



**Mountain Springs Citizens Advisory Council  
18500 State Highway 160  
Mountain Springs, NV 89161**

May 15, 2024  
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 Paul Wessel  
Chase Bustos, Vice Chairperson

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 from the meeting of March 13, 2024 (For possible action)

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

IV. Approval of Agenda for May 15, 2024 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 NDOT request updates, L'Etape race, and any other updates from Clark County (for discussion only).

VI. Planning & Zoning

1. **TM-24-50030-POTOSI LTD:**

**TENTATIVE MAP** consisting of 104 single family residential lots and 8 common lots on 209.4 acres in an RS80 (Residential Single-Family 80) Zone within the Spring Mountain (Part I) Overlay. Generally located on the south side of SR 160 and the east side of Mt. Potosi Canyon Road within Mountain Springs. JJ/hw/ng (For possible action) **05/21/24**

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.

IV. Next Meeting Date: July 10, 2024.

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

<https://notice.nv.gov>

<https://notice.nv.gov>



# Mountain Springs Citizen Advisory Council

March 13, 2024

## Minutes

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

Secretary: Electra Smith, (702) 370-6297, sandyvalleycac@gmail.com  
Business Address: 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  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th 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 6:07 pm by Chase Bustos, Vice Chairperson. Paul Whissel and Chase Bustos were present. Tanya Harrah came in at II. 2.**
- II. Public Comment  
**There was none**
- III. Approval of Agenda for March 13, 2024.  
**Moved by: Paul Whissel**  
**Action: Approved**  
**Vote: 2-0/ Unanimous**
- IV. Informational Items
  1. Received a report from Metro regarding activity and statistics during the past month and other area policing concerns.  
**Office Khachatryan introduced himself and announced Coffee with a Cop on March 23 at Starbucks in Jean along with sharing their facebook page.**
  2. Receive a report from BLM Law Enforcement about recent events in the area and public lands policing concerns.  
**There was none**
  3. Received a report from the Mountain Springs Volunteer Fire Department regarding recent calls for service and other fire prevention and safety issues (for discussion only).  
**Chief Chuck Hoover reported the volunteers are in Mountain Springs 50% of the time and shared last year's total calls and this year's status.**
  4. Received a report from Clark County Administrative Services regarding updates from US Forest Service, Memorial Day weekend clean-up, sidewalk vending ordinance, CAC vacancies,

upcoming L'Etape race, 2024 calendar, and any other updates from Clark County. (for discussion only)

**Meggan stated she spoke to the Area Manager of US Forest Service regarding a new fire station grant and they are waiting on water study. Clark County was told by the state to write an ordinance regarding sidewalk vendors, this writing is open for public comments. There are vacancies for the CAC Board. Meggan announced L'Etape is scheduled for May 5th, she will be working on a pilot car and all concerns discussed.**

VI. Planning and Zoning  
**None**

VII. General Business  
**None**

VIII. Comments by the General Public; **Robert Monaco stated he and his wife met with Debra McNeil of US Forest Service. He understood her to say there were no more options and they were concerned with the water basin to draw from and was told it was going to be 17 million dollars and have 8 acres of paving. They proposed a Freedom of Info Request. Concerns were the size of the station and the water taken from the aquifer. Paul mentioned a cell tower project that did not come to the county. It was state to have the next meeting at Mountain Springs Saloon.**

IX. Next Meeting Date: **July 10, 2024**

X. Adjournment  
**The meeting was adjourned at 6:55 pm.**

**ATTACHMENT A**  
**MOUNTAIN SPRINGS CITIZENS ADVISORY BOARD**  
**ZONING AGENDA**  
**WEDNESDAY, 6:00 P.M., MAY 15, 2024**

05/21/24 PC

1. **TM-24-500030-POTOSI LTD:**  
**TENTATIVE MAP** consisting of 104 single family residential lots and 8 common lots on 209.4 acres in an RS80 (Residential Single-Family 80) Zone within the Spring Mountain (Part I) Overlay. Generally located on the south side of SR 160 and the east side of Mt. Potosi Canyon Road within Mountain Springs. JJ/hw/ng (For possible action)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-24-500030-POTOSI LTD:**

**TENTATIVE MAP** consisting of 104 single family residential lots and 8 common lots on 209.4 acres in an RS80 (Residential Single-Family 80) Zone within the Spring Mountain (Part I) Overlay.

Generally located on the south side of SR 160 and the east side of Mt. Potosi Canyon Road within Mountain Springs. JJ/hw/ng (For possible action)

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RELATED INFORMATION:

**APN:**

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

**LAND USE PLAN:**

NORTHWEST COUNTY (MOUNTAIN SPRINGS) - OPEN LANDS

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 209.4
- Project Type: Single family detached residential subdivision
- Number of Lots: 104
- Density (du/ac): 0.5
- Minimum/Maximum Lot Size (gross & net square feet): 22,051 (0.5 acres)/1,636,591 (37.6 acres)

The plans depict a single family residential detached development totaling 104 single family lots and 8 common lots on 209.4 acres located on the south side of SR 160 and the east side of Mt. Potosi Canyon Road. The density of the overall development is shown at 0.5 dwelling units per acre. The lots range in size from a minimum gross and net acreage of 22,051 square feet, or about 0.5 acres, up to a maximum gross and net acreage of 1,636,591 square feet, or approximately 37.6 acres. The development will have access from a public access road (RS-2477) that will connect to Mt. Potosi Canyon Road which further connects with SR 160. The lots within the subdivision will be served by 51 foot and 60 foot wide internal private streets that will move with the topography of the land. The drivable sections of the private streets will vary between 32 feet and 36 feet with trail and utility easements located to the side of the drivable section. A main internal street will wind through the development with some side streets extending off and terminating in cul-de-sacs. The plans indicate that water will be provided locally and each will have a septic tank. The plans also show that landscaping will be provided in 6 foot landscaping strips on each side of the main internal private street or within designated common element areas.

The landscaping will consist primarily of large trees and various 5 gallon shrubs. The plans indicate that Common Elements A through F will serve as open space or active areas and will be artificially landscaped while Common Elements G and H will have their natural vegetation and environs undisturbed. Due to the location and topography of the site, grading can vary by lot and will be evaluated on a lot by lot basis, per UC-18-1000.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-23-400085 (UC-18-1000)	First extension of time for a single family residential planned unit development with alternative development standards within a Hillside development area	Approved by BCC	August 2023
TM-18-500230	104 lot single family residential subdivision map - expired	Approved by BCC	July 2019
UC-18-1000	Single family residential planned unit development with alternative development standards within a Hillside development area	Approved by BCC	July 2019
TM-0273-07	Single family residential subdivision consisting of 104 lots on 209 acres - expired	Approved by PC	January 2008
UC-1163-07	104 lot single family residential subdivision with alternative development standards within a Hillside area - expired	Approved by PC	January 2008
TM-0425-05	104 lot single family residential subdivision map - expired	Held No Date	September 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Open Lands	RS80 (SMO-I)	Undeveloped (U.S. Forest Service Land)

**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 tentative map meets the requirements as outlined in Title 30. Additionally, the request matches the layout of the previous land use application (UC-18-1000), that application is still active, and the site is compliant, so far, with the conditions of that application. For these reasons, 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;
- 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 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.

### **Building Department - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided.

### **Fire Prevention Bureau**

- Provide water purveyor and underground lines for explain how required fire flow can be met.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

### **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:** POTOSI LTD. NEVADA LIMITED PARTNERSHIP  
**CONTACT:** LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE  
#200, LAS VEGAS, NV 89118

DRAFT



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 195-12-000-004 through 013

PROPERTY ADDRESS/ CROSS STREETS: St. HWY 160 and Mt. Potosi Canyon Road

### DETAILED SUMMARY PROJECT DESCRIPTION

Proposing a 104 single family residential Subdivision on approximately 209.77 acres

### PROPERTY OWNER INFORMATION

NAME: Potosi LTD  
ADDRESS: 8470 S. Monte Cristo Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89113  
TELEPHONE: 702.596.4422 CELL \_\_\_\_\_ EMAIL: augiefromvegas@aol.com

### APPLICANT INFORMATION

NAME: Augie  
ADDRESS: 8470 S. Monte Cristo Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.596.4422 CELL \_\_\_\_\_ EMAIL: augiefromvegas@aol.com

### CORRESPONDENT INFORMATION

NAME: LR Nelson Consulting Engineers Attn:Aimee English  
ADDRESS: 6765 W. Russell Road Ste# 200  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-798-7978 CELL 702-682-7933 EMAIL: aimee.english@lneng.com

\*Correspondent will receive all project communication

(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 and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature]  
Property Owner (Signature)\*

Augie Bustos  
Property Owner (Print) G.P.

3/5/24  
Date

### DEPARTMENT USE ONLY:

- |                              |                             |                              |                               |  |                             |                             |
|------------------------------|-----------------------------|------------------------------|-------------------------------|--|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN            | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC            | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input checked="" type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) TM-24-500030

PC MEETING DATE 5/21/24

BCC MEETING DATE \_\_\_\_\_

TAB/CAC LOCATION Mountain Springs DATE 5/15/24

ACCEPTED BY [Signature]

DATE 3/25/24