



RED ROCK CITIZENS ADVISORY COUNCIL

Blue Diamond Library

16A Cottonwood Drive
Blue Diamond, NV 89004

January 28, 2026
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
Greg Bailey, Vice Chairperson
Bob Matthews
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 Minutes for October 1, 2025 and December 3, 2025. (For possible action)
- IV. Approval of the Agenda for January 28, 2026 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 Blue Diamond Library regarding current programs and upcoming activities (for discussion only)
 - 6. Receive a report from Clark County Administrative Service regarding updates on recent land use applications, Red Rock Overlay re-write update, and any other updates from Clark County. (for discussion only)
- VI. Planning and Zoning
 - 1. **WS-25-0828-B & O INVESTMENT, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) allow attached sidewalks; 3) alternative driveway geometrics; and 4) waive full off-site improvements.
DESIGN REVIEW for a restaurant (tavern) with outdoor dining and drinking on a portion of 5.04 acres in a CG (Commercial General) Zone within the Red Rock Overlay. Generally located south of Blue Diamond Road and east of Erskine Junction Road within Red Rock. JJ/bb/kh (For possible action)
- VII. General Business
 - 1. Review last year's budget requests and receive input for next year's budget requests (for possible action)
 - 2. Review and approve 2026 meeting calendar (for possible action)
 - 3. Receive the Red Rock CAC Bylaws (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: February 25, 2026

X. Adjournment

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



RED ROCK CITIZENS ADVISORY COUNCIL

MINUTES December 3, 2025

Board/Council Members: Steffanie Gray, Chairperson
Bob Matthews
Thomas Seubert

Greg Bailey, Vice Chairperson
Evan Slawson

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 Chair, Steffanie Gray.

Steffanie Gray, Bob Matthews, Evan Slawson, Greg Bailey, and Thomas Seubert were present.

II. Public Comment

None

III. Table Minutes for October 1, 2025.

IV. Approval of the Agenda for December 3, 2025.

Moved by: Bob Matthews

Action: Approved

Vote: 5-0/ Unanimous

V. Informational Items

1. Receive a report from Clark County Administrative Service on Legacy Trail and any other updates from Clark County. (for discussion only)

Meggan Holzer reported on the Legacy Trail; the left turn deceleration lanes are done, the parking lot with the Redrock sign is done and all phases are moving along and are being budgeted. Receive a report from Ben Kruski, BLM Fuels Program Manager, updating recent herbicide treatments in the area along with their effects. He was available for questions.

VI. Planning and Zoning

1. **UC-25-0770-PAPPA FAMILY TRUST & PAPPA DARRIN & NANCY M TRS:**

USE PERMITS for the following: 1) campground; and 2) caretaker unit.

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks.

DESIGN REVIEW for a campground facility on 2.09 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located north of State Route 160 and west of Forester Street within Red Rock. JJ/rg/cv (For possible action)

12/16/25

Moved by: Stephanie Gray with condition of Low Lighting restriction in conjunction with Redrock conservation

Action: Approved subject to low lighting restriction in conjunction with Redrock conservation

Vote: 4-1

BOARD OF COUNTY COMMISSIONERS

MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair

APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM

KEVIN SCHILLER, County Manager



RED ROCK CITIZENS ADVISORY COUNCIL

MINUTES October 1, 2025

Board/Council Members: Steffanie Gray, Chairperson
Greg Bailey
Thomas Seubert

Bob Matthews, Vice Chairperson
Evan Slawson

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 Chair, Steffanie Gray.

Steffanie Gray, Bob Matthews, Evan Slawson, Greg Bailey, and Thomas Seubert were present.

II. Public Comment

None

III. Approval of Minutes for August 27, 2025.

Moved by: Evan Slawson

Action: Approved

Vote: /Unanimous

IV. Approval of the Agenda for October 1, 2025.

Moved by: Evan Slawson

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)

Jordan Bunker reported the N well at 15.3 and the S well at 15.04. No leaks, no breaks, and the system is stable. He clarified a question regarding vacant lots with meters that have been in place for years. They can not increase their water supply but can still use them while the moratorium is still in place.

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

Officer Isbell, was available at the end of the meeting to discuss the changes in jurisdiction of the resident officers. The Red Rock area has now been split between Enterprise Command and Summerlin Command.

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)

None

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

None

5. Receive a report from Blue Diamond Library regarding current programs and upcoming activities. (for discussion only)

Kay Ortiz Hoerner announced events that are also posted in the foyer of the Library including October teen event, Forensics, Annual Spooktakular, and Credit One Credit Union providing education on credit scores.

6. Receive a report from Clark County Administrative Service on Legacy Trail parking lot/traffic and traffic signal project updates and any other updates from Clark County. (for discussion only)

Meggan Holzer reported the Red Rock sign has been moved. The sign will be set at the same level as the parking lot so it was done first and the parking lot is scheduled to be done this month. With the current development, the area is already safer. Starting to call on artists for a sculpture in the parking lot celebrating cycling while also memorializing those that have lost their lives. There was discussion on Southern Nevada Health Districts changing laws on septic systems across Clark County affecting many of the rural communities with their own well and septic systems.

VI. Planning and Zoning

None

VII. General Business

None

VIII. Comments by the General Public

A member of the community gave an update on a new non profit that has been collaborating with UNR and UNLV in getting grants, they have been cleaning up and planting trees.

IX. Next Meeting Date: **October 29, 2025**

X. Adjournment

The meeting was adjourned at 7:25 pm.

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

MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair

APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

Voting Aye: Stephanie Gray, Evan Slawson, Greg Bailey, Thomas Seubert

Voting Nay: Bob Matthews

Abstaining: None

1. VS-25-0792-TIEMAN, MICHAEL A.:

VACATE AND ABANDON easements of interest to Clark County located between Orduno Street (alignment) and Hualapai Way, and Blue Diamond Road and Agate Avenue; and a portion of right-of-way being Agate Avenue located between Orduno Street (alignment) and Hualapai Way within Red Rock (description on file). JJ/jam/kh (For possible action)

01/06/26 PC

Moved by: Stephanie Gray

Action: Approved

Vote: 5-0/ Unanimous

VII. General Business

1. Review last year's budget requests and receive input for next year's budget requests; **old items are a playground in the park, no new items given at this time.**
2. Nominate an individual to serve on the Clark County Community Development Advisory Committee; **there were no nominations at this time**

VIII. Comments by the General Public

Kay with the Library district asked for a new meeting calendar. There was a request to add the speeding problem in Blue Diamond to the agenda.

IX. Next Meeting Date: January 28, 2026

X. Adjournment

The meeting was adjourned at 8:18 pm.

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>

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0828-B & O INVESTMENT, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping; **2)** allow attached sidewalks; **3)** alternative driveway geometrics; and **4)** waive full off-site improvements.

DESIGN REVIEW for a restaurant (tavern) with outdoor dining and drinking on a portion of 5.04 acres in a CG (Commercial General) Zone within the Red Rock Overlay.

Generally located south of Blue Diamond Road and east of Erskine Junction Road within Red Rock. JJ/bb/kh (For possible action)

RELATED INFORMATION:

APN:

175-15-202-004 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking lot landscape finger islands where required per Section 30.04.01D.
2. Allow an attached sidewalk along Erskine Junction Road (for the area of project) where a detached sidewalk is required per Section 30.04.08C.
3.
 - a. Reduce the driveway throat depth for a proposed driveway along Erskine Junction Road to 11 feet where a minimum of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 56% reduction).
 - b. Reduce the driveway approach distance for a proposed driveway along Erskine Junction Road to the intersection of Erskine Junction Road and State Highway 160 feet to 74 feet where 150 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 49% reduction).
4.
 - a. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Erskine Junction Road (for the remainder of the property - south of area of work) where required per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Wigwam Avenue where required per Section 30.04.08C.

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 12209 State Highway 160
- Site Acreage: 5.04 (portion)

- Project Type: Restaurant (tavern)
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 6,595 (1st floor)/1,151 (2nd floor - enclosed)/5,428 (2nd floor - rooftop)
- Parking Required/Provided: 73/74
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts a new restaurant (tavern) building located at the southeast corner of Blue Diamond and Erskine Junction Road. Access is provided by a driveway at Erskine Junction Road, approximately 180 feet south of Blue Diamond Road. The building pad is located at the northwest corner of the property, with the remainder of the parcel designated as future development. The building faces north with a loading zone shown on the west side of the building, bicycle parking near the entrance on the north side of the building, and a trash enclosure at the southeast corner of the building. A 24 foot wide drive aisle wraps around the building and is connected to Erskine Junction Road on the west side of the property. The site has 74 proposed parking spaces where 73 parking spaces are required for a restaurant (tavern), which are located adjacent to the north, east, and south sides of the building, and on the west, north, and east sides of the driveway that wraps around the building. **Full off-site improvements including an attached sidewalk is shown around the project area, stopping on the south side of the driveway along Erskine Junction Road. Off-site improvements are not planned for the remainder of the site.**

Landscaping

The plan depicts street trees and shrubs along Blue Diamond Road and Erskine Junction Road within landscape areas ranging from 10 feet to 40 feet wide. Medium size trees are provided adjacent to both streets every 20 feet on center. The number of trees required within the parking lot have been provided. However, 2 landscape finger islands are missing on the north side of the building and west side of the parking lot, which are the subject of a waiver request. Also, continuous dense vegetation is shown to screen the parking areas from the rights-of-way.

Elevations

The plans depict a 2 story, 35 foot high building and rooftop deck with numerous wall returns and multiple materials and paint colors. The majority of the façade is painted slate gray or brown, with black and royal blue used as accent colors. The siding includes a combination of stucco, vertical decorative metal, fiber cement cladding, and horizontal decorative metal. All 4 sides have aluminum storefront windows with the north, west, and east sides providing pedestrian access doors. The main pedestrian entrance is located on the north side of the building. The rooftop area includes a variety of pop-outs, pedestrian guardrails, and façade treatments. The design mainly features flat roofs, with a small portion of the building featuring a sloped roof.

Floor Plans

The plans depict a 1st floor with restaurant (tavern) facilities, restrooms, and an open area for future kitchen design. The second floor includes a 1,151 square foot enclosed area and 5,428 square foot rooftop open space area for outdoor dining and drinking.

Applicant's Justification

The applicant is proposing to build a 2 story tavern (restaurant) with a total space of 13,174 square feet; 6,595 square feet on the 1st floor, 1,151 square feet of interior space on the 2nd floor, and 5,428 square feet of rooftop area to be used for outdoor dining and drinking. The building is designed for the desert with a mining style architecture and desert type materials and color. The building is located as far north and west as possible to maximize future uses on the property. This requires a throat depth waiver and approach distance waiver for the proposed driveway. An attached sidewalk is proposed along Erskine Junction Road to match the attached sidewalk on the west side of the right-of-way. Off-site improvements are not proposed at this time, with future development anticipated on the property.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1459-05 (ET-0150-15)	Third extension of time for a private recreational facility - expired	Approved by BCC	December 2015
UC-1459-05 (ET-0115-12)	Second extension of time for a private recreational facility - expired	Approved by BCC	December 2012
DR-0130-07 (ET-0035-09)	First extension of time for the grading plan for a private recreational facility - expired	Approved by BCC	March 2009
UC-1459-05 (ET-0350-07)	First extension of time for a private recreational facility - expired	Approved by BCC	December 2007
DR-0130-07	Design review for hillside grading plan	Approved by BCC	March 2007
VS-1958-05	Wigwam Avenue vacation	Withdrawn	March 2006
UC-1390-05	80 foot high communication tower	Approved by BCC	December 2005
UC-1459-05	Private recreational facility - expired	Approved by BCC	November 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Outlying Neighborhood (up to 0.5 du/ac)	H-2 (RRO)	Undeveloped
South	Open Land & Outlying Neighborhood (up to 0.5 du/ac)	H-2, RS80, & OS (RRO)	Single-family residential & Undeveloped
East	Corridor Mixed-Use	CG (RRO)	Undeveloped
West	Corridor Mixed-Use	CG (RRO)	Gas station & 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

Waivers 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.

Waiver of Development Standards #1

Although the required number of trees within the parking lot has been provided, the site is deficient in 2 required landscape island fingers, which are required at a rate of 1 landscape island finger for every 6 parking spaces. However, there is sufficient landscaping in and along the parking lot, allowing the project to comply with the intent of development standards. **Therefore, staff can support this request.**

Design Review

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

The Master Plan identifies this property's planned land use designation is Corridor Mixed-Use (CM), which includes commercial development in the Commercial General Zone. The site plan maximizes the use of this property by pushing the proposed building to the northwest corner of the property and keeping the non-residential use as close to the rights-of-way as possible. The location of the building on the site complies with Policy NW-1.5 of the Master Plan for the Red Rock area by protecting the existing residential properties from commercial encroachment and maximizing private land availability. The applicant is maximizing the use of this property by locating the building closer to the west and north property lines and not the middle of the lot. The design of the building generally complies with the Red Rock Overlay design standards. However, Public Works is not supporting the waiver for attached sidewalk, therefore, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to allow attached sidewalks in place of detached sidewalks for the northern portion of Erskine Junction Road. The site is a raw parcel with no existing off-site improvements; therefore, there is no reason detached sidewalks cannot be installed. The site plan also shows an attached sidewalk on Blue Diamond Road which is an arterial street that accommodates a high volume of highway traffic. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #3a

Staff has no objection to the reduction in the throat depth for the commercial driveway along Erskine Junction Road. The reduction will not impact vehicles in the right-of-way as it is along the egress side of the commercial driveway. Furthermore, the throat depth on the ingress side of the commercial driveway exceeds the minimum requirement mitigating any possibility of vehicles stacking in the right-of-way.

Waiver of Development Standards #3b

Staff has no objection to the reduction in the approach distance for the Erskine Junction Road commercial driveway. Although the approach distance does not comply with the minimum standards, staff finds the location allows vehicles to safely enter and exit the site.

Waiver of Development Standards #4

Staff has no objection to not install full off-site improvements along Wigwam Avenue and the southern portion of Erskine Junction Road. The applicant will install full off-site improvements with future development of the site.

Staff Recommendation

Approval of waivers of development standards #1, #3, and #4; denial of waiver of development standards #2 and the design review.

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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements for the northern portion of the site along Erskine Junction Road;

- Full off-site improvements with future development of Wigwam Avenue and the southern portion of Erskine Junction Road may be required;
- Execute a Restrictive Covenant Agreement (deed restrictions) for Wigwam Avenue and the southern portion of Erskine Junction Road;
- Applicant to coordinate with NDOT and Clark County - Public Works for off-site improvements along Blue Diamond Road.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

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: B & O INVESTMENT, LLC

CONTACT: SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119