



# RED ROCK CITIZENS ADVISORY COUNCIL

## Blue Diamond Library

16A Cottonwood Drive  
Blue Diamond, NV 89004

May 31, 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 April 26, 2023 (For possible action)
- IV. Approval of the Agenda for May 31, 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 parking area on 159, surveying activity in Blue Diamond Village, L'Etape race recap, and any other updates from Clark County (for discussion only).

VI. Planning and Zoning

1. PA-23-700008-WARREN TAUBE FAMILY ASSOCIATION, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) to Edge Neighborhood (EN) on 2.3 acres. Generally located on the north side of Serene Avenue, 850 feet west of Hualapai Way (alignment) within Red Rock. JJ/gc (For possible action)
2. ZC-23-0183-WARREN TAUBE FAMILY ASSOCIATION, LLC:  
ZONE CHANGE to reclassify 2.3 acres from an R-U (Rural Open Land) Zone to an R-A (Residential Agricultural) Zone for future residential development. Generally located on the north side of Serene Avenue, 850 feet west of Hualapai Way (alignment) within Red Rock (description on file). JJ/gc/syp (For possible action)

VII. General Business

1. Randy Black will share information about his recent purchase of the UPRR Co-Op waterline and his plans for the future of the line (for discussion only)
2. 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: June 28, 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>

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



events in the area and Public Lands policing concerns; it was reported it is getting into the busy season and they have been sold out on weekends.

4. Received 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; Meggan Holzer, County Liaison reported the RPG dots on Arroyo have been removed. She reported on May 7th there will be road closures due to the L'Etape, she passed out information, there will be 1000 riders, there will be signage 7 days in advance of the event. Meggan announced staff changes, that she will no longer be doing Mt. Charleston or Indian Springs and will only be under Commissioner Jones.

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)

Dean Bryant presented the board with a history of the land. He is requesting to remove the easements. Staff recommendations are to approve, with no objections to the vacation of patent easements that are not necessary for site, drainage, or roadway development. It was moved to accept staff recommendations.

**Moved by: Bob**

**Action: Approved**

**Vote: 4-0/ Unanimous**

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); there was none

VIII. Comments by the General Public

There was none

IX. Next Meeting Date: April 26, 2023

X. Adjournment; the meeting was adjourned at 7:25 p.m.

**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., MAY 31, 2023**

06/20/23 PC

1. **PA-23-700008-WARREN TAUBE FAMILY ASSOCIATION, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Outlying Neighborhood (ON) to Edge Neighborhood (EN) on 2.3 acres. Generally located on the north side of Serene Avenue, 850 feet west of Hualapai Way (alignment) within Red Rock. JJ/gc (For possible action)
  
2. **ZC-23-0183-WARREN TAUBE FAMILY ASSOCIATION, LLC:**  
**ZONE CHANGE** to reclassify 2.3 acres from an R-U (Rural Open Land) Zone to an R-A (Residential Agricultural) Zone for future residential development. Generally located on the north side of Serene Avenue, 850 feet west of Hualapai Way (alignment) within Red Rock (description on file). JJ/gc/syp (For possible action)

PLAN AMENDMENT  
(TITLE 30)

SERENE AVE/HUALAPAI WAY  
(RED ROCK)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-23-700008-WARREN TAUBE FAMILY ASSOCIATION, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from Outlying Neighborhood (ON) to Edge Neighborhood (EN) on 2.3 acres.

Generally located on the north side of Serene Avenue, 850 feet west of Hualapai Way (alignment) within Red Rock. JJ/gc (For possible action)

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RELATED INFORMATION:

**APN:**

175-24-601-012

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 10340 W. Serene Avenue
- Site Acreage: 2.3

Applicant's Justification

The applicant states the request is needed in order to subdivide the subject property into two, 1 acre parcels so that the applicant's daughter and son-in law can build a separate family home on the site. Furthermore, the applicant states the request is compatible with the surrounding area and has provided letters of support from nearby property owners, including the adjacent developed property to the east. The applicant states that with the proposed land use designation, the site will maintain its rural feel.

**Surrounding Land Use**

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

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
East	Outlying Neighborhood (up to 0.5 du/ac)	R-U	Single family residential

**Related Applications**

Application Number	Request
ZC-23-0183	A zone change to reclassify from R-U to R-A zoning is a companion item on this agenda.

**STANDARDS FOR ADOPTION:**

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

**Analysis****Comprehensive Planning**

The applicant requests a change from Outlying Neighborhood (ON) to Edge Neighborhood (EN). Intended primary land uses in the proposed Edge Neighborhood land use designation include single family detached homes. Supporting land uses include accessory dwelling units, small scale crop and food production, low intensity agriculture and associated outbuildings, and neighborhood serving public facilities such as parks, trails, open space, and other complementary uses.

Staff finds the request for the Edge Neighborhood (EN) land use designation appropriate for this location. The EN designation will still allow for a rural feel for the area as supporting land uses for the category include agricultural uses. Furthermore, the increase in density allowed by the EN designation is compatible with the surrounding area as denser uses are located approximately 850 feet to the east, across Hualapai Way, which is designated for Mid-Intensity Suburban Neighborhood uses and/or zoned R-2. Furthermore, properties farther to the northwest and closer to Blue Diamond Road have been rezoned to R-E which is denser than what is allowed by the EN designation. The proposed EN designation will not adversely impact the surrounding area as the adjacent properties to the south and west are undeveloped and owned by the Bureau of Land Management. The property to the north is separated by Oleta Avenue and is undeveloped. The adjacent property to the east is developed with a single family residence and a letter of support was provided by the property owner. The request complies 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; therefore, staff can support the proposed request.

**Staff Recommendation**

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 19, 2023 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

**STAFF ADVISORIES:**

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

- Applicant is advised that the property appears to have an existing septic system; to please contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures; the location of existing public sanitary sewer is greater than 400 feet from the parcel; upon approval of change in use of the property and if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** ROBYN TAUBE

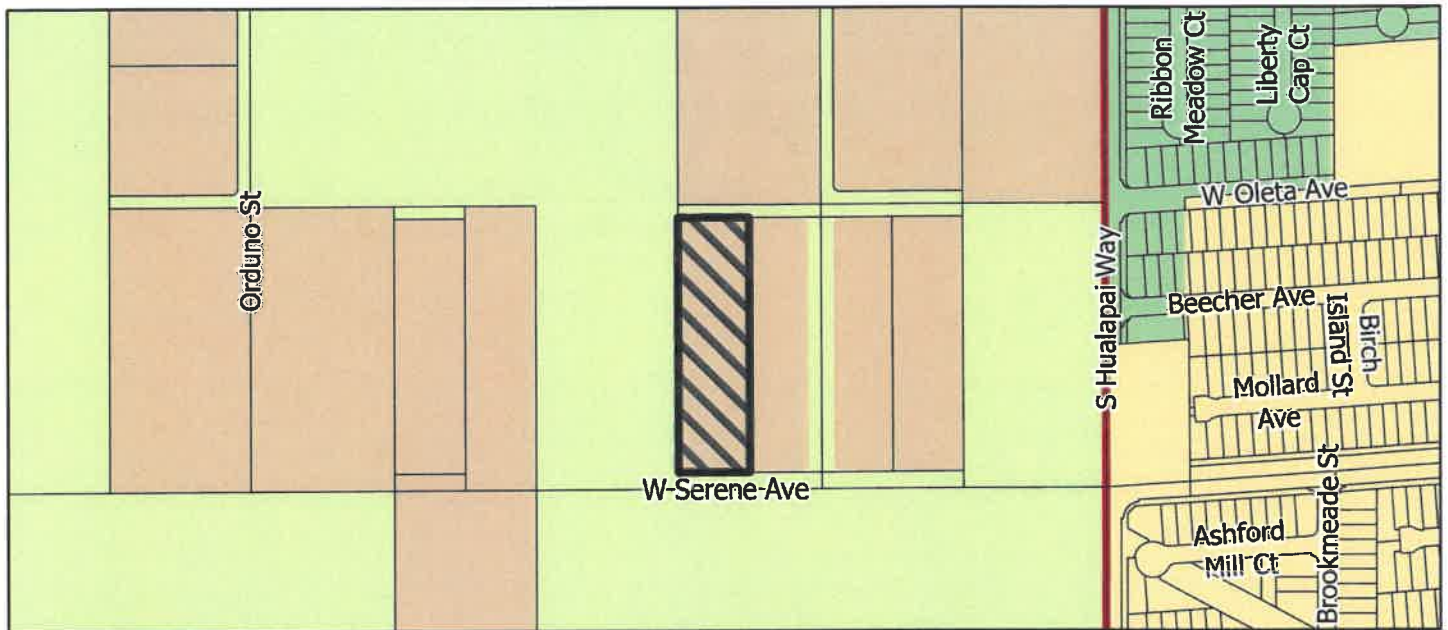
**CONTACT:** ROBYN TAUBE, 10340 W. SERENE AVENUE, LAS VEGAS, NV 89161

**DRAFT**

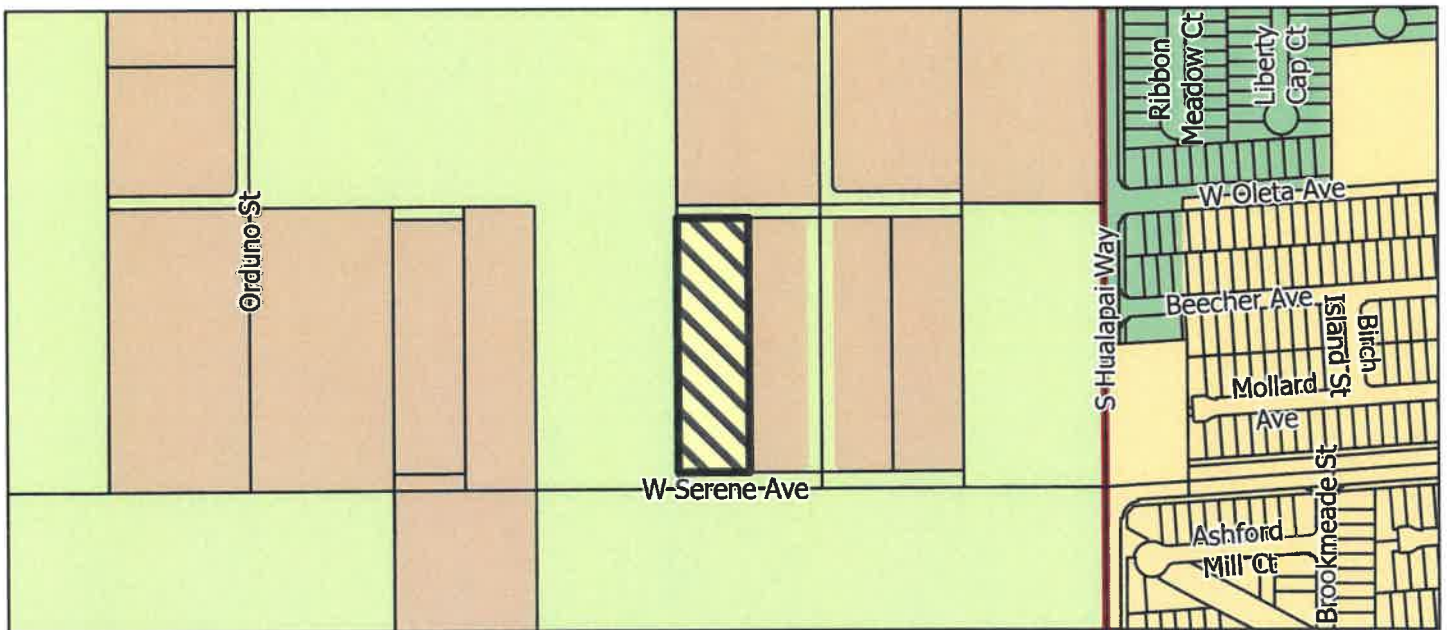


# Planned Land Use Amendment PA-23-700008

**DRAFT**



**Current**



**Requested**

**Neighborhoods**

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

**Employment**

- Business Employment (BE)
- Industrial Employment (IE)

**Commercial and Mixed Use**

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

**Other**

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Requested Area To Change

Planning Areas

## Northwest County Clark County, Nevada

*Note: Categories denoted in the legend may not apply to the presented area.*



SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

SERENE AVE/HUALAPAI WAY  
(RED ROCK)

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-23-0183-WARREN TAUBE FAMILY ASSOCIATION, LLC:**

**ZONE CHANGE** to reclassify 2.3 acres from an R-U (Rural Open Land) Zone to an R-A (Residential Agricultural) Zone for future residential development.

Generally located on the north side of Serene Avenue, 850 feet west of Hualapai Way (alignment) within Red Rock (description on file). JJ/gc/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

175-24-601-012

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 10340 W. Serene Avenue
- Site Acreage: 2.3
- Project Type: Future residential development

**Site Plan**

This is a zone change request with no plans submitted. The site is approximately 2.3 acres in size and borders Oleta Avenue to the north and Serene Avenue to the south.

**Applicant's Justification**

The applicant states the request is needed in order to subdivide the subject property into two, 1 acre parcels so that the applicant's daughter and son-in law can build a separate family home on the site. Furthermore, the applicant states the request is compatible with the surrounding area and has provided letters of support from nearby property owners, including the adjacent developed property to the east. The applicant states that the proposed zone change will allow the site to maintain its rural feel.

### Surrounding Land Use

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

### Related Applications

Application Number	Request
PA-23-700008	A plan amendment to redesignate the site from Outlying Neighborhood (ON) to Edge Neighborhood (EN) is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

Staff finds the proposed zone change request to R-A zoning compatible with the surrounding area. Per Title 30, the R-A zoning category is a rural residential zoning category, and will not impact the rural nature of the area. 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. The slight increase in density allowed by R-A zoning is compatible with the surrounding area as denser uses are located approximately 850 feet to the east, across Hualapai Way, which is designated for Mid-Intensity Suburban Neighborhood uses and/or zoned R-2. Furthermore, properties farther to the northwest and closer to Blue Diamond Road have been rezoned to R-E which is denser than what is allowed by R-A zoning. The request will not adversely impact the surrounding area as the adjacent properties to the south and west are undeveloped and owned by the Bureau of Land Management. The property to the north is separated by Oleta Avenue and undeveloped. The adjacent property to the east is developed with a single family residence and a letter of support was provided by the property owner; therefore, staff can support the proposed request.

#### Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 19, 2023 at 9:00 a.m., unless otherwise announced.

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**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

### **Public Works - Development Review**

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.
- Applicant is advised that a BLM grant will be required; and that any unnecessary easements will need to be vacated.

### **Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that the property appears to have an existing septic system; to please contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures; the location of existing public sanitary sewer is greater than 400 feet from the parcel; upon approval of change in use of the property and if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT: ROBYN TAUBE**

**CONTACT: ROBYN TAUBE, 10340 W. SERENE AVENUE, LAS VEGAS, NV 89161**