

- III. Approval of Minutes for November 29, 2023 (For possible action)
- IV. Approval of the Agenda for January 31, 2024 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 regarding road repairs after SWGas project, overnight parking along SR159, Legacy Trail Phase 5 open house and any other updates from Clark County. (for discussion only)

VI. Planning and Zoning

1. ET-23-400159 (Nzc-21-0421)-BENGOCHEA FAMILY LIMITED PARTNERSHIP: HOLDOVER ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 0.3 acres from an R-U (Rural Open Land) Zone, an R-E (Rural Estates Residential) Zone, and an R-1 (Single Family Residential) Zone to an R-1 (Single Family Residential) Zone for future residential development.
 WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.
 DESIGN REVIEW to modify setbacks for an existing single family residence and accessory structure on a 0.2 acre portion of 15.4 acres in an R-1 (Single Family Residential) Zone in the Red Rock Design Overlay District. Generally located on the west side of Castalia Street and the north side of Cottonwood Drive within Northwest County (description on file). JJ/lm/syp (For possible action) **BCC 02/07/24**

2. WC-23-400175 (Nzc-21-0421)-MILAN T. TRUST & TIBERTI, RENALDO TRS: HOLDOVER WAIVERS OF CONDITIONS of a zone change requiring the following: 1) drainage study shall be required with future development as determined by Public Works - Development Review; and 2) traffic study shall be required with future development as determined by Public Works - Development Review in conjunction with single family residential subdivision on 15.2 acres in an R-1 (Single Family Residential) Zone within the Red Rock Design Overlay District. Generally located on the west side of Castalia Street and the north side of Cottonwood Drive within Northwest County. JJ/lm/syp (For possible action) **BCC 02/07/24**

3. WS-23-0735-BENGOCHEA FAMILY LIMITED PARTNERSHIP:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive sidewalk and street landscaping; 2) waive water connection; 3) waive technical drainage study; and 4) full off-site improvements in conjunction with a residential minor subdivision on a portion of 15.2 acres for a single family residential subdivision in an R-1 (Single Family Residential) Zone within the Red Rock Design Overlay District. Generally located on the west side of Castalia Street and the north side of Cottonwood Drive within Northwest County. JJ/lm/syp (For possible action) **BCC 02/07/24**

VII. General Business

1. Review and approve the 2024 meeting calendar. (For possible action)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Council by majority vote.

IX. Next Meeting Date: February 28, 2024

X. Adjournment

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



RED ROCK CITIZENS ADVISORY COUNCIL

November 29, 2023

MINUTES

Board/Council Members: Evan Slawson, Chairperson Steffanie Gray, Vice Chairperson
 Greg Bailey Bob Matthews
 Dallas Simonette

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 Chairperson, Evan Slawson.

Evan Slawson, Steffanie Gray, and Greg Bailey were present. Dallas Simonette and Bob Matthews were absent.

II. Public Comment

None

III. Approval of Minutes for September 27, 2023.

Moved by: Stephanie Gray

Action: Approved

Vote: 3-0/ Unanimous

IV. Approval of the Agenda for November 29, 2023.

Moved by: Bob Matthews

Action: Approved

Vote: 3-0/ 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 of LVVWD reported the monthly water levels are continuing to rise. Water system is stable. He also reported a water main break.

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

No report

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)

Brayden Gaard reported on the Legacy Bike Trail phases. There will be a plant exhibit for the

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair - TICK SEGERBLOM, Vice Chair

JUSTIN C. JONES – MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

holidays at the Visitor center.

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

No report

5. Receive a report from Clark County Administrative Services regarding 2024 meeting calendar, Public Works maintenance and repairs, and any other updates from Clark County (for discussion only).

The 2024 meeting calendar will be discussed at the next meeting. Meggan Holzer reported that Public Works did some maintenance in Calico Basin. There was discussion on the tumbleweeds in Calico Basin.

VI. Planning and Zoning

1. SC-23-0740-BSR 6276, LLC ETAL & RANCH AT RED ROCK 3, LLC:
STREET NAME CHANGE to change the name of Rancho Cielo Street, Shovel Springs Avenue, and Sandstone Springs Road to Bonnie Springs Road, located between Bonnie Springs Road and Red Rock Springs Circle. Generally located on the south side of Bonnie Springs Road, 550 feet west of Gunfighter Lane within Red Rock. JJ/md/syp (For possible action) 12/20/23 BCC

Moved by: Steffanie Gray

Action: Approved

Vote: 3-0/ Unanimous

12/20/23 BCC

2. SC-23-0741-BSR 6276, LLC ETAL & RANCH AT RED ROCK 3, LLC:
STREET NAME CHANGE to change the name of Red Rock Springs Circle to Bonnie Springs Circle, located south of Sandstone Springs Road. Generally located on the south side of Bonnie Springs Road, 550 feet west of Gunfighter Lane within Red Rock. JJ/md/syp (For possible action) 12/20/23 BCC

Moved by: Steffanie Gray

Action: Approved

Vote: 3-0/ Unanimous

12/20/23 BCC

3. WS-23-0739-BSR 6276, LLC ETAL & RANCH AT RED ROCK 3, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce width of private streets.
DESIGN REVIEWS for the following: 1) single family residential development; 2) preliminary grading for a Hillside Development (slopes greater than 12%); and 3) finished grade on 64.0 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located on the south side of Bonnie Springs Road, 550 feet west of Gunfighter Lane within Red Rock. JJ/md/syp (For possible action) 12/20/23 BCC

Moved by: Steffanie Gray

Action: Approved

Vote: 3-0/ Unanimous

12/20/23 BCC

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair - TICK SEGERBLOM, Vice Chair

JUSTIN C. JONES – MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

4. TM-23-500155-BSR 6276, LLC ETAL & RANCH AT RED ROCK 3, LLC:
TENTATIVE MAP consisting of 18 lots and common lots on 64.0 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located on the south side of Bonnie Springs Road, 550 feet west of Gunfighter Lane within Red Rock. JJ/md/syp (For possible action) 12/20/23 BCC

Moved by: Steffanie Gray

Action: Approved

Vote: 3-0/ Unanimous

12/20/23 BCC

VII. General Business

None

VIII. Comments by the General Public

Greg Bailey expressed concerns regarding the repair work done on the roads after the completion of the SWGas project.

IX. Next Meeting Date: **January 31, 2024**

X. Adjournment

The meeting was adjourned at 7:50 p.m.

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

JAMES B. GIBSON, Chair - TICK SEGERBLOM, Vice Chair

JUSTIN C. JONES – MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

ATTACHMENT A
RED ROCK CITIZENS ADVISORY COUNCIL
ZONING AGENDA
WEDNESDAY, 7:00 P.M., JANUARY 31, 2024

02/07/24 BCC

1. **ET-23-400159 (NZC-21-0421)-BENGOCHEA FAMILY LIMITED PARTNERSHIP:**
HOLDOVER ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 0.3 acres from an R-U (Rural Open Land) Zone, an R-E (Rural Estates Residential) Zone, and an R-1 (Single Family Residential) Zone to an R-1 (Single Family Residential) Zone for future residential development.
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.
DESIGN REVIEW to modify setbacks for an existing single family residence and accessory structure on a 0.2 acre portion of 15.4 acres in an R-1 (Single Family Residential) Zone in the Red Rock Design Overlay District. Generally located on the west side of Castalia Street and the north side of Cottonwood Drive within Northwest County (description on file). JJ/lm/syp (For possible action)

2. **WC-23-400175 (NZC-21-0421)-MILAN T. TRUST & TIBERTI, RENALDO TRS:**
HOLDOVER WAIVERS OF CONDITIONS of a zone change requiring the following: 1) drainage study shall be required with future development as determined by Public Works - Development Review; and 2) traffic study shall be required with future development as determined by Public Works - Development Review in conjunction with single family residential subdivision on 15.2 acres in an R-1 (Single Family Residential) Zone within the Red Rock Design Overlay District. Generally located on the west side of Castalia Street and the north side of Cottonwood Drive within Northwest County. JJ/lm/syp (For possible action)

3. **WS-23-0735-BENGOCHEA FAMILY LIMITED PARTNERSHIP:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive sidewalk and street landscaping; 2) waive water connection; 3) waive technical drainage study; and 4) full off-site improvements in conjunction with a residential minor subdivision on a portion of 15.2 acres for a single family residential subdivision in an R-1 (Single Family Residential) Zone within the Red Rock Design Overlay District. Generally located on the west side of Castalia Street and the north side of Cottonwood Drive within Northwest County. JJ/lm/syp (For possible action)

FUTURE RESIDENTIAL DEVELOPMENT
(TITLE 30)

CASTALIA ST/COTTONWOOD DR
(RED ROCK)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400159 (NZC-21-0421)-BENGOCHEA FAMILY LIMITED PARTNERSHIP:

HOLDOVER ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 0.3 acres from an R-U (Rural Open Land) Zone, an R-E (Rural Estates Residential) Zone, and an R-1 (Single Family Residential) Zone to an R-1 (Single Family Residential) Zone for future residential development.

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.

DESIGN REVIEW to modify setbacks for an existing single family residence and accessory structure on a 0.2 acre portion of 15.4 acres in an R-1 (Single Family Residential) Zone in the Red Rock Design Overlay District.

Generally located on the west side of Castalia Street and the north side of Cottonwood Drive within Northwest County (description on file). JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

175-07-601-009; 175-07-701-005; 175-07-711-082

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear setback for an existing single family residence to 5 feet where 20 feet is the minimum per Table 30.40-2 (a 75% reduction).
- b. Reduce the side setback for an existing single family residence to 1 foot where 5 feet is the minimum per Table 30.40-2 (an 80% reduction).
- c. Reduce the rear setback for an accessory structure to 1 foot where 5 feet is the minimum (an 80% reduction).

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - EDGE NEIGHBORHOOD (UP TO 1 DU/AC)
NORTHWEST COUNTY (RED ROCK) - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3 Castalia Street
- Site Acreage
 - Remnant Lot: 14.8
 - Modified Lot with Single Family Residence: 0.4

- Number of Lots: 2
- Density (du/ac): 2.2 (reconfigured lot with existing single family residence)
- Minimum/Maximum Lot Size: 19,444 square feet (Lot 1)/ 14.8 acres (Lot 2)
- Project Type: Rezoning for future single family residence

Site Plan

The approved request was to rezone a reconfigured parcel, consisting of an existing parcel and portions of 2 other parcels, to R-1 zoning for a future residence. A parcel map has since been submitted (MSM-23-600073) to reconfigure the site into 2 lots. A reconfigured 19,444 square foot lot will be created along Castalia Street which will include the portion of land adjacent to the Fire Department site to the west, which consists of APNs 175-07-701-005, 175-07-711-082, and a portion of 175-07-601-009. The remnant portion of APN 175-07-601-009 will be 14.84 acres.

Landscaping

The approved request shows that no landscaping is proposed for the reconfigured lot. Existing landscaping on APN 175-07-711-082, which includes a single family residence and accessory structure, will remain.

Elevations

The approved request shows that the existing single family residence on APN 175-07-711-082 consists of painted stucco siding with a pitched asphalt shingle roof, and the accessory structure includes wood siding painted to match the single family residence and a pitched asphalt shingle roof.

Floor Plans

The approved request shows that the existing single family residence is 2,085 square feet, and the accessory structure, which is used as an artist studio, is 156 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-21-0421:

Current Planning

- Resolution of Intent to complete in 3 years.
- Applicant is advised that the reduced setbacks may require additional fire rating improvements for the existing buildings; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review.
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

Applicant's Justification

The applicant indicates that they are requesting a 10 year extension of time. The request is necessitated due to the Las Vegas Valley Water District water moratorium in Blue Diamond Village since December 2021. The applicant is hopeful that the moratorium will be lifted in the future when adequate rainfall will recharge the water basin that serves the village, and development may proceed for the proposed single family residential lot that will be created by MSM-23-600073.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0421	Reclassified 0.3 acres to R-1 zoning and modified setbacks for an existing single family residence and accessory structures	Approved by BCC	November 2021
ZC-2036-96	Reclassified a portion of the site to R-E zoning for an 18 unit single family residential planned unit development	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	R-U	Undeveloped
South	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-1 & R-D	Single family residential
East	Public Use	P-F & C-1	Park, place of worship, retail building, & library
West	Public Use & Open Lands	P-F & R-U	Fire station & undeveloped

Related Applications

Application Number	Request
WS-23-0735	A waiver of development standards for sidewalk and street landscaping, connecting to municipal water, drainage study, and full off-site improvements is a companion item on this agenda.
WC-23-400175 (NVC-21-0421)	A waiver of conditions for drainage and traffic studies 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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The underlying zoning for APN 175-07-701-005 is R-U, and the lot area is .06 acres. Since the minimum lot size for R-U is 80,000 square feet, the lot is not in conformance with the R-U zone. The approved zoning removes the nonconforming R-U zoning for this lot. In addition, the waivers for setbacks are for existing structures and will not impact the surrounding area. Staff can support this application and recommends removing the time limit and staff to draft an ordinance to change the zoning map.

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

- Remove the time limit for the zone change and waivers of development standards and staff to prepare and ordinance to adopt the zoning.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

COUNTY COMMISSION ACTION: January 3, 2024 – HELD – To 02/07/24 – per the applicant.

APPLICANT: AMADOR BENGOCHEA

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

DRAFT

UPDATE

RESIDENTIAL SUBDIVISION
(TITLE 30)

CASTALIA ST/COTTONWOOD DR
(RED ROCK)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-23-400175 (NZC-21-0421)-MILAN T. TRUST & TIBERTI, RENALDO TRS:

HOLDOVER WAIVERS OF CONDITIONS of a zone change requiring the following: **1)** drainage study shall be required with future development as determined by Public Works - Development Review; and **2)** traffic study shall be required with future development as determined by Public Works - Development Review in conjunction with single family residential subdivision on 15.2 acres in an R-1 (Single Family Residential) Zone within the Red Rock Design Overlay District.

Generally located on the west side of Castalia Street and the north side of Cottonwood Drive within Northwest County. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

175-07-601-009; 175-07-701-005; 175-07-711-082

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - EDGE NEIGHBORHOOD (UP TO 1 DU/AC)

NORTHWEST COUNTY (RED ROCK) - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3 Castalia Street
- Site Acreage
 - Remnant Lot: 14.8
 - Modified Lot with Single Family Residence: 0.4
- Number of Lots: 2
- Density (du/ac): 2.2 (reconfigured lot with existing single family residence)
- Minimum/Maximum Lot Size: 19,444 square feet (Lot 1)/14.8 acres (Lot 2)
- Project Type: Rezoning for future single family residence

Site Plan

The approved request was to rezone a reconfigured parcel, consisting of an existing parcel and portions of 2 other parcels, to R-1 zoning for a future residence. A parcel map has since been submitted (MSM-23-600073) to reconfigure the site into 2 lots. A 19,444 square foot lot will be

created along Castalia Street which will include the portion of land adjacent to the Fire Department site to the west, which consists of APNs 175-07-701-005, 175-07-711-082, and a portion of 175-07-601-009. The remnant portion of APN 175-07-601-009 will be 14.8 acres.

Landscaping

The approved request showed that no landscaping was proposed for the reconfigured lot. Existing landscaping on APN 175-07-711-082, which includes a single family residence and accessory structure, will remain.

Elevations

The approved request shows that the existing single family residence on APN 175-07-711-082 consists of painted stucco siding with a pitched asphalt shingle roof, and the accessory structure includes wood siding painted to match the single family residence and a pitched asphalt shingle roof.

Floor Plans

The approved request showed that the existing single family residence is 2,085 square feet, and the accessory structure, which is used as an artist studio, is 156 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-21-0421:

Current Planning

- Resolution of Intent to complete in 3 years.
- Applicant is advised that the reduced setbacks may require additional fire rating improvements for the existing buildings; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review.
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

Applicant's Justification

The applicant indicates that the required conditions would not be an issue if the development of all parcels were currently planned. However, at this time, only the southerly R-1 zoned parcel (Lot 1, 19,444 square feet) is to be developed and the drainage and traffic study is unnecessary for the creation of the lot. The applicant is requesting to defer the drainage and traffic studies until future development occurs on Lot 2 (14.8 acres) and when water restrictions are lifted to allow development to occur.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0421	Reclassified 0.3 acres to R-1 zoning and modified setbacks for an existing single family residence and accessory structures	Approved by BCC	November 2021
ZC-2036-96	Reclassified a portion of the site to R-E zoning for an 18 unit single family residential planned unit development	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	R-U	Undeveloped
South	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-1 & R-D	Single family residential
East	Public Use	P-F & C-1	Park, place of worship, retail building, & library
West	Public Use & Open Lands	P-F & R-U	Fire station & undeveloped

Related Applications

Application Number	Request
WS-23-0735	A waiver of development standards for sidewalk and street landscaping connecting to municipal water, drainage study, and full off-site improvements is a companion item on this agenda.
ET-23-400159 (NZC-21-0421)	First extension of time to reclassify 0.3 acres to R-1 zoning and modify setbacks for an existing single family residence and accessory structures 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

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

Public Works - Development Review

Staff has no objection to deferring the drainage study and traffic study so the parcel map can record. The applicant will have to comply with the conditions of this application once ready to develop.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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

- No comment.

Public Works - Development Review

- Drainage study shall be required with future development of Lot 2 of the recorded parcel map as determined by Public Works - Development Review;
- Traffic study shall be required with future development of Lot 2 of the recorded parcel map as determined by Public Works - Development Review.

TAB/CAC:

APPROVALS: 4 cards

PROTEST: 13 cards

COUNTY COMMISSION ACTION: January 3, 2024 – HELD – To 02/07/24 – per the applicant.

APPLICANT: BENGOCHEA FAMILY LIMITED PARTNERSHIP

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

RESIDENTIAL SUBDIVISION
(TITLE 30)

UPDATE
CASTALIA ST/COTTONWOOD DR
(RED ROCK)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0735-BENGOCHEA FAMILY LIMITED PARTNERSHIP:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive sidewalk and street landscaping; **2)** waive water connection; **3)** waive technical drainage study; and **4)** full off-site improvements in conjunction with a residential minor subdivision on a portion of 15.2 acres for a single family residential subdivision in an R-1 (Single Family Residential) Zone within the Red Rock Design Overlay District.

Generally located on the west side of Castalia Street and the north side of Cottonwood Drive within Northwest County. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

175-07-601-009; 175-07-701-005; 175-07-711-082

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate street landscaping including the detached sidewalk along Castalia Street where landscaping and detached sidewalks are required per Figure 30.64-17.
 - b. Eliminate street landscaping including the detached sidewalk along Cottonwood Drive where landscaping and detached sidewalks are required per Figure 30.64-17.
2. Waive the requirement for public water service connection where required per Section 30.52.100.
3. Waive the requirement for technical drainage study where required per Section 30.52.050.
4.
 - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Castalia Street where required per Chapter 30.52.
 - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Cottonwood Drive where required per Chapter 30.52.

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - EDGE NEIGHBORHOOD (UP TO 1 DU/AC)

NORTHWEST COUNTY (RED ROCK) - MID-INTENSITY SUBURBAN NEIGHBORHOOD
(UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3 Castalia Street
- Site Acreage
 - Modified Lot with Single Family Residence: 0.4
 - Remaining Lot: 14.8
- Number of Lots: 2
- Density (du/ac): 2.2 (reconfigured lot with existing single family residence)
- Minimum/Maximum Lot Size: 19,444 square feet (Lot 1)/14.8 acres (Lot 2)
- Project Type: Single family residence

Site History & Plan

A portion of the site was previously approved for a zone change, NZC-21-0421, to allow the R-1 zoning of the site. Subsequently a minor subdivision (MSM-23-600073) has been submitted which identifies 2 lots to be created. In addition to the rezoned area, development standards were waived for the existing single family residential development on Lot 1.

This request is to waive landscaping, water connection, and drainage study which are requirements of the minor subdivision mapping process, as well as partial off-site improvements for future development. The plans depict an existing 15.2 acre site that is currently 3 separate parcels and is proposed to be re-subdivided into 2 lots through MSM-23-600073. The proposed lots have access from Castalia Street or Cottonwood Drive. Lot 1 will have access from Cottonwood Drive and Castalia Street and is located to the east of the existing fire station. The proposed lot consists of the southern tip of APN 175-07-601-009, all of APN 175-07-711-082 with an existing single family residence, and all of APN 175-07-701-005, for a total of 19,444 square feet. Proposed Lot 2 consists of 14.8 acres and is the remnant of APN 175-07-601-009.

Landscaping

No landscaping or off-sites are proposed for the reconfigured lots at this time. Existing landscaping on APN 175-07-711-082, which includes a single family residence and accessory structure, will remain.

Applicant's Justification

The applicant indicates they are requesting to defer the improvement standards until after the drought and water connection moratorium from the Las Vegas Valley Water District is lifted. The water issue may be addressed at the time of any new residential building permits are submitted. Additionally, the applicant indicates Blue Diamond Village does not have street landscaping or sidewalks along the residential streets, and the posted speed limit is 25 mph. The applicant would like to match the existing street pattern within the village. The connection to municipal water, drainage study, traffic study, and remaining conditions of approval of NZC-21-042 would be met at the time of future development.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0421	Reclassified 0.3 acres to R-1 zoning and modified setbacks for an existing single family residence and accessory structures	Approved by BCC	November 2021
ZC-2036-96	Reclassified a portion of the site to R-E zoning for an 18 unit single family residential planned unit development	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	R-U	Undeveloped
South	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-1 & R-D	Single family residential
East	Public Use	P-F & C-1	Park, place of worship, retail building, & library
West	Public Use & Open Lands	P-F & R-U	Fire station & undeveloped

Related Applications

Application Number	Request
ET-23-400159 (NZC-21-0421)	First extension of time to reclassify 0.3 acres to R-1 zoning and modify setbacks for an existing single family residence and accessory structures is a companion item on this agenda.
WC-23-400175 (NZC-21-0421)	A waiver of conditions for drainage and traffic studies 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 typically does not support requests to eliminate street landscaping requirements. The request to eliminate street landscaping along Castalia Street and Cottonwood Drive will allow the site to match the existing developments within the immediate area. Therefore, staff can support this request.

Waivers of Development Standards #2

According to Title 30, water service shall be provided to all developments when the development is within the required distance to water and sewer. Due to the location of this site, water and sewer service are required at the time of the development, which includes the parcel map process. Connecting developments into existing public water and sewer service helps to ensure that the development will continuously have a safe and reliable water and sewer supply; therefore, staff typically recommends denial of requests to waive utility connections. However, in this case, future land use applications will be required to develop Lot 2 as shown on the proposed parcel map (with anything beyond a single family development) of this proposed subdivision. The water and sewer connections will be required at that time. Therefore, staff can support this request.

Public Works - Development Review

Waivers of Development Standards #3 & #4

Staff has no objection to deferring the drainage study and off-site improvement so the parcel map can record. The applicant will have to comply with the conditions of this application once ready to develop.

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 this application is for recordation of the parcel map only; water and sewer must be provided at time of development; and that land use applications for future development will be required and shall be in conformance with procedures and development standards in effect at the time of development.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0404-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS: 4 cards

PROTESTS: 12 cards

COUNTY COMMISSION ACTION: January 3, 2024 – HELD – To 02/07/24 – per the applicant.

APPLICANT: AMADOR BENGOCHEA

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

DRAFT