



**Mountain Springs Citizens Advisory Council**  
**Bronco Rodeo Site**  
**10877 Mt. Potosi Canyon Rd.**  
**Mountain Springs, NV 89161**

August 9, 2023  
 6:00pm

**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 Board/Council members for this meeting may be requested from Lara McAdam at 702-592-1441.
  - Supporting material is/will 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 <https://clarkcountynv.gov/MountainSpringsCAC>

Board/Council Members: Tanya Harrah, Chairperson Douglas Thompson  
 Chase Bustos, Vice Chairperson Paul Whissel

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.

**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

- III. Approval of Minutes from the meeting of February May 10, 2023 (For possible action)
- IV. Approval of Agenda for August 9, 2023 and Hold, Combine or Delete Any Items (For possible action)
- V. Informational Items
  - 1. Receive a report from Metro regarding activity and statistics during the past month and other area policing concerns (for discussion only)
  - 2. Receive a report from BLM Law Enforcement about recent events in the area and public lands policing concerns (for discussion only)
  - 3. Receive a report from the United States Forest Service about fire, law enforcement, and other forest related concerns (for discussion only).
  - 4. Receive a report from Mountain Springs Volunteer Fire Department. (for discussion only).
  - 5. Receive a report from Clark County Administrative Services regarding updates from NDOT, clean-up recap, Transform Clark County, and any other updates from Clark County (for discussion only).

VI. Planning & Zoning

1. **ET-23-40085 (UC-18-1000)-POTOSI LTD:**

**DESIGN REVIEWS FIRST EXTENSION OF TIME** for the following: 1) single family residential development; and 2) preliminary grading plan and alternative development standards within a Hillside Development area on 208.8 acres in an R-U (Rural Open Land) Zone in the Spring Mountain Overlay District. Generally located on the south side of Mt. Potosi Canyon Road, 8 miles southwest of SR160 within the Mountain Springs Planning Area. JJ/mh/syp (For possible action) **8/16/23 BCC**

VII. General Business

None

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.

IV. Next Meeting Date: November 15 , 2023.

X. Adjournment.

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

Mountain Springs Fire Station, 18500 State Highway 160, Mountain Springs, NV 89161

Bronco Rodeo Office, 10877 Mt. Potosi Canyon Road, Mountain Springs, NV 89161

<https://notice.nv.gov>

<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



# Mountain Springs Citizens Advisory Council

May 10, 2023

## MINUTES

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Board Members: Tanya Harrah, Chairperson Chase Bustos, Vice Chairperson  
Douglas Thompson Paul Whissel

Secretary: Electra Smith, 702-370-6297, sandyvallycac@gmail.com  
Clark County Department of Administrative Services,  
500 S. Grand Central Parkway, 6<sup>th</sup> Floor, Las Vegas, Nevada 89155

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

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- I. Call to Order, Pledge of Allegiance, Roll Call  
**The meeting was called to order at approximately 6:00pm.**  
**All members - present**
- II. Public Comment  
**Concerns were expressed about the traffic delays due to the L'Etape race. Meggan responded that this was the first year for this race and it was a learning experience for all of the agencies that were involved. Meggan received the input from the community and committed to better communication and notification before the next race.**  
**Jessie Pearson, Director of Potosi Pines Camp, introduced herself to the community.**
- III. Approval of Minutes from February 15, 2023  
**Moved by: Douglas Thompson**  
**Action: Approved**  
**Vote: 4-0; Unanimous**
- IV. Approval of Agenda for May 10, 2023  
**Moved by: Paul Whissel**  
**Action: Approved**  
**Vote: 4-0; Unanimous**
- V. Informational Items
  1. Receive a report from Metro regarding activity and statistics during the past month and other area policing concerns (for discussion only)  
**No report.**

2. Receive a report from BLM Law Enforcement about recent events in the area and public lands policing concerns (for discussion only)

**No report.**

3. Receive a report from United States Forest Service about fire, law enforcement, and other forest related concerns (for discussion only)

**No report.**

4. Receive a report from Clark County Administrative Services regarding updates from NDOT (speed reader sign, lights at Potosi intersection, accident statistics), review L'Etape race, status of solar projects in the area (Ford Bronco Raptor Valley project) location for August CAC meeting, and any other updates from Clark County. (for discussion only)

**Meggan has not received a response from NDOT yet regarding the speed reader signs or the additional "residential area" signs. NDOT's accident statistics are only available through 2020, but Meggan will provide the information once the newer statistics are posted. Meggan will follow up regarding the light at the Mt. Potosi intersection. Meggan shared information about the Ford Bronco Raptor project that will include a site in Sandy Valley.**

- VI. Planning & Zoning

**None**

- VII. General Business

**None**

- VIII. Comments by the General Public

**Chuck Hoover reported on fire department calls in Mountain Springs. He reported 20 calls so far this year and 90 calls last year. They now have 4 volunteers. The Forest Service Crew will be staffing the station full-time in the next few weeks.**

**Meggan will coordinate a clean-up for Memorial Day weekend and will see if it is possible to include a household hazardous truck.**

- IX. Next Meeting Date

**The next meeting will be August 9, 2023**

- X. Adjournment

**The meeting was adjourned at approximately 6:35 pm**

**ATTACHMENT A**  
**MOUNTAIN SPRINGS CITIZENS ADVISORY BOARD**  
**ZONING AGENDA**  
**WEDNESDAY, 6:00 P.M., AUGUST 9, 2023**

08/16/23 BCC

1. **ET-23-400085 (UC-18-1000)-POTOSI LTD:**  
**DESIGN REVIEWS FIRST EXTENSION OF TIME** for the following: 1) single family residential development; and 2) preliminary grading plan and alternative development standards within a Hillside Development area on 208.8 acres in an R-U (Rural Open Land) Zone in the Spring Mountain Overlay District. Generally located on the south side of Mt. Potosi Canyon Road, 8 miles southwest of SR160 within the Mountain Springs Planning Area. JJ/mh/syp (For possible action)

HILLSIDE DEVELOPMENT  
(TITLE 30)

SR 160/MT. POTOSI CANYON RD  
(MT. SPRINGS)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-23-400085 (UC-18-1000)-POTOSI LTD:**

**DESIGN REVIEWS FIRST EXTENSION OF TIME** for the following: **1)** single family residential development; and **2)** preliminary grading plan and alternative development standards within a Hillside Development area on 208.8 acres in an R-U (Rural Open Land) Zone in the Spring Mountain Overlay District.

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RELATED INFORMATION:

**APN:**

195-12-000-004 through 195-12-000-013

**LAND USE PLAN:**

NORTHWEST COUNTY (MOUNTAIN SPRINGS) - OPEN LAND

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 208.8
- Number of Lots/Units: 104
- Density (du/ac): 0.5
- Minimum/Maximum Lot Size (square feet): 22,051/87,589
- Project Type: Single family development

Site Plans

The approved plans consist of a 104 lot single family residential development on approximately 208.8 acres for a density of 0.5 dwelling units per acre. The site is privately owned and zoned R-U. The site is completely surrounded by U.S. Forest Service lands that are also zoned R-U. Access to the site will be through Mt. Potosi Canyon Road, an RS 2477 road that connects to SR 160 (Pahrump Highway). This main access road is currently a dirt road which will be improved with a 32 foot wide drivable surface within 60 feet of dedication. All roads within the proposed subdivision are shown as private and will be developed to non-urban street standards with a 32 foot wide drivable surface.

The applicant indicated the single family residences are proposed to be custom homes; therefore, there are no elevations or floor plans submitted with this request. The site is located within the Hillside Development (slopes greater than 12%) and as part of the design review request, Title 30 allows alternatives to the development standards contained within Chapters 30.52 and 30.40 which may be established with the approval of a design review, in lieu of a waiver of development standards, for street improvements and design. The applicant requested modified standards such as, but not limited to:

- Reduced lot area
- Waiving full off-site improvements along the internal private streets
- Two over-length cul-de-sacs
- Increased block length
- Street slopes greater than 6%

#### Hillside Disturbance

The approved plans include a preliminary grading plan showing the percentage of the undisturbed and disturbed slope areas. Portions of this site exceed slopes that are in excess of 12%, including areas that surpass 25%. Title 30 requires slopes between 12% and 25% to be maintained 50% undisturbed (the plans show 48% disturbance) and slopes greater than 25% to be maintained 35% undisturbed (the plans show 18% disturbance). The approved plans indicate that the proposed project meets the Hillside Development Code. The applicant stated that the site will be graded per Code requirements and the residential pads are the only area planned to be graded to minimize site disturbance of the natural areas.

#### Landscaping

A network of common open space is located throughout the development which will include walking paths, picnic tables, shade structures, and future amenities. The total amount of open space was depicted at 101.3 acres.

The single family residences are proposed to be custom homes; therefore, there are no elevations or floor plans submitted with this request.

#### Signage

Signage is not a part of this request.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-18-1000:

#### Current Planning

- Maximum of 104 lots;
- Design review as a public hearing to review and address final grading plan;
- Enter into a Development Agreement to mitigate impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners;

- Qualified in the Development Agreement, fire suppression water tanks to be bonded and completed before permitting, and thereafter maintained throughout the project;
- Design review as a public hearing for each lot;
- Water study;
- Emergency helipad;
- Studies regarding fire, law enforcement, and medical safety;
- Fire protection to include sprinklered homes 2 water reservoirs, two 200,000 gallon tanks, and a lake where/if feasible;
- HOA to maintain private roads;
- Development Agreement to return to the CAC as a public hearing;
- 30 feet to 50 feet of defensible space around development for prevention of wildland fires.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

#### Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division;
- Applicant to apply for a public access easement and provide a paved all weather access to the project, with the public termination of said access to be approved by Public Works, and to be constructed with a minimum of 32 feet of paving;
- Applicant shall secure the necessary approval from all landowners impacted by the proposed access roadway.
- Applicant is advised that access to the site where the proposed road splits from the access commonly known as Potosi Road or Mt. Potosi Canyon Road may not be accepted as public right-of-way; that any public street over 150 feet in length must terminate in a County-approved turn-around; and that due to the complex nature of access to the property that additional requirements may arise during the technical studies and off-site permits.

#### Clark County Water Reclamation District (CCRWD):

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

#### Applicant's Justification

The applicant is coordinating with the United States Forest Service and United States Department of Agriculture since the project site is surrounded by federally owned land. Since approval of the application, the applicant has also worked with the Public Works Department to submit the required applications and plans to the Forest Service. A meeting is being scheduled



with Public Works and the Forest Service regarding the right-of-way that affects the surrounding properties. The applicant is requesting a 4 year extension of time to ensure that all approvals, permits, and technical studies are completed so that the project can commence.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-18-1000	Single family residential development within a Hillside Development area, with preliminary grading plan and alternative development standards	Approved by BCC	July 2019
TM-18-500230	Subdivision consisting of 104 single family residential lots and common lots on 208.8 acres	Approved by BCC	July 2019
UC-1163-07	Single family residential development within a Hillside Development area, with waivers for off-site improvements (excluding paving) and landscaping and screening requirements on a portion of this site - expired	Approved by PC	January 2008
TM-0273-07	Subdivided a portion of this site into 104 lots - expired	Approved by PC	January 2008
TM-0425-05	Subdivided a portion of this site into 104 lots - held and expired	N/A	N/A
UC-0229-04	112 room spa/retreat with incidental uses, waiver for alternative landscaping within a Hillside Development area on a portion of this site - expired	Approved by PC	March 2004
ZC-1643-99	Reclassified C-2 and M-1 zoning on a portion of this site for a hotel, bottling plant, and other ancillary uses - expired	Withdrawn	N/A

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Open Lands	R-U	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

The applicant has made progress toward the commencement of the project, coordinating with the Public Works Department and United States Forest Service to resolve issues related to the right-of-way access road. An application with Public Works was completed (PW20-990122) and sent to the Bureau of Land Management for review. The applicant has continued to work with the relevant parties to ensure that the project is completed in a timely manner. While staff acknowledges the scope of the project and the involvement of multiple federal agencies, staff does not support an extension of 4 years. There is not an active tentative map for the development, the County has adopted a new Master Plan since the approval of this development, and a new zoning Code has been adopted. Staff can support a 2 year extension of time.

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

**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**

- Until July 17, 2025 to commence.
- 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; 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**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** POTOSI LTD. NEVADA LIMITED PARTNERSHIP

**CONTACT:** LEBENE AIDAM-OHENE, BROWN, BROWN, & PREMSRIRUT, 520 S. FOURTH STREET #200, LAS VEGAS, NV 89101