



# RED ROCK CITIZENS ADVISORY COUNCIL

## Blue Diamond Library

16A Cottonwood Drive  
Blue Diamond, NV 89004

April 26, 2023  
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 Meggan Holzer at 702-455-0341.
  - Supporting material is/will also be 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:    Evan Slawson, Chairperson                      Steffanie Gray, Vice Chairperson  
    Greg Bailey    Bob Matthews  
    Dallas Simonette

Secretary:                                      Electra Smith, 702-370-6297, [sandyvalleycac@gmail.com](mailto:sandyvalleycac@gmail.com)  
    Clark County Department of Administrative Services,  
    500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s):                              Meggan Holzer, 702-455-0341, [meggan@clarkcountynv.gov](mailto:meggan@clarkcountynv.gov)  
    Clark County Department of Administrative Services,  
    500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Council by majority vote.
- III. Approval of Minutes for March 29, 2023 (For possible action)
- IV. Approval of the Agenda for April 26, 2023 and Hold, Combine, or Delete any Items. (For possible action)

BOARD OF COUNTY COMMISSIONERS  
 JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair  
 MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
 KEVIN SCHILLER, County Manager

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 Services regarding upcoming L'Etape bike event, parking area near retention basin, and any other information from Clark County (for discussion only)

VI. Planning and Zoning

1. VS-23-0125-RED ROCK HWY 159, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between SR 159 and Windmill Lane (alignment), and between Nursery Street (alignment) and Forester Street (alignment) within Red Rock (description on file). JJ/md/syp (For possible action)

VII. General Business

1. Joshua Eddy will share information about the Red Rock Canyon 100k race that is planned for November 11, 2023 (for discussion only)

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: May 31, 2023

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>

**ATTACHMENT A  
RED ROCK CITIZENS ADVISORY COUNCIL  
ZONING AGENDA  
WEDNESDAY, 7:00 P.M., APRIL 26, 2023**

05/02/23 PC

1. **VS-23-0125-RED ROCK HWY 159, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between SR 159 and Windmill Lane (alignment), and between Nursery Street (alignment) and Forester Street (alignment) within Red Rock (description on file). JJ/md/syp (For possible action)

05/02/23 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

SR 159/NURSERY ST  
(RED ROCK)

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-23-0125-RED ROCK HWY 159, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between SR 159 and Windmill Lane (alignment), and between Nursery Street (alignment) and Forester Street (alignment) within Red Rock (description on file). JJ/md/syp (For possible action)

RELATED INFORMATION:

**APN:**  
175-16-501-001; 175-16-501-003

**LAND USE PLAN:**  
NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 33 foot wide government patent easements located along the north, east, and west portions of the subject parcels. The patent easements are no longer necessary for right-of-way or utility purposes.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Open Lands	R-U	Undeveloped
South	Outlying Neighborhood (up to 0.5 du/ac)	H-2	Undeveloped
East & West	Open Lands	H-2	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that 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 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Right-of-way dedication to include 30 feet for Windmill Lane and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DEAN BRYAN

**CONTACT:** JAMES STOVALL, 7065 W. ANN ROAD, SUITE 130-338, LAS VEGAS, NV 89130



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> <b>VACATION &amp; ABANDONMENT (vs)</b> <input checked="" type="checkbox"/> <b>EASEMENT(S)</b> <input type="checkbox"/> <b>RIGHT(S)-OF-WAY</b> <input type="checkbox"/> <b>EXTENSION OF TIME (ET)</b> (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	<b>APP. NUMBER:</b> <u>VS-23-0125</u> <b>DATE FILED:</b> <u>3/8/23</u> <b>PLANNER ASSIGNED:</b> <u>MNO</u> <b>TAB/CAC:</b> <u>REDRock</u> <b>TAB/CAC DATE:</b> <u>4/26/23</u> <b>PC MEETING DATE:</b> <u>5/2/23 @ 7:00 P.M.</u> <u>@ 7:00 P.M.</u> <b>BCC MEETING DATE:</b> <u>—</u> <b>FEE:</b> <u>\$875.<sup>00</sup></u>
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PROPERTY OWNER	<b>NAME:</b> <u>RED ROCK HWY 159, LLC</u> <b>ADDRESS:</b> <u>12124 KITE HILL LANE</u> <b>CITY:</b> <u>LAS VEGAS</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89138</u> <b>TELEPHONE:</b> <u>702-379-9866</u> <b>CELL:</b> _____ <b>E-MAIL:</b> <u>dean@bryanconst.com</u>
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APPLICANT	<b>NAME:</b> <u>DEAN BRYAN</u> <b>ADDRESS:</b> <u>4485 WEST SUNSET ROAD</u> <b>CITY:</b> <u>LAS VEGAS</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89118</u> <b>TELEPHONE:</b> _____ <b>CELL:</b> <u>702-379-9866</u> <b>E-MAIL:</b> <u>dean@bryanconst.com</u> <b>REF CONTACT ID #:</b> _____
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CORRESPONDENT	<b>NAME:</b> <u>James Todd Stovall PLS - Stovall Surveying</u> <b>ADDRESS:</b> <u>7065 W Ann Road Ste 130-338</u> <b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89130</u> <b>TELEPHONE:</b> <u>702-419-3432</u> <b>CELL:</b> <u>702-419-3432</u> <b>E-MAIL:</b> <u>stovallsurvey@gmail.com</u> <b>REF CONTACT ID #:</b> _____
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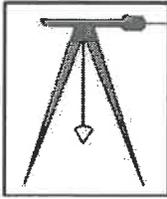
**ASSESSOR'S PARCEL NUMBER(S):** 175-16-501-001 , 175-16-501-003

**PROPERTY ADDRESS and/or CROSS STREETS:** Blue Diamond HWY 159

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.

<p><u>Dean Bryan for RedRock Hwy 159, LLC</u>  <b>Property Owner (Signature)*</b></p> <p>STATE OF NEVADA          COUNTY OF <u>CLARK</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>JUNE 9, 2022</u> (DATE)          By <u>R. DEAN BRYAN</u>          NOTARY PUBLIC: <u>Jocelyn King</u></p>	<p><u>R. Dean Bryan for RedRock Hwy 159, LLC</u>  <b>Property Owner (Print)</b></p> <div style="border: 1px solid black; padding: 5px; text-align: center;">   <b>JOCELYN KING</b>          Notary Public, State of Nevada          Appointment No. 04-90330-1          My Appt. Expires Jul 15, 2024       </div>
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**\*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.



## STOVALL SURVEYING LLC

7065 W ANN ROAD SUITE 130-338

LAS VEGAS, NEVADA 89130

(702)419-3432 [stovallsurvey@gmail.com](mailto:stovallsurvey@gmail.com)

June 29, 2022

Clark County Current Planning 500 S Grand Central Pkwy  
Las Vegas, NV 89155

**RE: APN-175-16-501-001 AND APN 175-16-501-003**

To Whom It May Concern:

Stovall Surveying, on behalf of the applicant, Red Rock Highway LLC, is submitting a vacation for existing patent easements located on a portion of APN 175-16-501-001 & 175-16-501-003 lying North of Highway 159, that are remaining from previous BLM sales. As the parcels are being developed, right-of-way will be dedicated to Clark County where necessary, making the patent easements no longer necessary. Right of way will be dedicated where appropriate on the associated Parcel Map for this project. The Patent Easement requesting vacation is:

- Patent Easement Doc#347:28047 Patent No. 1222457
- Patent Easement Doc#347:28048 Patent No. 1222456

We are hopeful that this letter satisfactorily describes our intent. If you have any questions or need any additional information, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink that reads "James T. Stovall". The signature is written in a cursive, slightly slanted style.

James Todd Stovall PLS  
Stovall Surveying LLC  
(702)419-3432

PLANNER  
COPY