



RED ROCK CITIZENS ADVISORY COUNCIL

Blue Diamond Library

16A Cottonwood Drive
Blue Diamond, NV 89004

June 25, 2025
7:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Council may combine two (2) or more agenda items for consideration.
- The Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Council members for this meeting may be requested from Electra Smith at 702-370-6297.
 - Supporting material is also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available at <http://clarkcountynv.gov/RedRockCAC>

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

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

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

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

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

- III. Approval of the Minutes for May 14, 2025 and May 28, 2025. (For possible action)
- IV. Approval of the Agenda for June 25, 2025 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 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 Service on updates to the H2 zone changes, Legacy Trail, and any other updates from Clark County. (for discussion only)

VI. Planning and Zoning

1. DR-25-0359-CHONG FAMILY REVOCABLE TRUST & CHONG MICHAEL S & ELIZABETH J TRS:

DESIGN REVIEW for final grading plans for a hillside development in conjunction with a proposed single-family residential development on 4.91 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located north of Sage Place (alignment) and east of Calico Drive (alignment) within Red Rock. JJ/hw/cv (For possible action) **07/15/25 PC**

2. TA-25-0425-RED ROCK RV PARK, LLC

TEXT AMENDMENT to amend Section 30.02.26.H.4.iv.b to allow fences and walls up to 8 feet in height for commercial developments with highway frontage within the Red Rock Overlay District. JJ/gc (For possible action) **07/15/25 PC**

3. VS-25-0396-MOYER, WILLIAM C. & DEBRA LYNN:

VACATE AND ABANDON easements of interest to Clark County located between SR 160 and Cougar Avenue, and Forester Street and Avery Street (alignment) within Red Rock (description on file). JJ/my/cv (For possible action) **07/16/25 BCC**

4. WS-25-0414-MOYER WILLIAM C & DEBRA LYNN:

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements in conjunction with a proposed minor subdivision map on 3.95 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located south of SR 160 and east of Forester Street within Red Rock. JJ/my/cv (For possible action) **07/16/25 BCC**

- VII. 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.

VIII. Next Meeting Date: July 30, 2025

IX. 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

Blue Diamond Community Center

2 Cottonwood Drive

Blue Diamond, NV 89004

May 14, 2025

7:00pm

“SPECIAL CALL”

Minutes

Board/Council Members: Steffanie Gray, Chairperson
Greg Bailey

Evan Slawson

Bob Matthews, Vice Chairperson
Thomas Seubert

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

Meeting was called to order by Chair, Steffanie Gray at 7pm. All board members were present

II. Public Comment

None

III. Approval of the Agenda for May 14, 2025

Moved by: Bob Matthews

Action: Approved

Vote: 5-0/ Unanimous

IV. Planning and Zoning

1. WS-25-0315-GYPSUM RESOURCES LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase cul-de-sac length; and 3) increase longitudinal street grades.

DESIGN REVIEWS for the following: 1) modified development standards (street cross sections); and 2) a single-family residential subdivision on 830.74 acres in an R-1 (Single-Family Residential) Zone, an R-2 (Medium Density Residential) Zone, and a U-V (Urban Village - Mixed Use) Zone within the P-C (Planned Community) Overlay District in the Gypsum Master Planned Community. Generally located north of State Route 159, 2.5 miles northwest of the intersection of State Route 159 and State Route 160 within Red Rock.

5/20/25 PC

Moved by: Steffanie Gray with conditions;

1. Right turn only for ingress to the mine haul road from SR 139 and left turn only for egress onto SR 159 from the mine haul road.

2. Work with trail organizations and land management agencies to coordinate trails within the development with existing and planned trails in the surrounding area.

Action: Approved
Vote: 5-0/ Unanimous

2. TM-25-500079-GYPSUM RESOURCES, LLC:

TENTATIVE MAP consisting of 1,047 single-family residential lots and common lots on 830.74 acres in an R-1 (Single-Family Residential) Zone, an R-2 (Medium Density Residential) Zone, and a U-V (Urban Village - Mixed Use) Zone within the P-C (Planned Community) Overlay District in the Gypsum Master Planned Community. Generally located north of State Route 159, 2.5 miles northwest of the intersection of State Route 159 and State Route 160 within Red Rock. **5/20/25 PC**

Moved by: Steffanie Gray
Action: Approved
Vote: 5-0/ Unanimous

V. Comments by the General Public

VI. Next Meeting Date: **May 28, 2025**

VII. Adjournment

Meeting adjourned at 8:20pm.

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
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

Complete in March of 2026. Dark Skies event in June and he announced all events for June.

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

Officer Allen reported only 1 incident of a motorcyclist fleeing, ending in a crash.

5. Receive a report from Clark County Administrative Service regarding the Red Rock Legacy Trail Phase 1 parking lot and signal at the intersection of Charleston and Sky Vista, scheduling of H-2 zone changes, and any other updates from Clark County. (for discussion only)

Mike Shannon had nothing to report, however, was available for questions.

VI. Planning and Zoning

1. **DR-25-0347-HAMMOCK VAN HO & LE THUY T:**

DESIGN REVIEW for a final grading plan for a hillside development on 2.07 acres in an RS80 (Residential Single-Family 80) zone within the Red Rock Overlay. Generally located on the northeast corner of Sir Wienman Street (alignment) and Cougar Avenue within Red Rock.

JJ/sd/cv (For possible action)

06/17/25 PC

Moved by: Bob Matthews per staff recommendations

Action: Approved

Vote: 5-0/ Unanimous

2. **VS-25-0348-HAMMOCK VAN HO & LE THUY T:**

VACATE AND ABANDON easements of interest to Clark County located between Cougar Avenue and Wigwam Avenue, and between Sir Wienman Street (alignment) and Eagle Ranch Drive (alignment) within Red Rock (description on file). JJ/sd/cv (For possible action)

06/17/25 PC

Moved by: Steffanie Gray per staff recommendations

Action: Approved

Vote: 5-0/ Unanimous

3. **VS-25-0334-MARRETTI FAMILY TRUST & MARRETTI FRANK J III TRS:**

VACATE AND ABANDON easements of interest to Clark County located between Calico Drive and Moreno Road, and between Roundabout Circle and Calico Basin Road within Red Rock (description on file). JJ/rp/cv (For possible action)

06/17/25 PC

Moved by: Bob Matthews per staff conditions

Action: Approved

Vote: 5-0/ Unanimous

VII. General Business

None

VIII. Comments by the General Public

None

IX. Next Meeting Date: **June 25, 2025**

X. Adjournment

The meeting was adjourned at 7:45pm.

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>

**ATTACHMENT A
RED ROCK CITIZENS ADVISORY COUNCIL
ZONING AGENDA
WEDNESDAY, 7:00 P.M., JUNE 25, 2025**

07/15/25 PC

1. **DR-25-0359-CHONG FAMILY REVOCABLE TRUST & CHONG MICHAEL S & ELIZABETH J TRS:**
DESIGN REVIEW for final grading plans for a hillside development in conjunction with a proposed single-family residential development on 4.91 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located north of Sage Place (alignment) and east of Calico Drive (alignment) within Red Rock. JJ/hw/cv (For possible action)

2. **TA-25-0425-RED ROCK RV PARK, LLC**
TEXT AMENDMENT to amend Section 30.02.26.H.4.iv.b to allow fences and walls up to 8 feet in height for commercial developments with highway frontage within the Red Rock Overlay District. JJ/gc (For possible action)

07/16/25 BCC

3. **VS-25-0396-MOYER, WILLIAM C. & DEBRA LYNN:**
VACATE AND ABANDON easements of interest to Clark County located between SR 160 and Cougar Avenue, and Forester Street and Avery Street (alignment) within Red Rock (description on file). JJ/my/cv (For possible action)

4. **WS-25-0414-MOYER WILLIAM C & DEBRA LYNN:**
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements in conjunction with a proposed minor subdivision map on 3.95 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located south of SR 160 and east of Forester Street within Red Rock. JJ/my/cv (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0359-CHONG FAMILY REVOCABLE TRUST & CHONG MICHAEL S & ELIZABETH J TRS:

DESIGN REVIEW for final grading plans for a hillside development in conjunction with a proposed single-family residential development on 4.91 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay.

Generally located north of Sage Place (alignment) and east of Calico Drive (alignment) within Red Rock. JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:

164-06-201-007

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: 4.91
- Project Type: Final grading plans for a hillside development
- Number of Stories: 2
- Building Height (feet): 35 (main residence)/34 (accessory studio/garage)
- Square Feet: 6,555 (main residence)/2,974 (accessory studio/garage)

Site Plan & Grading Plans

The plans show a 6,555 square foot single-family residence and a 2,974 square foot accessory studio/garage structure on 4.91 acres located on the north side of Sage Place and the east side of Calico Drive. The main residence will be centrally located on the site and will be set back 161 feet from the north property line, 307.5 feet from the east property line, and 92 feet from the south property line. The proposed accessory studio and garage will be located 172.5 feet to southwest of the proposed main residence and will be set back 68 feet from the south property line, 75.5 feet from the Calico Drive in the west, and 211.5 feet from the north property line. The proposed structures will be accessed from Calico Drive through a 15 foot wide driveway located in the southwest corner of the site. The proposed driveway will run east from Calico Drive, generally 15 feet north of the south property line. The driveway terminates in a circular

turnaround. Larger turn-off areas are provided to access the garages associated with both main and accessory buildings. A smaller 5 foot wide pathway will connect the 2 structures on the site.

The grading plans show the grading of the hillside areas is primarily confined to the southern portion of the site. The proposed grading would see most cuts performed in the central portion of the site where the pad for the primary residence would be located along with in the south portion of the site where the driveway will be located. The fill areas will mainly be located between the primary residence and the driveway and to the east of the accessory building. Overall, a total of 55 cubic yards of dirt is proposed to be cut from the site with a total of 14,116 cubic yards of fill being provided for a net total of 14,061 cubic yards. A total of 68,146 square feet is proposed to be disturbed across the site for a total disturbed area percentage of 31.8% with the remaining 68.2% remaining in natural conditions. The plans show there are two main retaining walls being proposed to support the proposed grading on the site. The retaining walls will be located to the north and east of the proposed accessory structures and will range in height from 1.3 to 4 feet tall with a 4 foot offset between the two walls.

Landscaping

No additional landscaping is proposed in conjunction with the proposed development and non-disturbed areas will maintain the natural and existing landscaping.

Applicant's Justification

The grading will be located where the structures will be located to minimize the disturbance of the natural terrain. Per the Hillside Development Standards, the maximum site disturbance is less than 35% net development. The remaining portions of the lot are to remain undisturbed. The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0818-05	Vacated and abandoned a portion of Calico Drive between Heyer Way and Sage Place - expired	Approved by PC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Outlying Neighborhood (up to 0.5 du/ac)	RS80 (RRO)	Undeveloped
East	Open Lands	RS80 (RRO)	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The purpose of the hillside development restrictions is to provide for the reasonable, safe and aesthetic use of the steep and inconsistent topography of natural hillsides within unincorporated Clark County. The site is located in areas with slopes exceeding 12%. The final grading plan will allow the applicant to propose construction of a new single-family residence. Staff finds the grading and residence design will help to reduce any visual impacts by generally maintaining the existing height of the hillside area and will integrate the structures on the site into the hillside areas. The overall disturbance of the hillside is limited and will maintain the natural character of the area. Additionally, the grading design limits the number of retaining walls and their height. The proposed hillside development design will support Master Plan Policy 6.2.1 and Northwest County Specific Policy NW-1.5, which supports development that is context specific and maintains the integrity of both the natural and built environment and which maintains the open and rural character of the Red Rock area. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Applicant to provide traversable legal access to lots created by the parcel map.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHONG FAMILY REVOCABLE TRUST & CHONG MICHAEL S & ELIZABETH J TRS

CONTACT: JOSH HARNEY, BAUGHMAN & TURNER, INC., 1210 HINSON STREET, LAS VEGAS, NV 89102

DRAFT

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TA-25-0425-RED ROCK RV PARK, LLC

TEXT AMENDMENT to amend Section 30.02.26.H.4.iv.b to allow fences and walls up to 8 feet in height for commercial developments with highway frontage within the Red Rock Overlay District. JJ/gc (For possible action)

RELATED INFORMATION:

BACKGROUND:

Project Description

Section 30.02.26.H.4.iv.b within the Red Rock Overlay District in Title 30 currently reads:

No fence or wall shall be more than 6 feet in height. No retaining wall shall be more than 4 feet in height.

The applicant is proposing that this section of code be amended to read:

No fence or wall shall be more than 6 feet in height except for commercial development with highway frontage may be up to 8 feet in height. Any fence or wall over 6 feet must be compatible with the character of the immediate area and will include decorative elements such as columns, pilasters, and varied designs or textures. No retaining wall shall be more than 4 feet in height.

The applicant states that the increased wall height will enhance security and reduce noise for commercial properties along state highways. The increase in height is consistent with the general fence and wall height standards elsewhere in the County where a maximum of 8 feet is allowed for commercial zoning districts within the side and rear setbacks. Properties along state highways present security challenges, including unauthorized access and potential wildlife activity, that the increased wall height will help mitigate. The amendment supports the Clark County Master Plan by ensuring that the Red Rock Overlay District remains a safe and desirable place for temporary and long-term residents.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Staff can support the proposed text amendment to Title 30. It is reasonable to allow increased fence or wall height along a state highway due to the increased speed, traffic, and noise found on such roads. The increased wall height will help improve security and reduce noise. Outside of the Red Rock Overlay District, Title 30 already allows fences and walls to be up to 8 feet in

height for commercial zoning districts within the side and rear setbacks. Furthermore, the amendment requires decorative elements that are compatible with the character of the surrounding area if a proposed fence or wall goes over 6 feet in height to help reduce the impact of the increased wall height. For these reasons, staff can support the text amendment request.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 20, 2025 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:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RED ROCK RV PARK, LLC

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0396-MOYER, WILLIAM C. & DEBRA LYNN:

VACATE AND ABANDON easements of interest to Clark County located between SR 160 and Cougar Avenue, and Forester Street and Avery Street (alignment) within Red Rock (description on file). JJ/my/cv (For possible action)

RELATED INFORMATION:

APN:

175-16-701-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant requests to vacate patent easements that are no longer needed.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Outlying Neighborhood (up to 0.5 du/ac)	RS80 (RRO)	Single-family residential
South & West	Open Lands (OL)	RS80 (RRO)	Undeveloped BLM land

Related Applications

Application Number	Request
WS-25-0414	A waiver of development standards for full off-site improvements 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 that are not needed 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 within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Cougar Avenue;
- Provide paved legal access or alternative approved by the Division of Air Quality;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PAUL KENNER

CONTACT: WMK SURVEYING, 6525 W. WARM SPRINGS ROAD, SUITE 100, LAS VEGAS, NV 89118

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0414-MOYER WILLIAM C & DEBRA LYNN:

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements in conjunction with a proposed minor subdivision map on 3.95 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay.

Generally located south of SR 160 and east of Forester Street within Red Rock. JJ/my/cv (For possible action)

RELATED INFORMATION:

APN:
175-16-701-001

WAIVER OF DEVELOPMENT STANDARDS:
Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) where required per Section 30.04.08.

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

BACKGROUND:
Project Description
General Summary

- Site Acreage: 3.95
- Project Type: Single-family residential

Site Plan

The applicant submitted a request for a minor subdivision map to divide their land into 2 equal parcels oriented in a north/south direction.

Applicant's Justification

The applicant states that Cougar Avenue does not exist in this area and that SR 160 is used to access everyone's properties. Additionally, a large flood plain goes through this area, making it uneconomical to build the road.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Outlying Neighborhood (up to 0.5 du/ac)	RS80 (RRO)	Single-family residential
South & West	Open Lands (OL)	RS80 (RRO)	Undeveloped BLM land

Related Applications

Application Number	Request
VS-25-0396	A vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Public Works - Development Review

Waiver of Development Standards

Staff cannot support this request not to off-site improvements on Cougar Avenue as there is no reason off-site improvements cannot be installed. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and detached sidewalks on public streets provide safer pathways for pedestrians.

Staff Recommendation

Denial.

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

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Cougar Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Remove all non-standard improvements within the public right-of-way;
- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant;
- Provide paved legal access or alternative approved by the Division of Air Quality.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PAUL KENNER

CONTACT: WMK SURVEYING, 6525 W. WARM SPRINGS ROAD, SUITE 100, LAS VEGAS, NV 89118