



RED ROCK CITIZENS ADVISORY COUNCIL

Blue Diamond Library

16A Cottonwood Drive
Blue Diamond, NV 89004

August 26, 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.

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

- III. Approval of Minutes for May 27, 2026. (For possible action)
- IV. Approval of the Agenda for August 26, 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 Clark County Lands Bill updates, Legacy Trails Sculpture and Phase I underpass updates, and any other updates from Clark County. (for discussion only)
- VI. Planning and Zoning

1. PA-26-700033-HAFEN 1990 TRUST:

PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) to Agriculture (AG) on 3.54 acres. Generally located south of Blue Diamond Road and east of Eagle Ranch Drive within Red Rock. JJ/gc (For possible action)

2. ZC-26-0441-HAFEN 1990 TRUST:

ZONE CHANGE to reclassify 3.54 acres from an RS80 (Residential Single-Family 80) Zone to an AG (Agriculture) Zone. Generally located south of Blue Diamond Road and east of Eagle Ranch Drive within Red Rock (description on file). JJ/gc (For possible action)

3. WS-26-0442-HAFEN 1990 TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot size; 2) reduce parking; 3) eliminate street landscaping; 4) eliminate parking lot landscaping; 5) waive full off-site improvements; and 6) alternative driveway geometrics.

DESIGN REVIEW for a plant nursery on 3.54 acres in an AG (Agriculture) Zone within the Red Rock Design Overlay District. Generally located south of Blue Diamond Road and east of Eagle Ranch Drive within Red Rock. JJ/gc/pw (For possible action)

4. WS-26-0453-B S R 6276, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) increase wall height.

DESIGN REVIEW for proposed utility structures on 2.32 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located on the south of Bonnie Springs Road and west of Gunfighter Lane within Red Rock. JJ/jm/kh (For possible action)

5. TM-26-500051-BONNIE SPRINGS FAMILY L P:

TENTATIVE MAP consisting of 7 single-family residential lots on 35.24 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock (RRO) Overlay. Generally located south of Bonnie Springs Road and west of Los Loros Lane within Red Rock. JJ/sd/kh (For possible action)

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: September 30, 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 May 27, 2026

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

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 Vice Chair, Greg Bailey.

II. Public Comment **None**

III. Approval of Minutes for April 29, 2026.

Moved by: Bob Matthews
Action: Approved
Vote: 4-0 /Unanimous

IV. Approval of the Agenda for May 26, 2026.

Moved by: Bob Matthews
Action: Approved
Vote: 4-0/ 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 on behalf of LVVWD North well at 15 and South well at 14.74. There have been no leaks, no breaks, and the system is stable and in good condition and showing 115% precipitation. Aaron Gamble asked the community to continue checking their irrigation systems for breaks and leaks.

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)

Boris Poff announced the campground will be closed for June through August then reopened in September. They will have another Dark Sky event on June 13th which includes a presentation. Legacy Trail is on schedule.

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 shared information about their Summer Challenge that is in full swing and announced upcoming events including magicians and their programs with UNR.

6. Receive a report from Clark County Administrative Service regarding any updates from Clark County. (for discussion only)

None

VI. Planning and Zoning

None

VII. General Business

1. Representatives from Clark County's Department of Environment and Sustainability will share information about All-In Clark County and introduce a related survey for rural communities. All-In Clark County is a county-wide effort to make our communities more sustainable and resilient in the face of climate change. (for discussion only)

Shay introduced herse.If and shared information about All-In Clark County and asked for the community to spread the word of a survey to fill out to help out the outlying areas. Shay was available for questions Greg mentioned some signage educating visitors to Blue Diamond about how to respect the animals and plants, maybe in Calico Basin also. He also mentioned more trees in the County Park.

VIII. Comments by the General Public

Bob Matthew asked if we could possibly include NDOT to the agenda for updates. He stated there was some drilling and concrete filling done on the N side of 160 which he was told was for widening of 160, he wondered if it was soil testing. He would like to propose a light at Fortney and 160. Bob announced a Neighborhood meeting regarding the Nursery on State Rte 160 that is being held May 28th at 6pm.

K. Ortiz Hoerner announced a Back to School event on August 7th. She invited BLM, All In, and the Water District to attend and have a table. She would like to involve other information and vendors to the event.

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

X. Adjournment

The meeting was adjourned at 7:35 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>

ATTACHMENT A
RED ROCK CITIZENS ADVISORY COUNCIL
ZONING AGENDA
WEDNESDAY, 7:00 P.M., AUGUST 26, 2026

09/01/26 PC

1. **PA-26-700033-HAFEN 1990 TRUST:**
PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) to Agriculture (AG) on 3.54 acres. Generally located south of Blue Diamond Road and east of Eagle Ranch Drive within Red Rock. JJ/gc (For possible action)
2. **ZC-26-0441-HAFEN 1990 TRUST:**
ZONE CHANGE to reclassify 3.54 acres from an RS80 (Residential Single-Family 80) Zone to an AG (Agriculture) Zone. Generally located south of Blue Diamond Road and east of Eagle Ranch Drive within Red Rock (description on file). JJ/gc (For possible action)
3. **WS-26-0442-HAFEN 1990 TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce lot size; **2)** reduce parking; **3)** eliminate street landscaping; **4)** eliminate parking lot landscaping; **5)** waive full off-site improvements; and **6)** alternative driveway geometrics.
DESIGN REVIEW for a plant nursery on 3.54 acres in an AG (Agriculture) Zone within the Red Rock Design Overlay District. Generally located south of Blue Diamond Road and east of Eagle Ranch Drive within Red Rock. JJ/gc/pw (For possible action)
4. **WS-26-0453-B S R 6276, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** increase wall height.
DESIGN REVIEW for proposed utility structures on 2.32 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located on the south of Bonnie Springs Road and west of Gunfighter Lane within Red Rock. JJ/jm/kh (For possible action)
5. **TM-26-500051-BONNIE SPRINGS FAMILY L P:**
TENTATIVE MAP consisting of 7 single-family residential lots on 35.24 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock (RRO) Overlay. Generally located south of Bonnie Springs Road and west of Los Loros Lane within Red Rock. JJ/sd/kh (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700033-HAFEN 1990 TRUST:

PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) to Agriculture (AG) on 3.54 acres.

Generally located south of Blue Diamond Road and east of Eagle Ranch Drive within Red Rock.
JJ/gc (For possible action)

RELATED INFORMATION:

APN:

175-15-602-005

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

NORTHWEST COUNTY (REDROCK) - AGRICULTURE

BACKGROUND:

Project Description

General Summary

- Site Address: 11475 Blue Diamond Road
- Site Acreage: 3.54
- Existing Land Use: Plant nursery

Applicant's Justification

The applicant states that the Agriculture (AG) land use category is appropriate for the site since the land use category will allow limited commercial agricultural uses for a plant nursery operating on the site, while allowing for a less intense land use category than the Corridor Mixed-Use (CM) land use category found farther west at the intersection of State Route 160 and State Route 159. Furthermore, the proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-25-0196	A zone change from H-2 to RS80 as part of an overall zone change to remove H-2 zoning along Blue Diamond Road west of Hualapai Way	Approved by BCC	May 2025

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Outlying Neighborhood (up to 0.5 du/ac) & Open Lands	RS80 & OS (Red Rock)	Undeveloped & natural gas metering station
South & East	Open Lands	OS (Red Rock)	Undeveloped
West	Outlying Neighborhood (up to 0.5 du/ac)	RS80 (Red Rock)	Single-family residential

Related Applications

Application Number	Request
ZC-26-0441	A zone change from RS80 to AG is a companion item on this agenda.
WS-26-0442	Waivers of development standards and a design review for a plant nursery is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis**Comprehensive Planning**

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Outlying Neighborhood (ON) to Agriculture (AG). Intended primary land uses in the proposed Agriculture (AG) land use category include farmland, cropland, pastures, and other low intensity agricultural uses. Supporting land uses include owner/manager residence, employee housing, as well as barns and other agricultural structures used for hay, grain, or equipment storage.

The request for the Agriculture (AG) land use category on the site is compatible with the surrounding area. Based on aerial photos, the existing plant nursery has been in operation for at least 5 years without any complaints filed with the Clark County Public Response Office. Title 30 only allows a plant nursery in certain commercial and industrial districts and the Agriculture (AG) zoning district. The surrounding properties in the immediate area are planned either for Outlying Neighborhood (ON) or Open Lands (OL) uses and are either undeveloped or developed as single-family residences. The establishment of the Agriculture (AG) land use category on the

site would be much less intense and more in harmony with the surrounding area than establishing a commercial or industrial land use category on the site. Furthermore, the site is located in the Red Rock Overlay which Title 30 states the purpose is to maintain the rural character of the area, preserve wildlife habitat, and minimize the visual impact of development on the adjacent Red Rock Canyon National Conservation Area which the Agriculture (AG) land use category would support. The request complies with Policy NW-1.5 of the Master Plan which promotes maintaining the open, rural character of the Red Rock area, emphasizing the preservation of existing neighborhoods. For these reasons, staff finds the request for the Agriculture (AG) land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 7, 2026 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

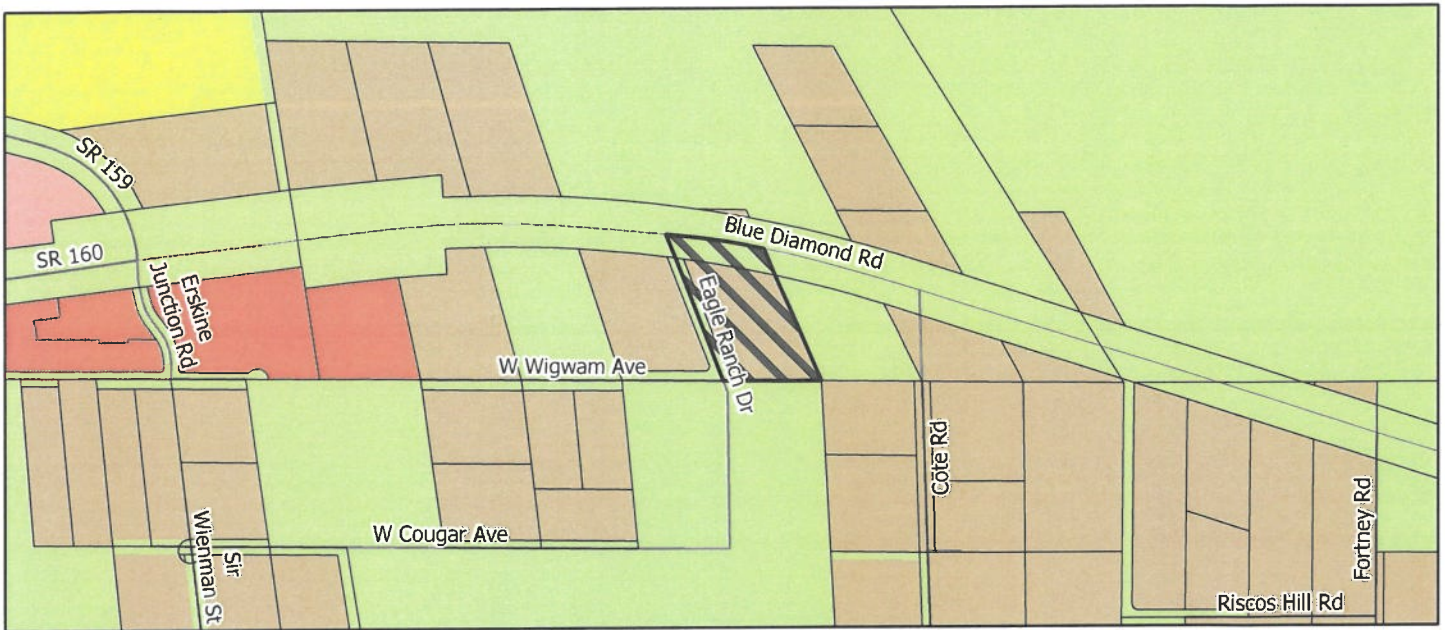
PROTEST:

APPLICANT: CACTUS WORLD, LLC

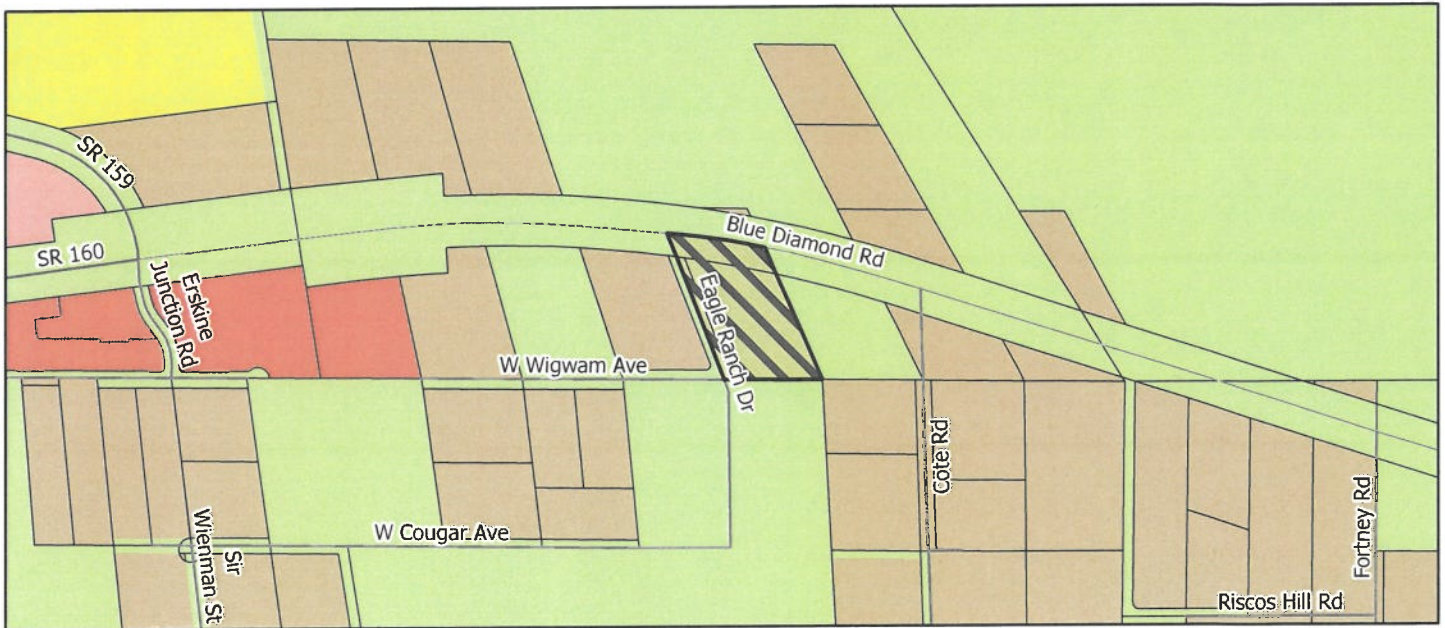
CONTACT: KAEMPFER CROWELL, JENNIFER LAZOVICH, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

Planned Land Use Amendment PA-26-700033

DRAFT



Current



Requested

Requested Area To Change

Planning Areas

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Suburban Estate Neighborhood (SN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Northwest County Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.

09/01/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0441-HAFEN 1990 TRUST:

ZONE CHANGE to reclassify 3.54 acres from an RS80 (Residential Single-Family 80) Zone to an AG (Agriculture) Zone.

Generally located south of Blue Diamond Road and east of Eagle Ranch Drive within Red Rock (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

175-15-602-005

PROPOSED LAND USE PLAN:

NORTHWEST COUNTY (REDROCK) - AGRICULTURE

BACKGROUND:

Project Description

General Summary

- Site Address: 11475 Blue Diamond Road
- Site Acreage: 3.54
- Existing Land Use: Plant nursery

Applicant's Justification

The applicant states that the Agriculture (AG) zoning district is appropriate for the site since a plant nursery operating on the site is an agricultural use. There are CG (Commercial General) zoned properties found farther west at the intersection of State Route 160 and State Route 159. However, the Agriculture (AG) zoning district is more appropriate than the CG (Commercial General) zone since the Agriculture (AG) zone is less intense and there are residential lots in the immediate area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-25-0196	Zone change from H-2 to RS80 as part of an overall zone change to remove H-2 zoning along Blue Diamond Road west of Hualapai Way	Approved by BCC	May 2025

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Outlying Neighborhood (up to 0.5 du/ac) & Open Lands	RS80 & OS (Red Rock)	Undeveloped & natural gas metering station
South & East	Open Lands	OS (Red Rock)	Undeveloped
West	Outlying Neighborhood (up to 0.5 du/ac)	RS80 (Red Rock)	Single-family residential

Related Applications

Application Number	Request
PA-26-700033	A plan amendment from Outlying Neighborhood (ON) to Agriculture (AG) is a companion item on this agenda.
WS-26-0442	Waivers of development standards and a design review for a plant nursery is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for the Agriculture (AG) zoning district on the site is compatible with the surrounding area. Based on aerial photos, the existing plant nursery has been in operation for at least 5 years without any complaints filed with the Clark County Public Response Office. Title 30 only allows a plant nursery in certain commercial and industrial districts and the AG zoning district. The surrounding properties in the immediate area are planned either for Outlying Neighborhood (ON) or Open Lands (OL) uses and zoned either RS80 (Residential Single-Family 80) or OS (Open Space) Zone. These properties are either undeveloped or developed as single-family residences. The establishment of the Agriculture (AG) zoning district on the site would be much less intense and more in harmony with the surrounding area than establishing a commercial or industrial zoning district on the site. Furthermore, the site is located in the Red Rock Overlay which Title 30 states the purpose is to maintain the rural character of the area, preserve wildlife habitat, and minimize the visual impact of development on the adjacent Red Rock Canyon National Conservation Area which the Agriculture (AG) zoning district would support. The request complies with Policy NW-1.5 of the Master Plan which promotes maintaining the open, rural character of the Red Rock area, emphasizing the preservation of existing neighborhoods. For these reasons, staff finds the request for Agriculture (AG) zoning is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 7, 2026 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.

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 the property appears to have an existing septic system. Please contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CACTUS WORLD, LLC

CONTACT: KAEMPFER CROWELL, JENNIFER LAZOVICH, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0442-HAFEN 1990 TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce lot size; **2)** reduce parking; **3)** eliminate street landscaping; **4)** eliminate parking lot landscaping; **5)** waive full off-site improvements; and **6)** alternative driveway geometrics.

DESIGN REVIEW for a plant nursery on 3.54 acres in an AG (Agriculture) Zone within the Red Rock Design Overlay District.

Generally located south of Blue Diamond Road and east of Eagle Ranch Drive within Red Rock.
JJ/gc/pw (For possible action)

RELATED INFORMATION:

APN:

175-15-602-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce lot size to 3.22 acres where a minimum of 10.00 acres is required in the AG zone per Section 30.02.21B (a 68% reduction).
2. Reduce parking to 4 spaces where a minimum of 57 spaces are required per Section 30.04.04D (a 93% reduction).
3. Eliminate street landscaping where 1 large tree every 30 feet on center is required per Section 30.04.01D.
4. Eliminate parking lot landscaping where 1 large or medium tree is required every 6 parking spaces per Section 30.04.01D.
5. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Eagle Ranch Drive and Wigwam Avenue where required per Section 30.04.08C.
6.
 - a. Allow an alternative driveway where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.
 - b. Reduce the departure distance for a driveway along Eagle Ranch Drive to 174 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (an 8% reduction).

LAND USE PLAN:

NORTHWEST COUNTY (REDROCK) - AGRICULTURE

BACKGROUND:

Project Description

General Summary

- Site Address: 11475 Blue Diamond Road
- Site Acreage: 3.54

- Project Type: Plant nursery
- Number of Stories: 1 (modular office)
- Building Height (feet): 15 (modular office)
- Square Feet: 256 (modular office)
- Parking Required/Provided: 57/4
- Sustainability Required/Provided: 7/0

Site Plans

The plans show an existing plant nursery on the site. A modular office building is located on the southern portion of the site approximately 50 feet from the south property line and 154 feet from the east property line. Plant materials for the nursery are scattered throughout the site. A total of 4 parking spaces are located to the east of the modular office building where a minimum of 57 parking spaces are required. Access to the site is from a driveway off of Eagle Ranch Drive. A 24 foot wide, asphalt drive aisle runs from the driveway to the modular office building.

Landscaping

The plans depict a number of shrubs at the entryway to the site and also adjacent to the parking area. However, no trees are being provided as the applicant is requesting to waive all street and parking lot landscaping.

Elevations

The plans depict a 1 story, 15 foot high, modular office building with a flat roof. Building materials consist of aluminum siding and windows.

Floor Plans

The plans show a 256 square foot, modular office building consisting of office area and a restroom.

Applicant's Justification

The applicant states that due to the limited building size and that the majority of the site is an outdoor plant nursery, the site is unable to provide any sustainability points. The waiver of street and parking lot landscaping is appropriate since the site will have a number of cacti and plants scattered around the property since the site is being used as a plant nursery. The reduced parking provided is suitable since the nursery primarily conducts wholesale and online sales to landscapers and contractors. The reduced lot size will have no impact on the surrounding area. The waiver of off-site improvements matches the non-urban street standards in the area. The reduced departure distance and lack of a commercial curb return driveway will not impact the area, as the surrounding area is rural and Wigwam Avenue is a dead end street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-25-0196	Zone change from H-2 to RS80 zoning as part of an overall zone change to remove H-2 zoning along Blue Diamond Road west of Hualapai Way	Approved by BCC	May 2025

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Outlying Neighborhood (up to 0.5 du/ac) & Open Lands	RS80 & OS (Red Rock)	Undeveloped & natural gas metering station
South & East	Open Lands	OS (Red Rock)	Undeveloped
West	Outlying Neighborhood (up to 0.5 du/ac)	RS80 (Red Rock)	Single-family residential

Related Applications

Application Number	Request
PA-26-700033	A plan amendment from Outlying Neighborhood (ON) to Agriculture (AG) is a companion item on this agenda.
ZC-26-0441	A zone change from RS80 to AG 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**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

Staff finds the reduced lot area will not adversely impact the surrounding area. The proposed plant nursery is still agricultural in nature and is in harmony with the rural character of the area regardless of the size of the property. Surrounding lots in the area are of a similar size. Therefore, staff can support this request.

Waiver of Development Standards #2

The plant nursery primarily conducts wholesale and online sales to landscapers and contractors, and therefore, the number of customers at the site is much lower than what is found at a typical retail plant nursery. Furthermore, the only building on the site is 256 square feet, which would naturally be limited in the number of customers it can support. Therefore, staff can support the reduced parking request.

Waivers of Development Standards #3 & #4

The elimination of street and parking lot landscaping will not adversely impact the area. The area is rural in nature and other properties in the vicinity do not have street or parking lot landscaping. Furthermore, since the site is a plant nursery, a number of cacti and plants will be scattered throughout the property which will help improve the visual aesthetics of the site. 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.

Based on aerial photos, the existing plant nursery has been in operation for at least 5 years without any complaints filed with the Clark County Public Response Office. The plant nursery is agricultural in nature and is in harmony with the surrounding rural area. The proposed modular office building is located on the interior of the site and is relatively small compared to the overall size of the property, and therefore, its impacts should be minimal. The project is consistent with the Red Rock Overlay, for which Title 30 states the purpose is to maintain the rural character of the area, preserve wildlife habitat, and minimize the visual impact of development on the adjacent Red Rock Canyon National Conservation Area. The request also complies with Policy NW-1.5 of the Master Plan, which promotes maintaining the open, rural character of the Red Rock area, emphasizing the preservation of existing neighborhoods. Therefore, staff can support the design review request.

Public Works - Development Review

Waiver of Development Standards #5

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

Waiver of Development Standards #6

Staff has no objection to the reduction in departure distance or the request not to install a commercial curb return driveway along Eagle Ranch Drive. The applicant worked with staff on the placement of the driveway. As Wigwam Avenue terminates to the east, staff believes this location provides the safest access to the site. However, since staff cannot support this application in its entirety, staff cannot support this request.

Staff Recommendation

Approval of waivers of development standards #1 through #4 and the design review, denial of waivers of development standards #5 and #6. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 7, 2026 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 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; and payment of the tree fee-in-lieu is required for any required trees waived.
- 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 40 feet for Wigwam Avenue, a portion of a cul-de-sac and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Provide paved legal access;
- 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.

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 the property appears to have an existing septic system; please contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CACTUS WORLD, LLC

CONTACT: KAEMPFER CROWELL, JENNIFER LAZOVICH, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0453-B S R 6276, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) increase wall height.

DESIGN REVIEW for proposed utility structures on 2.32 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay.

Generally located on the south of Bonnie Springs Road and west of Gunfighter Lane within Red Rock. JJ/jm/xx (For possible action)

RELATED INFORMATION:

APN:

174-02-011-019; 174-02-011-020

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback for an existing well house building to 30 feet where 40 feet is required per Section 30.02.02B (a 25% reduction).
b. Reduce the front setback for an existing booster pump station building to 24 feet where 40 feet is required per Section 30.02.02B (a 40% reduction).
2. Increase wall height to 6 feet where a 3 foot maximum within the first 15 feet from the front setback is allowed per Section 30.04.03B (a 100% increase).

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.32
- Project Type: Utility structures
- Building Height (feet): 24 (storage tank)/13 (well house building)
- Square Feet: 200 well house

Site Plan

The site plan depicts the existing site, with existing utility structures and the proposed water storage tank and booster pump station building located on parcel 174-02-011-020 within Common Element C. The site plan also depicts a well house building located on parcel 174-02-011-019 within Common Element B. A proposed 6 foot high screen wall will be provided on both Common Element B and Common Element C to screen the well house and storage tanks

from the private street. Lastly, wildlife fencing is also provided for the well house along the areas not facing the private street for Common Element B.

Landscaping

Landscaping is not proposed within this public utility structure facility.

Elevations

The submitted plans show the proposed water storage tank and well house building with an overall height of 24 feet for the tank, and 13 feet for the well house structure. The exterior materials include block walls and stucco.

Floor Plans

The submitted plans show the proposed water storage tanks and wellhouse building containing utility equipment.

Applicant's Justification

The applicant obtained approval of an 18 lot tentative map and site plan for residential development with two common elements. The applicant is now submitting a design review and waiver of development standards application related to proposed water storage tank, a booster pump station building, and an existing wellhouse located on common element "B" and common element "C" under parcels 174-02-011-020 and 147-02-011-019, the only affected parcels. By way of background, the existing wellhouse was approved and developed pursuant to NEPA standards and without Clark County review. The structure was discovered through Clark County Comprehensive Planning staff's review of a separate minor deviation application related to the Site. The purpose of this application is to obtain Clark County review and approval of the same.

Prior Land Use Requests

Application Number	Request	Action	Date
AV-26-900370 (TM-23-500155)	Minor deviation to tentative map previously revised under APR-25-900963	Approved by ZA	May 2026
ADR-25-900963	Minor deviation to tentative map 23-500155	Approved by ZA	December 2025
AV-24-900450	Minor deviation to tentative map 23-500155	Approved by BCC	April 2010
TM-23-500155	Tentative map	Approved by BCC	December 2023
SC-23-0740	A street name change to from Rancho Cielo Street to Bonnie Springs Circle	Approved by BCC	December 2023
SC-23-0741	A street name change from Red Rock Springs Circle to Bonnie Springs Circle	Approved by BCC	December 2023
DR-19-0036	Hillside Development in conjunction with a single family residential development - expired	Approved by BCC	March 2019
TM-18-500232	22 lot single family residential development	Approved by PC	February 2019

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-18-900608	Rearranged existing uses on-site	Approved by ZA	December 2018
ZC-0341-08	Reclassified 59.3 acres from R-U to C-2 zoning, use permits for a motel with kitchens and recreational facility, waivers for landscaping and full off-sites, a design review for an accessory structure (zone change, use permits, and waivers were deleted, and only the design review was approved)	Approved by BCC	May 2008
UC-1182-00 (ET-400311-01)	First extension of time to commence a communication facility	Approved by PC	October 2001
UC-1182-00	Constructed a communications facility with an existing monopole, antenna array, and ground equipment	Approved by PC	September 2000
UC-195-91 & VC-414-91 (ET-400104-97)	Third extension of time to review an existing petting zoo, western theme town, entertainment area, and miniature railroad	Approved by PC	September 1997
UC-195-91 & VC-414-91 (ET-0140-95)	Second extension of time for the petting zoo, western theme town entertainment area, movie set, and miniature railroad	Approved by PC	September 1995
VC-1995-94	Allowed 15 manufactured homes for employee housing	Approved by BCC	February 1995
UC-195-91 & VC-414-91	First extension of time for the petting zoo, western town theme entertainment area, miniature railroad, western movie set, and residences on 60 acres	Approved by BCC	September 1993
ZC-128-91, UC-195-91, & VC-414-91	Western movie production set subject to design review as a public hearing, setbacks, paved parking and driveways subject to Air Quality standards, established a petting zoo, western town theme entertainment center, miniature railroad, and variances for setbacks, paving, movie set, residential area, and stables (driving range was withdrawn and zone change was denied)	Approved by BCC	August 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use (18 or more du/ac)	RS80 (Red Rock)	Undeveloped
South	Entertainment Mixed-Use (allows 18 or more du/ac)	RS80 (Red Rock)	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Entertainment Mixed-Use (allows 18 or more du/ac)	RS80 (Red Rock)	Undeveloped & Utility Structures
West	Open Lands	RS80 (Red Rock)	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.

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.

Waivers of Development Standards & Design Review

The site plan shows the proposed utility structures screened and with control access to a private street. Staff finds that the applicant's requests are reasonable since the utility structures will follow NEPA standards and the site is closed to the public, which lends itself to minimal impact along the right-of-way. The request complies with Master Plan Policy 6.1.1, which seeks to foster partnerships with regional and state agencies and service providers to ensure that the water supply, treatment, and distribution is capable of serving present and future demand within the Las Vegas Valley and in outlying communities in Clark County. Staff recommends approval.

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

- No comment.

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BSR6276, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500051-BONNIE SPRINGS FAMILY L P:

TENTATIVE MAP consisting of 7 single-family residential lots on 35.24 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock (RRO) Overlay.

Generally located south of Bonnie Springs Road and west of Los Loros Lane within Red Rock.
JJ/sd/kh (For possible action)

RELATED INFORMATION:

APN(S):
174-02-000-004

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: 35.24
- Project Type: Single-Family Residential Subdivision
- Number of Lots: 7
- Density (du/ac): 0.20
- Minimum/Maximum Lot Size (square feet): 218,112/220,382 (Gross)/192,264/214,334 (Net)

Project Description

The plans depict a new 7 lot single-family residential subdivision located in the Red Rock Overlay. The gross lot sizes range between 218,112 square feet to 220,382 square feet while the net lot sizes range between 192,264 square feet to 214,334 square feet with a density of 0.20 dwelling units per acre. Access to the subdivision is from Gunfighter Lane through a 37 foot wide private street and through a private easement of Los Loros Lane, which all connect with Bonnie Springs Road.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0142	Waiver of development standards for off-site improvements (curb, gutter and partial paving) for a private street in conjunction with a minor subdivision parcel map	Approved by BCC	April 2020

Prior Land Use Requests

Application Number	Request	Action	Date
WC-400272-06	Waiver of conditions to TM-0278-05	Approved by PC	December 2006
TM-0278-05	Tentative map for 17 single family residential lots - expired	Approved by PC	July 2005
UC-0247-04	Use permit for a recreational facility/arena for rodeo and equestrian events	Approved by PC	March 2004

Surrounding Land Use

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

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**

The proposed subdivision contains lots that are sufficiently sized for the existing zoning district and arranged orderly on the site. Access is present through existing easements and proposed private streets. Additionally, this request meets the tentative map requirements and standards for approval as outlined in Title 30. As a result, 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 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards

completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Private street to meet Uniform Standard Drawing 210.S1.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes;
- The street to the east of lots 4 and 5 shall be labeled Los Loros Lane.

Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BONNIE SPRINGS FAMILY PARTNERSHIP

CONTACT: VTN-NEVADA, 2727 SOUTH RAINBOW BOULEVARD, LAS VEGAS, NV 89146