



RED ROCK CITIZENS ADVISORY COUNCIL

Blue Diamond Library

16A Cottonwood Drive
Blue Diamond, NV 89004

May 28, 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 April 30, 2025 and May 14, 2025. (For possible action)
- IV. Approval of the Agenda for May 28, 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 any updates from Clark County. (for discussion only)
- 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**
 - 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**
 - 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**
- 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: June 25, 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

MINUTES

April 30, 2025

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

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.

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

II. Public Comment

None

III. Approval of Minutes for March 26, 2025.

Moved by: Greg Bailey

Action: Approved

Vote: 5-0/ Unanimous

IV. Approval of the Agenda for April 30, 2025.

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 reported the N well at 13.39 and the S well at 13.09. No leaks, no breaks. Aaron

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

None

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)

Katrina Williams announced some summer educational programs and reported the Stargazer event went so well they will be doing it again. Contractor for phase I of the Legacy Trail project was selected and phase II is at 30% of design. Red Rock will be closed during L'eTape. The Red Rock reservation system will be shut from the end of May through October 1st.

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 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)
Meggan Holzer reported the H2 zone changes will be at the BCC on the 21st. There will be a special call meeting May 14th regarding Gypsum. Meggan will be out at the end of May.

VI. Planning and Zoning

None

VII. General Business

1. Clint Spencer, manager of Roads for Clark County Public Works, will discuss roads, maintenance, and other public works related issues (for discussion only); **Clint Spencer introduced himself and described some of the services provided by the Public Works Roads Division and was available for questions. There was some discussion regarding work the gas and water companies did that left the village roads not aesthetically pleasing.**

VIII. Comments by the General Public

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

X. Adjournment

The meeting was adjourned at 7:55pm.

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., MAY 28, 2025

06/17/25 PC

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)

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)

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 AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

175-15-301-009

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.07

Site Plan

The total size of the parcel is 2.07 acres, however, only 0.6 acres of the parcel will be disturbed. For the portion of the property with slopes between 12% and 25%, 22% of the hillside will be disturbed, and 78% will remain natural and undisturbed. For the portion of the property with slopes greater than 25%, 34% of the hillside will be disturbed and 66% will remain natural and undisturbed.

No building plans were submitted with this application and no retaining walls are proposed with this application. There is an existing water well and tank that will be screened by a decorative fence.

Landscaping

The plans depict a 25-foot-wide landscape strip with trees along the east and south property lines that will be restored to a natural state per Red Rock Overlay standards.

Applicant's Justification

The applicant states grading was submitted to the Building Department for their review and approval. The plans have been approved by Geotechnical, Structural and Public Works. No structures are proposed with this application.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0094-89	Reclassified R-E zone to R-U zone; waiver of development standards to waive zone boundary wall and off-site improvements	Approved by BCC	May 1989

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-25-0348	Vacation and abandonment of patent easements is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

There is an active violation for this property for unauthorized grading (CE23-13782).

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

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 hillside for this site is located in areas with slopes exceeding 12%. The final grading plan will allow the development of the site and for the applicant to propose construction of a new single-family residence. Staff finds that the design will be compatible with the surrounding area and not create significant impacts. Staff can support the design review.

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 and application for review; 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

- No comment.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System

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: VAN HAMMOCK

CONTACT: JPL ENGINEERING, INC., 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

175-15-301-009

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of government patent easements.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0094-89	Reclassified R-E zone to R-U zone; waiver of development standards to waive zone boundary wall and off-site improvements	Approved by BCC	May 1989

Surrounding Land Use

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

Related Applications

Application Number	Request
DR-25-0347	Design review for grading for hillside development 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 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 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

- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: VAN HAMMOCK

CONTACT: JPL ENGINEERING, INC., 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

164-06-301-011

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plan provided shows the vacation and abandonment of patent easements within the subject parcel. The applicant indicates that the portions of the easement that are being requested to be vacated do not coincide with any existing or future right-of-way, nor are they currently used by any utilities.

Surrounding Land Use

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

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

- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WOOD RODGERS, INC.

CONTACT: MARK CENDAGORTA, WOOD RODGERS, 1361 CORPORATE BOULEVARD, RENO, NV 89502