



Red Rock Citizens Advisory Council

Blue Diamond Recreation Hall (Quonset Hut)

2 Village Boulevard
Blue Diamond, NV 89004

April 28, 2021
7:00 p.m.

AGENDA

NOTE:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Meggan Holzer at 702-455-0341 and is/will be available at the County's website at www.clarkcountynv.gov.
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to meggan@clarkcountynv.gov, before 5:00 pm on April 28, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board Members: Chair, Barbara Luke Vice Chair, Evan Slawson
 Trent Billingsley Bob Matthews Pauline van Betten

Secretary: Lara McAdam, LaraTAB.CAC@gmail.com, 702-592-1441

County Liaison: Meggan Holzer, Meggan@clarkcountynv.gov, 702-455-0341

I. Call to Order, Pledge of Allegiance, 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 Board/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 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 Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

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

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III. Approval of Minutes from the meeting of March 31, 2021 (For possible action)

IV. Approval of Agenda for April 28, 2021 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 an update on the Red Rock Bike Trail from a representative of the Red Rock Trail Partnership (for discussion only)
4. Receive a report from BLM regarding current and upcoming projects, information about the Red Rock Canyon National Conservation Area, and other updates about Public Lands in the area (for discussion only)
5. Receive a report from Clark County Administrative Services regarding traffic/road issues and possibilities in Blue Diamond, land fill update, status of the Lands Bill, and any other updates from Clark County (for discussion only)

VI. Planning & Zoning

1. **WS-21-0099-ROMERO, ZACHARY R. & GULLEY, KATHRYN L.:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone in the Red Rock Design Overlay District. Generally located on the west side of Allegro Street, 60 feet south of Arroyo Road within Red Rock. JJ/jor/jo
(For possible action) **PC 5/4/21**

VII. General Business

1. Receive a report from Nevada Highway Patrol – Commercial Division regarding truck traffic and enforcement on SR 159 (for discussion only)
2. Discuss the current phase of the Transform Clark County Master Plan & Development Code rewrite process, focusing on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities. This is your opportunity to provide feedback to the County on the process and to ensure the updated Master Plan reflects what's important to your community. (for discussion only)

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/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 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 Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

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IX. Next Meeting Date: May 26, 2021

X. Adjournment

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

Blue Diamond Rec Hall, 2 Village Blvd, Blue Diamond, NV 89004
Blue Diamond Library, 14 Cottonwood Dr, Blue Diamond, NV 89004
Blue Diamond Post Office, 2 Diamond St, Blue Diamond, NV 89004
Blue Diamond Village Market, 1 Village Blvd, Blue Diamond, NV 89004
Calico Basin Community Mailboxes
Kulka Road Community Mailboxes

BOARD OF COUNTY COMMISSIONERS
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YOLANDA KING, County Manager



Red Rock Citizens Advisory Council

March 31, 2021

MINUTES

Board Members: Chair, Barbara Luke Vice-Chair, Evan Slawsom
Trent Billingsley Bob Matthews Pauline van Betten

Secretary: Lara McAdam, 702-592-1441, LaraTAB.CAC@gmail.com

Town Liaison: Meggan Holzer, 702-455-0341, meggan@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call
The meeting was called to order at 7:05 pm

II. Public Comment
Judy Brandt expressed concerns over safety issues and quality of life due to the increased traffic in the Village. Judy also shared a map showing a suggestion for signage within the Village.

III. Approval of Minutes for February 24, 2021
Moved by: Barbara Luke
Action: Approved as amended
Vote: 5-0/Unanimous

IV. Approval of Agenda for March 31, 2021
Moved by: Bob Matthews
Action: Approved
Vote: 5-0/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 provided a systems update based on readings from March 22nd, 2021, and discussed the improvements to the system which will take place over the next two years. The project will be funded by grants from the Army Corps of Engineers and the State of Nevada. Three community workshops will be held to get input regarding the rate increase process. Details of the meeting dates and times will be sent to all residents.

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

Officer Ed Serrano was present filling in for Sgt. Pickerel. An unmanned Metro truck was placed at the entrance to Blue Diamond and an increase in area enforcement took place during the last month in an effort to reduce speeding.

3. Receive an update on the Red Rock Bike Trail from a representative of the Red Rock Trail Partnership (for discussion only)

Sheila Billingsley shared that the Geological EA is in process and the ground breaking will possibly take place early 2022. BLM has applied for SNPLMA funds for another portion of the trail and it is the #1 pick by the committee.

4. Receive a report from Clark County Administrative Services regarding truck traffic on 159 and any other updates from Clark County (for discussion only)

Meggan shared information about NRS regulations regarding truck traffic on 159. She briefly discussed the Transform Clark County code update process. She also shared that BLM is conducting studies at the old landfill site to determine the best way to move forward with the clean up/reclamation of the area. Meggan presented the flyers containing information about not feeding the burros and provided extra copies for posting around the Village.

VI. Planning & Zoning

None

VII. General Business

1. Evan Slawson nomination to represent Community with Transform Clark County.

Nomination approved and Evan accepted.

2. Discuss increased traffic within the Village and possible solutions (for discussion only)

Concerns were expressed regarding speeding, increased traffic, safety, parking for trailheads, and potential increases in traffic due if Calico Basin becomes a fee area. Several possible solutions were suggested including new/different signage, privatizing roads, one-way roads, traffic studies, and additional trailhead parking areas. Meggan will get feedback from Clark County Public Works regarding the suggestions and ask for input on other possible methods.

3. Representatives from the Bureau of Land Management will present information regarding the upcoming Recreation Area Management Plan (for discussion only)

Meggan shared a message from Catrina Williams Sent comment of appreciation for participation in meetings regarding Calico Basin. Marcie will be at next meeting to discuss the approval of the Land Bill and specifics.

VIII. Comments by the General Public

A new resident suggested adding dog poop stations in Blue Diamond Park and was referred to the BDRA.. Bob Matthews thanked the BDRA and the Blue Diamond Fire Department for providing space for CAC meetings over the past few months.

IX. Next Meeting Date

The next meeting will be April 28, 2021

X. Adjournment

The meeting was adjourned at approximately 9:00 pm

**ATTACHMENT A
RED ROCK CITIZENS ADVISORY COUNCIL
ZONING AGENDA
WEDNESDAY, 7:00 P.M., APRIL 28, 2021**

05/04/21 PC

1. **WS-21-0099-ROMERO, ZACHARY R. & GULLEY, KATHRYN L.:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone in the Red Rock Design Overlay District. Generally located on the west side of Allegro Street, 60 feet south of Arroyo Road within Red Rock. JJ/jor/jo (For possible action)

SETBACKS
(TITLE 30)

ALLEGRO ST/ARROYO RD
(RED ROCK)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0099-ROMERO, ZACHARY R. & GULLEY, KATHRYN L.:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone in the Red Rock Design Overlay District.

Generally located on the west side of Allegro Street, 60 feet south of Arroyo Road within Red Rock. JJ/jor/jo (For possible action)

RELATED INFORMATION:

APN:

175-07-711-033

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear setback of an accessory structure to zero feet where 5 feet is required per Table 30.40-2 (a 100% decrease).
- b. Reduce the rear setback of a principal residence to 16 feet where 20 feet is required per Table 30.40-2 (a 20% decrease).

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - RURAL NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4 Allegro Street
- Site Acreage: 0.2
- Project Type: Reduced setbacks for an accessory structure and a principal residence addition
- Number of Stories: 1
- Building Height (feet): 14 (principal residence addition)/8 (accessory structure)
- Square Feet: 776 (existing residence)/594 (principal residence addition)/320 (accessory structure)

Site Plan

The site plan depicts an existing residence within the town of Blue Diamond on the east half of the parcel where the front of the home faces Allegro Street. The existing residence is set back

approximately 23 feet from the east property line (Allegro Street), 22 feet from the north property line, 22 feet from the south property line, and approximately 44 feet from the west property line (rear). The applicant is proposing to construct an addition to the existing residence which will reduce the rear setback to 16 feet where 20 feet is required per Code. Furthermore, there is an existing accessory structure in the rear yard that is utilized for storage and does not meet the accessory structure rear setback requirement of 5 feet per Title 30. The applicant's rear yard is adjacent to an alley way that is approximately 22 feet wide. This alley way buffers the applicant's rear yard (and the adjacent neighbor's rear yards) from the residences to the west (fronting Lassen Street).

Landscaping

The site includes existing mature trees on the front half of the parcel facing Allegro Street. Additional landscaping and changes to the existing landscaping is not a part of this request.

Elevations

The elevation plan shows that the existing residence addition has an overall height of 14 feet and features exterior architectural details that match the existing home. The plans show a shingle roof, vertical plywood siding with batten board details, and paint colors to match. The existing accessory structure is a white metal storage container, with an overall height of 8 feet.

Floor Plans

The floor plans depict a sitting room, office, master bedroom and master bathroom, and water heater closet as a part of the addition.

Applicant's Justification

Per the applicant, the proposed addition to the residence will help the applicant's future family needs while keeping the rural and historical nature of the town of Blue Diamond. The applicant is also requesting approval of the reduced accessory structure setback so that the storage container can remain on-site and be utilized for storage until a permanent garage can be constructed on site.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------------|--------------------------------------|------------------------|---------------------------|
| North, East, South, & West | Residential Suburban (up to 5 du/ac) | R-1 | Single family residential |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a

substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1a

Although staff does not normally support reduced setback requests, staff determined that the setback reduction should not pose any detrimental impacts to the surrounding neighbors. Photos show that the existing 22 foot wide alleyway creates a physical buffer between the accessory structure and the neighboring rear yards. Furthermore, the accessory structure meets the required interior side setbacks to the north and south property lines (existing residences), and the 6 foot building separation requirement from the main residence. Staff supports this request.

Waiver of Development Standards #1b

The reduced principal structure setback is due to the proposed building addition. The proposed setback reduction does not negatively affect the adjacent alleyway, and neighbors to the north, south, or west. Since staff supports the setback reduction for the accessory structure, staff also supports 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ZACH ROMERO

CONTACT: ZACH ROMERO, 4 ALLEGRO ST., BLUE DIAMOND, NV 89004

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | |
|--|--|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF APP. NUMBER: <u>WS-21-0099</u> DATE FILED: <u>3/4/21</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>REDROCK</u> TAB/CAC DATE: <u>4/28/21</u> PC MEETING DATE: <u>5/4/2021</u> BCC MEETING DATE: _____ FEE: <u>\$475</u> |
| | PROPERTY OWNER NAME: <u>Zachary R. Romero</u> ADDRESS: <u>4 Allegro St.</u> CITY: <u>Blue Diamond</u> STATE: <u>NV</u> ZIP: <u>89004</u> TELEPHONE: <u>702.715.1186</u> CELL: _____ E-MAIL: <u>rigzro@gmail.com</u> |
| | APPLICANT NAME: <u>Zachary R. Romero</u> ADDRESS: <u>4 Allegro St.</u> CITY: <u>Blue Diamond</u> STATE: <u>NV</u> ZIP: <u>89004</u> TELEPHONE: <u>702.715.1186</u> CELL: _____ E-MAIL: <u>rigzro@gmail.com</u> REF CONTACT ID #: _____ |
| CORRESPONDENT NAME: <u>Zachary R. Romero</u> ADDRESS: <u>4 Allegro St.</u> CITY: <u>Blue Diamond</u> STATE: <u>NV</u> ZIP: <u>89004</u> TELEPHONE: <u>702.715.1186</u> CELL: _____ E-MAIL: <u>rigzro@gmail.com</u> REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 175-07-711-033

PROPERTY ADDRESS and/or CROSS STREETS: 4 Allegro St. Blue Diamond, NV 89004

PROJECT DESCRIPTION: Rear setback reduction for residential room addition

(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. (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.

Zachary R. Romero
Property Owner (Signature)*

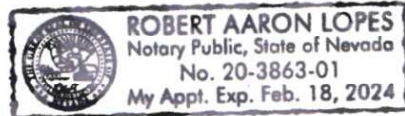
Zachary R. Romero
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 2-12-2021 (DATE)

By Zachary R. Romero

NOTARY PUBLIC: Palopez



*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.

February 25, 2021

WS-21-0099

To Whom It May Concern,

This letter is written to serve the purpose of the "Justification Letter" to be included with the waiver of development standards application for a residential room addition located at 4 Allegro St. Blue Diamond, NV 89004.

The application seeks two waivers for rear setback for the proposed room addition:

1. **Reduce the rear setback of an accessory structure to zero feet where 5 feet is required per Table 30.40-2 (a 100% decrease).** The current location of the 8'x40' storage container is on the rear property line (there is an alley on the other side of the property line). We are requesting the waiver as we are wanting to get a permit for the container but for the container to be permitted, we need a waiver. The storage container is currently used as a "garage" for tool and misc. storage until I can build an actual permanent garage.
2. **Reduce the rear setback of a principal structure to 16 feet where 20 feet is required per Table 30.40-2 (a 20% decrease).** The current location of the proposed addition is closer than rear setback requirements. In order to add the required space, we are proposing the rear setback to be waived. The main structure of the addition will be no closer than 16' from the rear property line and 6' from the temporary storage container.

The proposed waivers will help facilitate adding the additional space required for our future family while keeping the rural and historic nature of the Village of Blue Diamond.

Thanks for the time and effort required to review this application. If you have any questions or need more information, please do not hesitate to reach out.

Zach Romero and Kathryn Gulley

Property owner/builders and residents of 4 Allegro St.

PLANNER
COPY



Town Advisory Board and Citizen Advisory Council Outreach

Spring 2021

BACKGROUND

The current phase of the Transform Clark County process is focused on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities. This is your opportunity to ensure the updated Master Plan reflects what's important to your community!

DRAFT MATERIALS FOR REVIEW

The following new materials are available for review:

- [Draft Area-Specific Policies](#) for the Planning Area (which include community-specific policies, where applicable);
- [Draft Land Use Category descriptions](#);
- [Draft Land Use Plan map](#) for the Planning Area (provided for participant reference).

You may also find it useful to reference the draft [Countywide Goals and Policies](#) (released for review in December 2020) as you review the Area-Specific Policies.

DISCUSSION QUESTIONS

Once the new Master Plan is adopted, the Area-Specific Policies will be used as a “supplement” to the [Countywide Policies](#) to guide decision-making in different parts of Clark County. With that in mind we would like your feedback on the following questions:

- How well do the draft Area-Specific Policies reflect issues or opportunities that are unique to your Planning Area and community overall?
- Are there goals or policies that you think should be refined to better convey those unique issues?

- Are there issues or opportunities that you think are missing?
- Do you have other thoughts/suggestions that would help tailor the Area-Specific Policies to your Planning Area or community?

Please be as specific as possible when recording your group's input. Provide references to page numbers and/or goal and policy numbers where applicable. Your group's input will be used to help refine the draft Area-Specific Policies for incorporation as part of Clark County's Draft Master Plan that will be released for review this summer.

RECORDING YOUR FEEDBACK

Feedback may be provided in one of two ways:

- 1) Provide written notes via e-mail to TransformClarkCounty@ClarkCountyNV.gov; or
- 2) Record comments directly on the draft documents using the comment features provided as part of the [Virtual Open House](#).

Thank you for your participation!

www.transformclarkcounty.com