



Red Rock Citizens Advisory Council

Blue Diamond Recreation Hall (Quonset Hut)

2 Village Blvd
Blue Diamond, NV 89004

October 28, 2020

7:00 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- **Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.**
- The Board/Council may combine two or more agenda items for consideration.
- The Board/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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Meggan Holzer at 702-455-0341 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members: Pauline van Betten - Chair Gary Laswell – Vice Chair
 Trent Billingsley Barbara Luke Bob Matthews

Secretary: Meggan Holzer, Meggan@clarkcountynv.gov, 702-455-0341

County Liaison: Meggan Holzer, Meggan@clarkcountynv.gov, 702-455-0341

- I. Call to Order, Pledge of Allegiance, 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 Board/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 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/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

- III. Approval of Minutes from the meeting of September 30, 2020 (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
 LARRY BROWN - JAMES GIBSON - JUSTIN JONES - TICK SEGERBLOM
 YOLANDA KING, County Manager

IV. Approval of Agenda for October 28, 2020 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 crime concerns (for discussion only)
3. Receive an update on the Red Rock Bike Trail from a representative of the Red Rock Trail Partnership (for discussion only)
4. Receive a report from Clark County Administrative Services regarding the status of the tamarisk removal, temporary signs in the Red Rock Overlay, burro waste and tree health in Blue Diamond Park, and any other updates from Clark County (for discussion only)

VI. Planning & Zoning

1. **WS-20-0443-GOSS FAMILY TRUST & GOSS, JOHN C. & TINA M. TRS:**

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory structure (RV garage) in conjunction with a future single family residence on 2.2 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located on the southwest corner of Fords Way and Joylin Street within Red Rock. LB/al/jd (For possible action) **11/17/20 PC**

VII. General Business

1. Receive a presentation from the Las Vegas Valley Water District on the Blue Diamond Water System and provide a recommendation on imposing a temporary moratorium on new water connections in the Village of Blue Diamond (for possible action)
2. A representative from NVEnergy will discuss upcoming work in Blue Diamond and will respond to questions including the potential for moving power lines underground (for discussion only)
3. Representatives from the Bureau of Land Management will present information regarding the new timed entry system, recreation planning in Calico Basin, and cell tower applications in the Red Rock area (for discussion only)
4. Select a representative to serve on the Clark County Community Dev. Advisory Committee (for possible action)
5. Applications are being accepted through November 12, 2020 for appointments by the Clark County Board of County Commissioners to serve on the Red Rock CAC for a two year term beginning January 2021. All applicants, including current CAC members, must submit an application to be considered (for discussion only)

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/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 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/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

IX. Next Meeting Date: January 27, 2021

X. Adjournment

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

Blue Diamond Library, 14 Cottonwood Dr, Blue Diamond, NV 89004, Blue Diamond Post Office, 2 Diamond St, Blue Diamond, NV 89004

Blue Diamond Village Market, 1 Village Blvd, Blue Diamond, NV 89004, Calico Basin Community Mailboxes, Kulka Road Community Mailboxes

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - TICK SEGERBLOM
YOLANDA KING, County Manager

ATTACHMENT A
RED ROCK CITIZENS ADVISORY COUNCIL
ZONING AGENDA
WEDNESDAY, 7:00 P.M., OCTOBER 28, 2020

11/17/20 PC

1. **WS-20-0443-GOSS FAMILY TRUST & GOSS, JOHN C. & TINA M. TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory structure (RV garage) in conjunction with a future single family residence on 2.2 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located on the southwest corner of Fords Way and Joylin Street within Red Rock. LB/al/jd (For possible action)

11/17/20 PC AGENDA SHEET

RV GARAGE
(TITLE 30)

FORDS WY/JOYLIN ST
(RED ROCK)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0443-GOSS FAMILY TRUST & GOSS, JOHN C. & TINA M. TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory structure (RV garage) in conjunction with a future single family residence on 2.2 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District.

Generally located on the southwest corner of Fords Way and Joylin Street within Red Rock.
LB/al/jd (For possible action)

RELATED INFORMATION:

APN:

164-06-801-009

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback to 5 feet where a minimum of 40 feet is required per Table 30.40-1 (an 87.5% reduction).
- b. Reduce the setback to a right-of-way (Joylin Street) to 5 feet where a minimum of 10 feet is required per Section 30.56.040 (a 50% reduction).

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2435 Joylin Street
- Site Acreage: 2.2
- Project Type: Accessory structure (RV garage)
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 2,336

Site Plan

There is an existing manufactured home located on the southwestern portion of the lot. The applicant is proposing to remove the manufactured home and construct a single family residence and a detached RV garage on the property. The applicant has applied for building permits for

both the RV garage (BD20-34125) and residence (BD20-34150). The residence will be constructed prior to or at the same time as the RV garage. The plan shows the residence located on the southwestern portion of the property and the RV garage on the southeastern portion. Access to the site is from Joylin Street, a dedicated but unimproved right-of-way along the east side of the property. The plans show the RV garage is set back 5 feet from Joylin Street and 37 feet from the south property line.

Landscaping

No special landscaping is required or proposed with this request. Approximately half of the lot area will be undisturbed and native vegetation will be maintained. Landscaping around the future house and RV garage will be determined later when the buildings are constructed.

Elevations

The plan depicts a 1 story building that is 19 feet in height. The building has a flat roof behind a parapet wall and the exterior has a stucco finish painted in earth tone colors. The plans show no doors or windows on the south and east sides of the building. There will be 2 windows on the west side of the building. On the north side of the building the plan depicts 3 roll-up doors for the garages and a door and window for the shop. Elevations for the future residence indicate the RV garage and residence will be architecturally compatible.

Floor Plans

The plan depicts an approximately 2,336 square foot accessory structure. Approximately 1,627 square feet of the building will consist of shop space with 3 bays for vehicle parking. The remaining 709 square feet will consist of a shop area with a water closet and a wet bar area.

Applicant's Justification

The applicant indicates that Joylin Street is an unimproved street that only serves the subject parcel. The site is impacted by the topography and will require extensive dirt work to bring the site to the required standards for construction. Even with extensive grading the area designated for the RV garage is the only suitable flat area for the structure. The reduced setback will not present an issue for any adjacent landowners.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0308	Vacated and abandoned a portion of Joylin Street along the eastern boundary of the site	Approved by PC	August 2020
VS-1075-04	Vacated and abandoned easements and a portion of Tracy Street along the southern boundary of the site	Approved by PC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Public Facilities	R-U	Undeveloped
South	Residential Rural	R-U	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Residential Rural	R-U	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The applicant has stated that the waiver is needed due to the existing topography of the site. The applicant also stated that the proposed location of the RV garage is the only suitable location on the property that is flat enough for the accessory building. The topography of the property could be a unique circumstance to warrant approval of a reduction to the required building setbacks. However, staff does not believe the applicant has provided a satisfactory justification to warrant approval of this request. This property is 2.2 acres in size and staff does not find that the applicant has proven that the proposed RV garage could not be constructed at another location on the property without the requested setback reduction, or with a less excessive reduction request. Additionally, staff finds that the request is also due to the design and proposed locations of the proposed home and RV garage. These structures were not designed to fit the constraints of the lot which is a self-imposed hardship. Therefore, staff does not support this request.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THE GOSS FAMILY TRUST

CONTACT: TINA GOSS, 7408 OAK GROVE AVENUE, LAS VEGAS, NV 89117

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

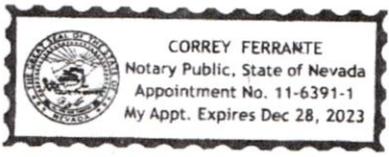
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-20-0443</u> DATE FILED: <u>9-30-20</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Redrock 7P.M.</u> TAB/CAC DATE: <u>10-28-20</u> PC MEETING DATE: <u>11-17-20</u> BCC MEETING DATE: <u>—</u> FEE: <u>\$475⁰⁰</u>
	PROPERTY OWNER NAME: <u>The Goss Family Trust</u> ADDRESS: <u>7408 Oak Grove Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-373-1169</u> CELL: <u>702-373-1169</u> E-MAIL: <u>gosswriter@aol.com</u>
	APPLICANT NAME: <u>The Goss Family Trust</u> ADDRESS: <u>7408 Oak Grove Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-373-1169</u> CELL: <u>702-373-1169</u> E-MAIL: <u>gosswriter@aol.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Tina Goss</u> ADDRESS: <u>7408 Oak Grove Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-373-1169</u> CELL: <u>702-373-1169</u> E-MAIL: <u>gosswriter@aol.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 164-06-801-009
 PROPERTY ADDRESS and/or CROSS STREETS: 2435 Joylin Street Las Vegas, NV 89161
 PROJECT DESCRIPTION: Reduce a side yard setback to 5'

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature] John C. Goss
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 9/14/2020 (DATE)
 By John C. Goss
 NOTARY PUBLIC: [Signature]



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

APR-20-100482

JUSTIFICATION LETTER
WAIVER OF DEVELOPMENT STANDARDS APPLICATION

The Goss Family Trust
2435 Joylin Street
Las Vegas, NV 89161
Parcel #164-06-801-009

This application/request is justified due to the following reasons:

Joylin Street is an unimproved street which serves only our parcel from Fords Way South. Joylin will never be improved and a vacation was recently approved. The conditions of the vacation are unacceptable. The conditions state that no building permits would be issued until the vacation is complete and no certificate of occupancy would be issued.

The southeast corner of our parcel where we wish to locate our RV garage is bordered by Parcel # 164-06-701-014, (roughly 40 acres owned by the BLM) to the east and an unbuildable parcel to the south, #164-06-801-010 (roughly 4.91 acres), which sits much lower in a canyon.

We are currently in the building department with plans for a new residence and the RV Garage. There is extensive dirt work required to bring the site to the required standards for construction. Even with the extensive grading the area we have designated for the RV Garage is the only suitable flat area for the RV Garage. The reduced 5' setback will not present an issue for any adjacent landowners as Joylin Street will never be a through street.

Thank you,
John and Tina Goss
The Goss Family Trust