an R-U (Rural Open Land) Zone.

Generally located on the south side of Wigwam Avenue, 600 feet west of Eagle Ranch Drive (alignment), and 550 feet south of SR 160 (Blue Diamond Road) within Red Rock. JJ/bb/syp
(For possible action)

RELATED INFORMATION:

APN:
175-15-701-003, 175-15-701-001, 175-15-701-004

WAIVER OF DEVELOPMENT STANDARDS:
Increase block wall height to 14 feet (up to 8 feet retaining with up to 6 foot screen fence/wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is permitted per Section 30.64.050 (100% increase).

DESIGN REVIEW:
Increase finished grade to 84 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 133% increase).

LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - OPEN LANDS
NORTHWEST COUNTY (RED ROCK)- OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 11575 Wigwam Avenue
- Site Acreage: 1.7
- Project Type: Finished grade and wall height

Site Plan

The site plan depicts a 1.7 acre parcel with access from the north at the Wigwam Avenue alignment and Eagle Ranch Drive alignment south of Blue Diamond Road. The property has an existing 3,175 square foot home, detached garage, and fenced horse corral. The applicant is proposing to increase the finished grade up to 8 feet for the area between the house and east property line for a future sports court. The built-up area will require retaining walls that exceed 3 feet in height. The wall is 47.3 linear feet extending from the northeast corner of the basement to within 6 feet of the east property line. The western 34 feet of the wall is approximately 7 foot 3 inches from the exposed corner of the basement. The eastern 13.3 feet of the wall steps down to grade level near the east property line. An approximately 5 foot decorative fence is located above the wall and encloses the court on the south side of the wall.

Landscaping

No landscaping is proposed with this application.

Elevations

The elevations depict a maximum retaining wall height up to 8 feet, with a decorative metal fence on top of the wall that will not exceed 6 feet in height.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant is making improvements to the existing residential home site, including the installation of a sports court between the home and east property line. The sports court requires increased finished grades to create a flat area for the private court. The maximum height of the retaining wall will be up to 8 feet on the northeast side of the home facing north, with up to a 6 foot high decorative metal fence on top of the wall. The remaining retaining walls step down in size to less than 3 feet in various areas on the east and south side of the house. A pool is planned on the south side of the home in an area that already has a rock retaining wall and area suitable for a swimming pool. A vacation of right-of-way and easements is a companion application to this request.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0628-13	Vacated and abandoned a portion of Wigwam Avenue right-of-way - expired	Approved by PC	November 2013
UC-0902-02	Large livestock accessory structures - expired	Approved by PC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands, Outlying Neighborhood (up to 0.5 du/ac)	H-2	Single family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Outlying Neighborhood (up to 0.5 du/ac)	R-U	Single family residential
East	Open Lands	R-U, H-2	Undeveloped
West	Outlying Neighborhood (up to 0.5 du/ac)	R-E	Single family residential & undeveloped

Related Applications

Application Number	Request
VS-23-0406	A request to vacate portions of right-of-way and easements for Wigwam Avenue right-of-way and patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 proposed retaining wall is due to the natural low areas and topography of the site falling away from the house to the east side property line. The primary reasoning for the request for the over height retaining wall is due to the need for increased fill that will allow for a flat area on the east side of the home to install a game court. The applicant has requested an increase in wall height to a total of 14 feet with terracing extending to the east side of the lot, 6 feet from the property line. Staff finds the combined wall height of 14 feet will not have significant impacts to the surrounding area or adjacent development and is consistent with Master Plan Policy NW-4.3 to improve water flow through design. This property is not subject to the Red Rock Overlay District for this request; therefore, staff can support this request.

Public Works - Development Review

Design 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:

Comprehensive Planning

- 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 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;
- Execute a Restrictive Covenant Agreement (deed restrictions) on APN 175-15-701-001.
- 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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DALLAS SIMONETTE

CONTACT: DALLAS SIMONETTE, 11575 W. WIGWAM AVENUE, LAS VEGAS, NV 89161