



# RED ROCK CITIZENS ADVISORY COUNCIL

## Blue Diamond Library

16A Cottonwood Drive  
Blue Diamond, NV 89004

April 1, 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](mailto: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](mailto: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

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

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 February 25, 2026. (For possible action)
- IV. Approval of the Agenda for April 1, 2026 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 any updates from Clark County. (for discussion only)
- VI. Planning and Zoning
  1. **UC-26-0032-DESERT TRUST & RICHARD THOMAS WILLIAM & CAROL A TRS: USE PERMIT** for second accessory living quarters.  
**DESIGN REVIEW** for a proposed accessory living quarters in conjunction with an existing single-family residence on 4.51 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located south of Torino Avenue and east of Wounded Horse Trail within Red Rock. JJ/sd/kh (For possible action) **04/07/26PC**
- VII. General Business
- 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: April 29, 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>

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

February 25, 2026

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

Secretary: Electra Smith, 702-370-6297, [sandyvalleycac@gmail.com](mailto:sandyvalleycac@gmail.com)

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

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

**The meeting was called to order at 7:02 p.m. by Chair, Steffanie Gray.**

### II. Public Comment

**None**

### III. Approval of Minutes for January 28, 2026.

**Moved by: Steffanie Gray**

**Action: Approved**

**Vote: 5-0 /Unanimous**

### IV. Approval of the Agenda for February 25, 2026.

**Moved by: Steffanie Gray**

**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 well water levels were just over 15 feet over land surface. 50% increase in average precipitation. There have been no leaks, no breaks, and the system is stable and in good condition. Aaron Gamble advised residents that**

**leak detetion workers may be checking meters.**

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

**Sergeant Garcia from Enterprise Command reported on calls in the Blue Diamond area that is in the Enterprise Command jurisdiction and was available for questions**

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 Puff announced a few events in March including artists, hikes, and dark sky events. He also announced the changes of white lights to red so they will be easier on the eyes.**

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)

**K. Ortiz Hoerner announced February is National Lovers Month and they will be having their annual Library Lovers Event. She also announced some upcoming activities including After School Hangouts.**

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)

**Meggan reported on a couple of land use items. The campground was approved with low lighting conditions and the Tavern/Restaurant was approved however they did not put any conditions on regarding the patio closing at 10:00 pm. Bob Matthews questioned the Landfill not coming to CAC and it was explained that it was a Federal project which does not get heard at the CAC. Bob also asked if there was any update on the SNHD proposed septic issue. Meggan provided information regarding the new draft of the SNHD septic regulations. Many of the issues that had been of concern to rural residents have been removed or revised. The revised regulations can be viewed on the SNHD website.**

## VI. Planning and Zoning

**None**

## VII. General Business

1. Andrew Bennett, Director of the Clark County Office of Traffic Safety, will give a presentation regarding traffic, traffic safety, and concerns specific to Blue Diamond. (for discussion only)

**Mr. Bennett introduced himself and described what the Clark County Office of Traffic Safety does. He brought a presentation to share regarding traffic studies in the Blue Diamond Village. He reported that the study shows, on average, the speed of vehicles is lower than the speed limit. Community concerns were stop signs being run, or non visible and speeding. Some suggestions the residents made were speed bumps or cushions, and speed radar detectors. Mr. Bennett shared his concerns with all the suggested items and expressed what his department could recommend. Meggan reported that she would follow-up on some of the concerns that would not be under Mr. Bennett's jurisdiction.**

## VIII. Comments by the General Public

**Bob asked Meggan if she knew anything about a golden color pre-emergent weed killer that was sprayed and if it was hazardous. Meggan was not aware of it and would look into it.**

IX. Next Meeting Date: **April 1, 2026**

X. Adjournment

**The meeting was adjourned at 7:55 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>

Thursday, January 15, 2026

Clark County Dept. of Comprehensive Planning  
500 S. Grand Central Pkwy  
Las Vegas, NV 89155-1810

Re: ***Justification Letter***  
***APN 175-14-801-016***



To Whom It May Concern,

The applicants are requesting approval of a Special Use Permit for a second accessory living quarters, a waiver to allow that structure to exceed the floor area of the existing primary dwelling, architectural deviations pursuant to §30.02.26.H.3.ii.b of the Red Rock Overlay (legacy-parcel allowance), and to eliminate the 6-foot street-landscape requirement and associated landscape-plan requirement. This request further assumes retention of the existing on-site landscape and natural desert conditions, with no removal or installation of new street-frontage landscaping proposed.

The property at 11255 W. Torino Avenue has been privately owned by the same family since January 11, 2000, thereby qualifying as a legacy parcel under the Red Rock Overlay. The 4.51-acre homesite is transitioning fully back to residential use as all business activities are being relocated to the owners' approved Betty Lane facility under UC-25-0074.

For more than twenty years, the Torino property has functioned as a multigenerational rural homestead with permitted structures supporting family living, storage, temporary construction housing, and limited business functions tied to the family's long-standing service business. With commercial uses now removed, the family seeks to restore the property to a long-term private estate. As part of that transition, the applicants propose a new accessory living quarters for their adult son while retaining the existing modular dwelling for occasional family use.

**1. Special Use Permit for a Second Accessory Living Quarters.**

The applicants request approval of a Special Use Permit to allow a second accessory living quarters on this RS-80 legacy parcel. The site has long operated as a multigenerational homesite with two distinct dwelling areas supporting family members without creating additional households or increasing density. The proposed configuration continues that established pattern by housing only immediate family, remaining within the previously disturbed portion of the property, and preserving the parcel's historic residential character.

Approval of the SUP is appropriate because it introduces no new intensity, no commercial activity, and no shift in land-use character. It formalizes an internal family arrangement that has existed for years and aligns with the parcel's size, RS-80 zoning, Red Rock Overlay legacy-parcel provisions, and the Outlying Neighborhood (ON) designation. The request is consistent with the letter and intent of Title 30.

**2. Waiver for the Accessory Living Quarters to Exceed the Primary Dwelling Area.**

The 4.51-acre (approx. 197,000-square-foot) parcel easily accommodates a larger accessory living quarters without affecting rural character or increasing intensity. The increased floor area is driven by modern, activity-based living rather than additional bedrooms or increased household population. Contemporary family life places greater emphasis on interior spaces—such as fitness, indoor recreation, expanded mudroom and utility zones, and specialized garage needs including RV storage—all of which reflect today's family dynamics rather than any shift in density.

**3. Waiver of Architectural Compatibility and Design Deviations.**

The applicants request design deviations related to rooflines, colors, and materials based on neighborhood compatibility rather than matching structures-built decades apart on the same parcel. The proposed accessory living quarters was deliberately modeled after the single-family residence directly across the street, approximately 80–100 feet northwest of the subject property. After consulting with the neighbors and obtaining permission to use their architect, the applicants commissioned a structure mirroring the form, massing, and architectural expression of that residence.

This results in a building fully compatible with the prevailing development pattern along the corridor and aligned with the Red Rock Overlay's emphasis on visual harmony within the surrounding neighborhood. The design incorporates contemporary, fire-resistant materials and earth-tone finishes consistent with RRO scenic and environmental objectives. The deviation satisfies the purpose of the compatibility requirement while maintaining the intended rural character of RS-80 parcels within the Overlay.

**4. Waiver of Street Landscaping Requirement and Landscape Plan.**

The applicants request a Waiver of Development Standards to eliminate the 6-foot street-landscape requirement in §30.04.01(D)(7)(v)(b) and the associated landscape-plan requirement in their entirety. The existing landscape and natural desert conditions along the frontage are intended to remain undisturbed and are representative of the established rural character of the corridor.

Although the parcel lies within the mapped Urban Area boundary, the governing context—RS-80 zoning, Outlying Neighborhood (ON) Master Plan designation, and the Red Rock Overlay (RRO)—establishes a rural-character framework fundamentally inconsistent with an urban frontage landscape strip. The surrounding corridor has no curb, gutter, sidewalk, or formal streetscape, and all adjacent parcels maintain natural desert edges. Introducing an isolated landscape strip would conflict with the RRO's emphasis on low-impact development, native desert conditions, and minimal visual intrusion, as well as the ON designation's intent to avoid urbanized frontage treatments. Retaining the existing landscape avoids unnecessary disturbance, grading, irrigation, or artificial planting that would be inconsistent with the Red Rock Overlay's low-impact development objectives and the Outlying Neighborhood designation.

Given these conditions, a landscaped frontage and the corresponding landscape plan would impose an urban design feature in a setting explicitly planned, zoned, and regulated to remain rural. The waiver is therefore consistent with Title 30, the Master Plan, and the intent of the Red Rock Overlay.

**Closing Statement**

Because this parcel qualifies under the legacy-parcel provision of the Red Rock Overlay and because the request maintains rural character, preserves natural-area protections, remains within the existing disturbed envelope, and supports a low-impact multigenerational residential use, the Special Use Permit and requested waivers are appropriate and consistent with the letter and intent of Title 30. The applicants respectfully request approval as submitted.

Warmest Regards,  
Joey DeBlanco

**Revised Justification Letter**  
**UC-26-0032 swd 2/5/26**