



# RED ROCK CITIZENS ADVISORY COUNCIL

## Blue Diamond Library

16A Cottonwood Drive  
Blue Diamond, NV 89004

February 26, 2025  
7:00pm

### AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Council may combine two (2) or more agenda items for consideration.
- The Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Council members for this meeting may be requested from Electra Smith at 702-370-6297.
  - Supporting material is also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available at <http://clarkcountynv.gov/RedRockCAC>

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

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 January 29, 2025 (For possible action)

IV. Approval of the Agenda for February 26, 2025 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 any updates from Clark County. (for discussion only)

VI. Planning and Zoning

**ZC-25-0078-HOUCK, JEREMIAH SETH & SAMANTHA SUZANNE:**

**ZONE CHANGE** to reclassify 2.36 acres from an H-2 (General Highway Frontage) Zone and an RS80 (Residential Single-Family 80) Zone to an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located on the west side of Cote Road, 260 feet south of Blue Diamond Road within Red Rock (description on file). JJ/rk (For possible action) **03/19/25 BCC**

VII. General Business

1. Ryan Cooper will share information and answer questions about the Ultra X Nevada race being planned for October 20-24, 2024 (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: March 26, 2025

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

## MINUTES

January 29, 2025

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

Secretary:                                      Electra Smith, 702-370-6297, [sandyvalleycac@gmail.com](mailto:sandyvalleycac@gmail.com)

County Liaison(s):                      Meggan Holzer, 702-455-0341, [meggan@clarkcountynv.gov](mailto:meggan@clarkcountynv.gov)

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I. Call to Order, Pledge of Allegiance, and Roll Call

**The meeting was called to order at 7:00 p.m. by Meggan Holzer.**

**Evan Slawson, Steffanie Gray, Greg Bailey, Thomas Seubert and Bob Matthews were present.**

II. Public Comment

**None**

III. Approval of Minutes for September 25, 2024.

**Moved by: Greg Bailey**

**Action: Approved**

**Vote: 5-0/ Unanimous**

IV. Approval of the Agenda for January 29, 2025.

**Moved by: Steffanie Gray**

**Action: Approved**

**Vote: 5-0/ Unanimous**

V. Informational Items

1. Welcome new member (for discussion only)
2. Elect a Chair and Vice Chair of the Red Rock CAC (for possible action)1.
3. Receive a report from Las Vegas Valley Water District regarding the current well levels, status of the Blue Diamond Water System and other related concerns (for discussion only)  
**Jordan Bunker reported the N well at 12.16 and the S well at 11.92. No leaks, no breaks.**
4. Receive a report from Metro regarding activity and statistics during the past month and other area policing concerns (for discussion only)  
**Officer Bone, reported they have been approved for a new side by side and with it will be educating and enforcing OHV laws and safety.**
5. 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)  
**John Prescott reported TrailHead will have access gates and Red Springs will have an automatic gate. Catrina Williams added the Legacy Trail phase 1 is out to bid and they have a new District Manager.**
6. Receive a report from BLM Law Enforcement about recent events in the area and Public Lands policing

concerns (for discussion only)

**None**

7. Receive a report from Clark County Administrative Service regarding the Red Rock Legacy Trail Phase 1 parking lot and signal at the intersection of Charleston and Sky Vista, scheduling of H-2 zone changes, and any other updates from Clark County. (for discussion only)

**Meggan Holzer stated in conjunction with phase 1 of the Legacy Trail; the parking lot and the signal at Charleston & Sky Vista are also out to bid. She also added the H2 zone changes planned for the lots off Blue Diamond will come in front of the CAC when ready.**

## VI. Planning and Zoning

### 1. **PA-24-700030-RED ROCK RV PARK, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from Outlying Neighborhood (ON) to Neighborhood Commercial (NC) on 2.94 acres of a 16.27 acre site.

Generally located on the northwest corner of State Route 160 and State Route 159 within Red Rock. JJ/gc (For possible action)

**02/05/25 BCC**

### 2. **UC-24-0594-RED ROCK RV PARK, LLC:**

**USE PERMITS** for the following: 1) recreational vehicle park; and 2) recreational facility.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce buffering and screening.

**DESIGN REVIEW** for a proposed recreational vehicle park, gas station, and tavern on 23.53 acres in an RS80 (Residential Single-Family 80) Zone and a CG (Commercial General) Zone within the Red Rock Overlay.

**02/05/25 BCC**

### 3. **ZC-24-0593-RED ROCK RV PARK, LLC:**

**ZONE CHANGES** for the following: 1) reclassify 20.59 acres from an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage) Zone to an RS80 (Residential Single-Family 80) Zone; and 2) reclassify 2.94 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Red Rock Overlay.

Generally located on the north side corner of State Route 160 and south of State Route 159 within Red Rock (description on file). JJ/jud (For possible action)

**02/05/25 BCC**

**PZ 1-3 No representation. Forward to the Commission with no recommendations.**

## VII. General Business

1. Receive the Red Rock CAC Bylaws (for discussion only)

**Meggan passed out bylaws.**

2. Review the 2025 calendar (for possible action)

**Moved by: Greg Bailey**

**Action: Approved as presented**

**Vote: 5-0/Unanimous**

## VIII. Comments by the General Public

**The Division of Forestry announced the potential of projects, such as hazardous waste removal to be funded by collaborating with other state and federal programs.**

## IX. Next Meeting Date: **February 26, 2025**

## X. Adjournment

**The meeting was adjourned at 7:25pm.**

**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., FEBRUARY 26, 2025**

03/19/25 BCC

1. **ZC-25-0078-HOUCK, JEREMIAH SETH & SAMANTHA SUZANNE:**  
**ZONE CHANGE** to reclassify 2.36 acres from an H-2 (General Highway Frontage) Zone and an RS80 (Residential Single-Family 80) Zone to an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located on the west side of Cote Road, 260 feet south of Blue Diamond Road within Red Rock (description on file). JJ/rk (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0078-HOUCK, JEREMIAH SETH & SAMANTHA SUZANNE:**

**ZONE CHANGE** to reclassify 2.36 acres from an H-2 (General Highway Frontage) Zone and an RS80 (Residential Single-Family 80) Zone to an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay.

Generally located on the west side of Cote Road, 260 feet south of Blue Diamond Road within Red Rock (description on file). JJ/rk (For possible action)

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RELATED INFORMATION:

**APN:**

175-15-701-014

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 8521 Cote Road
- Site Acreage: 2.36
- Existing Land Use: Single-family residence

Site Plan

This is a zone change request with no plans submitted. The site is approximately 2.3 acres in size and is located on the west side of Cote Road and just south of Blue Diamond Road.

Applicant's Justification

The applicant states the request is needed in order to pull permits in the future and clean-up the zoning on the site. Furthermore, the request is compatible with the surrounding area as there are multiple RS80 zoned properties. The applicant indicates that the proposed zone change will allow the site to maintain its rural feel.

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0259	Residential boarding facility and horse riding/rental stables, reduced lot area, allowed an accessory agricultural building in the front yard, increased accessory building height, and waived the required trees along all sides and rear property lines in conjunction with a single-family residence - expired	Approved by BCC	July 2021
ET-21-400073 (UC-18-0913)	Extension of time for a residential boarding facility and horse riding/rental stables, reduced lot area, allowed an accessory agricultural building in the front yard, increased accessory building height, and waived the required trees along all sides and rear property lines in conjunction with a single-family residence - expired	Approved by BCC	July 2021
ET-19-400164 (NZC-0664-16)	Extension of time to reclassify the project site to R-E zoning for a proposed single-family residential development, waiver for full off-site improvements, and design reviews for a residential boarding stable, and a preliminary grading plan in conjunction with a hillside development - expired	Approved by BCC	February 2020
WS-19-0215	Full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) in conjunction with a single-family residence	Approved by BCC	May 2019
VS-19-0176	Vacated and abandoned patent easements and portions of right-of-way being Cougar Avenue, Eagle Ranch Drive, and Ford Avenue	Approved by PC	May 2019
UC-18-0913	Residential boarding and horse riding/rental stables, reduced lot area, allowed an accessory agricultural building in the front yard, increased accessory building height, and waived the required trees along all side and rear property lines in conjunction with a single-family residence	Approved by BCC	May 2019
NZC-0664-16	Reclassified this site and the surrounding area to R-E zoning for a proposed single-family residential development, waiver for full off-site improvements, and design reviews for a residential boarding stable, and a preliminary grading plan in conjunction with a hillside development	Approved by BCC	December 2016

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-2013-98	Vacated and abandoned Wigwam Avenue	Approved by BCC	February 1999

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands	H-2	Undeveloped
South	Outlying Neighborhood (up to 0.5 du/ac)	H-2 & RS80	Single-family residential
East	Outlying Neighborhood (up to 0.5 du/ac)	H-2 & RS80	Undeveloped
West	Open Lands	H-2 & RS80	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. The request for RS80 (Residential Single-Family 80) zoning is compatible with the surrounding area and is conforming to the ON (Outlying Neighborhood) land use category on the site. The request will comply with Policy NW-1.5 of the Master Plan which promotes maintaining the open, rural character of the Red Rock area, emphasizing the preservation of existing neighborhoods. For these reasons, staff finds the request for RS80 zoning is appropriate for this location.

This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code, current zoning violations or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications may require approval of additional land use applications.

**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:**

**Fire Prevention Bureau**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: SAMANTHA HOUCK**

**CONTACT: SAMANTHA HOUCK, 8521 COTE ROAD, LAS VEGAS, NV 89161**

DRAFT