

- III. Approval of Minutes for June 26, 2024 (For possible action)
- IV. Approval of the Agenda for July 31, 2024 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 Red Rock Legacy Trail Phase 4a FLAP grant application and any other updates from Clark County. (for discussion only)

VI. Planning and Zoning

1. **ET-24-400062 (UC-22-0508) -RED ROCK MEMORIAL PARK, LLC:**
HOLDOVER USE PERMITS FIRST EXTENSION OF TIME for the following: 1) cemetery; and 2) funeral home.

DESIGN REVIEW for a cemetery and funeral home on 90.72 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay District. Generally located on the north side of State Highway 159, approximately 1.5 west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/jm/ng (For possible action)
08/16/24 PC

2. **ET-24-400063 (WS-24-0019)-RED ROCK MEMORIAL PARK, LLC:**
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for access gate setback.

DESIGN REVIEWS for the following: 1) alternative landscape plan; 2) eliminate off-site pedestrian connection at SR 159; 3) modifications to a previously approved cemetery and funeral home; and 4) lighting plan on 90.72 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay District. Generally located on the south side of State Highway 159, approximately 1.5 west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/rr/ng (For possible action)
08/16/24 PC

VII. General Business

1. Receive a presentation from Clark County Regional Flood Control District regarding the 2024 Master Plan Update for Clark County Outlying Areas – Blue Diamond (for possible action).

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: August 28, 2024

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 June 26, 2024

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

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

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

**The meeting was called to order at 7:03 p.m. by Chairperson, Evan Slawson.
Evan Slawson, Steffanie Gray, Greg Bailey, Dallas Simonette, and Bob Matthews were present.**

II. Public Comment

None

III. Approval of Agenda for June 26, 2024.

Moved by: Steffanie Gray

Action: Approved with condition to Hold Planning and Zoning Items #3, #4, and #5.

Vote: 5-0/ Unanimous

IV. 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 reported the N well at 10.91 and the S Well 10.67, higher than last year. Water system is stable.

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

Officer Scanlon stated there will be heavy enforcement on illegal fireworks.

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)

None

4. Receive a report from BLM Law Enforcement about recent events in the area and Public Lands policing concerns (for discussion only)

James Boyle reported a decrease in activity. All federal lands are under fire restrictions; no campfires unless in official prefab concrete rings, Tannerite is prohibited, and for any questions or reports, call BLM Enforcement.

5. Receive a report from Clark County Administrative Service
(for discussion only)

Meggan reported there will be a neighborhood meeting on July 1st regarding the Gypsum Resource Project at the Quansa and another neighborhood meeting on July 2nd regarding the RV Park new design at the Library.

V. Planning and Zoning

1. **PA-24-700013-GYPSUM RESOURCES, LLC:**

PLAN AMENDMENT on approximately 2,400 acres to redesignate the existing land use categories from Open Land and Residential Rural to Major Projects. Generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/rk (For possible action)

Moved by: Greg Bailey

Action: Deny

Vote: 3-2/ Denial Passes

07/02/24 PC

2. **ZC-24-0294-GYPSUM RESOURCES LLC:**

ZONE CHANGE on approximately 2,400 acres to 1) reclassify the R-U (Rural Open Land) Zone to the R-1 (Single-Family Residential) Zone, the R-2 (Medium Density Residential) Zone, and the U-V (Urban Village-Mixed-Use) Zone; and 2) establish a P-C (Planned Community) Overlay District. Generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. (description on file) JJ/rk (For possible action)

Moved by: Steffanie Gray

Action: Deny

Vote: 5-0/ Unanimous

07/3/24 BCC

3. **ET-24-400062 (UC-22-0508) -RED ROCK MEMORIAL PARK, LLC:**

USE PERMIT FIRST EXTENSION OF TIME for the following: 1) cemetery; and 2) funeral home.

DESIGN REVIEW for a cemetery and funeral home on 90.72 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay District. Generally located on the north side of State Highway 159, approximately 1.5 west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/jm/ng (For possible action)

Held to the next meeting

4. **ET-24-400063 (WS-24-0019)-RED ROCK MEMORIAL PARK, LLC:**

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for access gate setback.

DESIGN REVIEWS for the following: 1) alternative landscape plan; 2) eliminate off-site pedestrian connection at SR 159; 3) modifications to a previously approved cemetery and funeral home; and 4) lighting plan on 91.00 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located on the south side of State Highway 159, approximately 1.5 west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/rr/ng (For possible action)

Held to the next meeting.

5. ET-24-400057 (NZN-21-0747)-RED ROCK RV PARK, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify a 21.4 acre portion of a 23.6 acre site from an R-U (Rural Open Land) Zone and an H-2 (General Highway Frontage) Zone to an R-V-P (Recreational Vehicle Park) Zone.

USE PERMITS for the following: 1) management offices for a recreational vehicle park not within a centrally located service building; 2) convenience store; 3) gasoline station; 4) reduce the setback from a gasoline station to a residential use; 5) restaurant; 6) retail sales and services; 7) alcohol sales, beer and wine – packaged only; and 8) alcohol sales, liquor – packaged only.

WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.

DESIGN REVIEWS for the following: 1) recreational vehicle park; 2) convenience store; 3) gasoline station; 4) restaurant; and 5) retail sales and service on 23.6 acres in an R-V-P (Recreational Vehicle Park) Zone and an H-2 (General Highway Frontage) Zone in the Red Rock Overlay. Generally located on the north side of SR 160 and the west and south sides of SR 159 within Red Rock (description on file). JJ/jor/ng (For possible action)

Held to the next meeting

VI. General Business

None

VII. Comments by the General Public

None

VIII. Next Meeting Date: **July 31, 2024**

IX. Adjournment

The meeting was adjourned at 8:07 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., JULY 31, 2024**

08/06/24 PC

1. **ET-24-400062 (UC-22-0508) -RED ROCK MEMORIAL PARK, LLC:**
HOLDOVER USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** cemetery; and **2)** funeral home.
DESIGN REVIEW for a cemetery and funeral home on 90.72 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay District. Generally located on the north side of State Highway 159, approximately 1.5 west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/jm/ng (For possible action)

2. **ET-24-400063 (WS-24-0019)-RED ROCK MEMORIAL PARK, LLC:**
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for access gate setback.
DESIGN REVIEWS for the following: **1)** alternative landscape plan; **2)** eliminate off-site pedestrian connection at SR 159; **3)** modifications to a previously approved cemetery and funeral home; and **4)** lighting plan on 90.72 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay District. Generally located on the south side of State Highway 159, approximately 1.5 west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/tr/ng (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400062 (UC-22-0508) -RED ROCK MEMORIAL PARK, LLC:

HOLDOVER USE PERMITS FIRST EXTENSION OF TIME for the following: 1) cemetery; and 2) funeral home.

DESIGN REVIEW for a cemetery and funeral home on 90.72 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay District.

Generally located on the north side of State Highway 159, approximately 1.5 west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/jm/ng (For possible action)

RELATED INFORMATION:

APN:

175-09-000-002; 175-09-000-004 through 175-09-000-005

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 90.72
- Project Type: Cemetery and funeral home (chapel/mortuary)
- Number of Stories: 1
- Building Height (feet): Up to 25
- Square Feet: 16,096 (chapels, garage, and office)/8,000 (maintenance building)/2,000 (storage)/26,096 (total) (per WS-24-0019)
- Parking Required/Provided: 64/67 (per WS-24-0019)

Site Plan

The previously approved plan depicts a proposed cemetery and chapel/mortuary on 90.72 acres in Red Rock. Access to the cemetery was shown from State Highway 159 onto a private drive, currently known as Buster Way (which is proposed to be vacated via VS-22-0509 which is a companion item on this agenda). The previously approved plans show the proposed cemetery being developed in 3 phases, with Phase 1 being the subject of this application. Phase 1 is located on the southern portion of the overall site, including all of APN 175-09-000-005 and the southwest portion of APN 175-09-000-004. Phase 2 includes the remainder of APN 175-09-000-004 and Phase 3 includes APN 175-09-000-002 to the east.

The main chapel and mortuary building will be in the center portion of the property with parking along the western exterior. A smaller chapel and mortuary will be located north of the main drive aisle, with parking to the south. A total of 272 parking spaces were required while the applicant is installing 276 parking spaces. Minimum 24 foot drive aisle circulates within the cemetery, with burial plots and gardens located throughout the site.

Landscaping

The previously approved plans depict desert landscaping along the perimeter of the property. The remainder of the site will consist of hardscape and drought tolerant landscaping. Dry rock lake beds are also incorporated into the landscaping. Landscaping will consist of 24 inch box trees, shrubs with groundcover with interior parking lot landscaping.

Elevations

The previously approved plans depict a chapel and mortuary buildings 25 feet in height, comprised of painted concrete panels, decorative wood and metal elements with a flat roofline and parapet wall.

Floor Plans

The previously approved plans depict 2 mortuary buildings with a chapel room, utility rooms, reception, offices, meeting rooms, casket display room, and restrooms.

Signage

Signage was not a part of the original request.

Revisions

In April 2024, WS-24-0019 was approved by the Planning Commission for modified plans for the cemetery and funeral home development. The new approved plans show the proposed cemetery being developed in multiple phases. Phase 1 is located on the southeast portion of the overall site, including the east half of APN 175-09-000-005, the south half of APN 175-09-000-002, and the southeast portion of APN 175-09-000-004. Future phases will be located on the remainder of all 3 parcels except for the Hillside Development overlay areas with slopes exceeding 12%. Access to the cemetery is shown from SR 159 onto a private drive.

The main chapel and mortuary building will be in the northeast portion of APN 175-09-000-005 with parking located on the west side of the funeral home and between the storage building and maintenance building. A total of 67 parking spaces are depicted on the plans. A mortuary service will be included with the funeral home. A cremation garden is included on the southern half of the property.

The approved landscape plans depict desert landscaping along the perimeter of the proposed developed areas of the property. The remainder of the site will consist of hardscape and drought tolerant landscaping. Required trees are depicted adjacent to SR 159.

The approved elevation plans depict a funeral home and mortuary building at 25 feet in height, comprised of stucco siding, fiber cement board, stone tile with a mixed design, with a combination of angled and flat rooflines and a parapet wall. The 21 foot high maintenance

building has similar materials with an angled roofline. The 13 foot high storage building has CMU block siding with a angled roofline.

The approved lighting plan provides 12 foot high cut off lighting for walkway paths and 3 foot bollard lighting in areas of pedestrian activity. Parking lot lighting exceeds lighting standards with a maximum 25 foot height and cut-off lighting and shielding.

The approved floor plans depict a funeral home with mortuary, maintenance building, and a storage building. The buildings include, garage space, utility rooms, reception, offices, meeting rooms, casket display room, and restrooms. The mortuary and funeral home have 16,096 square feet of area. The maintenance building is 8,000 square feet with an additional 2,000 square foot storage building.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0508:

Current Planning

- Design review for future phases;
- Design review for final grading for each phase to demonstrate compliance with Hillside Development regulations unless grading will not occur on slopes in excess of 12%.
- 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

- Drainage study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0369-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that they are requesting an additional 3 years to address challenging approvals for infrastructure for a new cemetery and are actively engaged in addressing those matters. They have a completed and approved Public Works traffic study (PW24-13157).

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0019	Waiver of development standards for an access gate and a design review for landscaping, pedestrian connections, modified plans, and a lighting plan	Approved by PC	April 2024
VS-22-0509	Vacated and abandoned portions of right-of-way	Approved by PC	November 2022
UC-22-0508	Cemetery and funeral home and a design review for a cemetery and funeral home in the Red Rock Overlay District	Approved by PC	November 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80 (Red Rock)	Undeveloped & Industrial
South & East	Open Lands	RS80 (Red Rock)	Undeveloped
West	Business Employment	RS80 (Red Rock)	Industrial

Related Applications

Application Number	Request
ET-24-400063 (WS-24-0019)	First extension of time for a waiver of development standards for an access gate and design reviews for landscaping, off-site pedestrian connections, modified plans, and a lighting plan.

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

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has taken action towards commencement of the project and completed a traffic study (PW24-13157). Also, a new land use application was recently approved which modified the design of the site (WS-24-0019). Therefore, staff can support the extension of time request for another 2 years.

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 November 1, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST: 5 cards

PLANNING COMMISSION ACTION: July 16, 2024 – HELD – To 08/06/24 – per the applicant.

APPLICANT: RED ROCK MEMORIAL PARK, LLC

CONTACT: JESSICA WALES, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400063 (WS-24-0019)-RED ROCK MEMORIAL PARK, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for access gate setback.

DESIGN REVIEWS for the following: **1)** alternative landscape plan; **2)** eliminate off-site pedestrian connection at SR 159; **3)** modifications to a previously approved cemetery and funeral home; and **4)** lighting plan on 90.72 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay District.

Generally located on the south side of State Highway 159, approximately 1.5 west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/rr/ng (For possible action)

RELATED INFORMATION:

APN:

175-09-000-002; 175-09-000-004; 175-09-000-005

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the setback from an access gate to the property line to 42 feet where 50 feet is required per Section 30.04.03 (a 16% reduction).

DESIGN REVIEWS:

1. Alternative landscaping plan.
2. Eliminate pedestrian connection to SR 159 entrance where required per Section 30.04.05.
3. Modifications to a previously approved cemetery and funeral home.
4. Lighting plan (Red Rock Overlay).

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 90.72 (overall site)/36.00 (Phase 1)
- Project Type: Cemetery and funeral home (chapel/mortuary)
- Number of Stories: 1
- Building Height (feet): Up to 25
- Square Feet: 16,096 (chapels, garage, and office)/8,000 (maintenance building)/2,000 (storage)/26,096 (total)

- Parking Required/Provided: 64/67

Site Plan

This use was previously approved by UC-22-0508 for chapels and cemetery in November 2022. The WS-24-0019 the subject of this application, was to modify the previously approved plans for the cemetery and funeral home development. The new plans show the proposed cemetery being developed in multiple phases, with Phase 1 being the subject of this application. Phase 1 is located on the southeast portion of the overall site, including the east half of APN 175-09-000-005, the south half of APN 175-09-000-002, and the southeast portion of APN 175-09-000-004. Future phases will be located on the remainder of all 3 parcels except for the Hillside Development overlay areas with slopes exceeding 12%. Access to the cemetery is shown from SR 159 onto a private drive.

The main chapel and mortuary building will be in the northeast portion of APN 175-09-000-005 with parking located on the west side of the funeral home and between the storage building and maintenance building. A total of 67 parking spaces were depicted on the plans. Twelve parallel parking spaces will be located along the interior private street adjacent to the funeral home. A mortuary service will be included with the funeral home. Several 36 foot and 32 foot wide interior roads circulate within the cemetery, with burial plots located throughout the site. A cremation garden is included on the southern half of the property. SR 159 is a Nevada Department of Transportation (NDOT) road.

Landscaping

The approved plans depict desert landscaping along the perimeter of the proposed developed areas of the property. The remainder of the site will consist of hardscape and drought tolerant landscaping. Dry rock lake beds are also incorporated into the landscaping. Landscaping will consist of 667 24 inch box trees (14 species), shrubs with groundcover with interior parking lot landscaping. The site exceeds the required number of trees by 2,100% and qualifies for additional sustainability points. Required trees are depicted adjacent to SR 159.

Elevations

The approved plans depict a funeral home and mortuary building at 25 feet in height, comprised of stucco siding, fiber cement board, stone tile with a mixed design, with a combination of angled and flat rooflines and a parapet wall. The 21 foot high maintenance building has similar materials with an angled roofline. The 13 foot high storage building has CMU block siding with an angled roofline.

Lighting Plan

The approved lighting plan provides 12 foot high cut-off lighting for walkway paths and 3 foot bollard lighting in areas of pedestrian activity. Parking lot lighting exceeds lighting standards with a maximum 25 foot height and cut-off lighting and shielding.

Floor Plans

The approved plans depict a funeral home with mortuary, maintenance building, and a storage building. The buildings include, garage space, utility rooms, reception, offices, meeting rooms, casket display room, and restrooms. The mortuary and funeral home have 16,096 square feet of

area. The maintenance building is 8,000 square feet with an additional 2,000 square foot storage building.

Previous Conditions of Approval

Listed below are the approved conditions for WS-24-0019:

- Design review for future phases;
- Design review for final grading for each phase to demonstrate compliance with Hillside Development regulations unless grading will not occur on slopes in excess of 12%;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; 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;
- Nevada Department of Transportation approval.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0456-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that they are separately requesting the UC-22-0508, a use permit for a cemetery and funeral home on the subject site, to be extended for 3 years. The applicant is requesting that once the new time frame to commence work for UC-22-0508 is defined, that the expiration time frame for WS-24-0019 be adjusted such that the commence requirements are identical to UC-22-0508. The applicant states that they are asking for the extensions of time due to the complexity of the development project. The project involves the development of a cemetery which entails potentially challenging approvals for infrastructure requirements. The applicant states that the owner is actively engaged in addressing those matters and is hopeful for adequate time to successfully navigate them.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0019	Waiver of development standards for an access gate and a design review for landscaping, pedestrian connections, modified plans, and a lighting plan	Approved by PC	April 2024
UC-22-0508	Cemetery and funeral home	Approved by PC	November 2022
VS-22-0509	Vacated and abandoned rights-of-way	Approved by PC	November 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80 (Red Rock)	Undeveloped & industrial
South & East	Open Lands	RS80 (Red Rock)	Undeveloped
West	Business Employment	RS80 (Red Rock)	Industrial

Related Applications

Application Number	Request
ET-24-400062 (UC-22-0508)	First extension of time for a use permit and design review for cemetery and a funeral home is a companion item on this agenda.

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

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has taken action towards commencement of the project and completed a traffic study (PW24-13157). Also, a new land use application was recently approved which modified the design of the site (WS-24-0019). Therefore, staff can support the extension of time request to match the expiration date of ET-24-400062 (UC-22-0508).

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 November 1, 2026 to commence (to coincide with ET-24-400062 (UC-22-0508)), or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST: 5 cards

PLANNING COMMISSION ACTION: July 16, 2024 – HELD – To 08/06/24 – per the applicant.

APPLICANT: RED ROCK MEMORIAL PARK, LLC

CONTACT: JESSICA WALES, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 175-09-000-004, -005, &-002

PROPERTY ADDRESS/ CROSS STREETS: SR 159

DETAILED SUMMARY PROJECT DESCRIPTION

Requesting a three year extension of time for UC-22-0508 and then subsequently extend WS-24-0019 to marry up to the new UC commencement date. Please see associated justification letter for further details.

PROPERTY OWNER INFORMATION

NAME: Red Rock Memorial Park LLC
 ADDRESS: 5300 W Sahara Ave, Suite 105
 CITY: Las Vegas STATE: NV ZIP CODE: 89146
 TELEPHONE: 702-403-2680 CELL: _____ EMAIL: jeffhmai@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Red Rock Memorial Park LLC
 ADDRESS: 5300 W Sahara Ave, Suite 105
 CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
 TELEPHONE: 702-403-2680 CELL: _____ EMAIL: jeffhmai@yahoo.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering; Attn: Jessica Walesa
 ADDRESS: 6030 S Jones Blvd
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 702-362-8844 CELL: _____ EMAIL: jessicaw@taneycorp.com

*Correspondent will receive all communication on submitted application(s).

(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.

Property Owner (Signature)*

Huan Quan Mai
 Property Owner (Print)

April 30, 2024
 Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input checked="" 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 type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) 24-400062

ACCEPTED BY JM

PC MEETING DATE 7/14/24

DATE 5/14/24

BCC MEETING DATE _____

FEES 1100.00

TAB/CAC LOCATION Red Rock

DATE 4/26/24



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

May 9, 2024

Clark County
Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

Re: Red Rock Memorial Park
APN: 175-09-000-004, -005, &-002
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of Red Rock Memorial Park LLC, is respectfully submitting justification for an Extension of Time (EOT) for UC-22-0508 and WS-24-0019.

We request that UC-22-0508 be extended for three years. Additionally, we respectfully request that once the subsequent new time frame to commence work for UC-22-0508 is defined, Clark County adjust the expiration time frame for WS-24-0019 (current commencement date is 04/02/26) forward to the new EOT time frame of UC-22-0508, such that WS-24-0019's future time to commence requirements are identical to UC-22-0508. We are submitting a request for the Extension of Time (EOT) due to the complexity of the development project. Specifically, the project involves the development of a cemetery, which entails potentially challenging approvals for infrastructure requirements. The owner is actively engaged in addressing these matters and is hopeful for adequate time to successfully navigate them.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information, please call 702-362-8844.

Sincerely,

Austin Chen
Senior Land Planner

PLANNER
COPY

ET-24-400063



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 175-09-000-004, -005, &-002

PROPERTY ADDRESS/ CROSS STREETS: SR 159

DETAILED SUMMARY PROJECT DESCRIPTION

Requesting a three year extension of time for UC-22-0508 and then subsequently extend WS-24-0019 to marry up to the new UC commencement date. Please see associated justification letter for further details.

PROPERTY OWNER INFORMATION

NAME: Red Rock Memorial Park LLC
ADDRESS: 5300 W Sahara Ave, Suite 105
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: 702-403-2680 CELL _____ EMAIL: jeffhmai@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Red Rock Memorial Park LLC
ADDRESS: 5300 W Sahara Ave, Suite 105
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
TELEPHONE: 702-403-2680 CELL _____ EMAIL: jeffhmai@yahoo.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering; Attn: Jessica Walesa
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL _____ EMAIL: jessicaw@taneycorp.com

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[Signature]
Property Owner (Signature)*

Huan Quan Mai
Property Owner (Print)

April 30, 2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input checked="" 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 type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) ET-24-400063

PC MEETING DATE 7/16/24

BCC MEETING DATE _____

TAB/CAC LOCATION Red Rock

DATE 6/26/24

ACCEPTED BY MY

DATE 5/16/24

FEES 800

\$800

ET-24-400063



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
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May 9, 2024

Clark County
Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

**PLANNER
COPY**

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Sincerely,

Austin Chen
Senior Land Planner



2024 Flood Control Master Plan Update **Clark County Outlying Areas Blue Diamond**

Presented by: Clark County Regional Flood Control District

Red Rock Citizen Advisory Council Meeting
July 31, 2024

District F
Commissioner Justin Jones
Liaison: Meggan Holzer

Clark County Regional Flood Control District (CCRFCFD)

Steven C. Parrish, P.E.
General Manager/Chief Engineer

Andrew Trelease, P.E., CFM
Assistant General Manager

Created in 1986

Funded by ¼ or 1% sales tax

Mission: To improve the protection of life and property from devastating impacts of flooding while also protecting the environment.

CCRFCFD Overall Progress:

**713 Miles of
Conveyances**

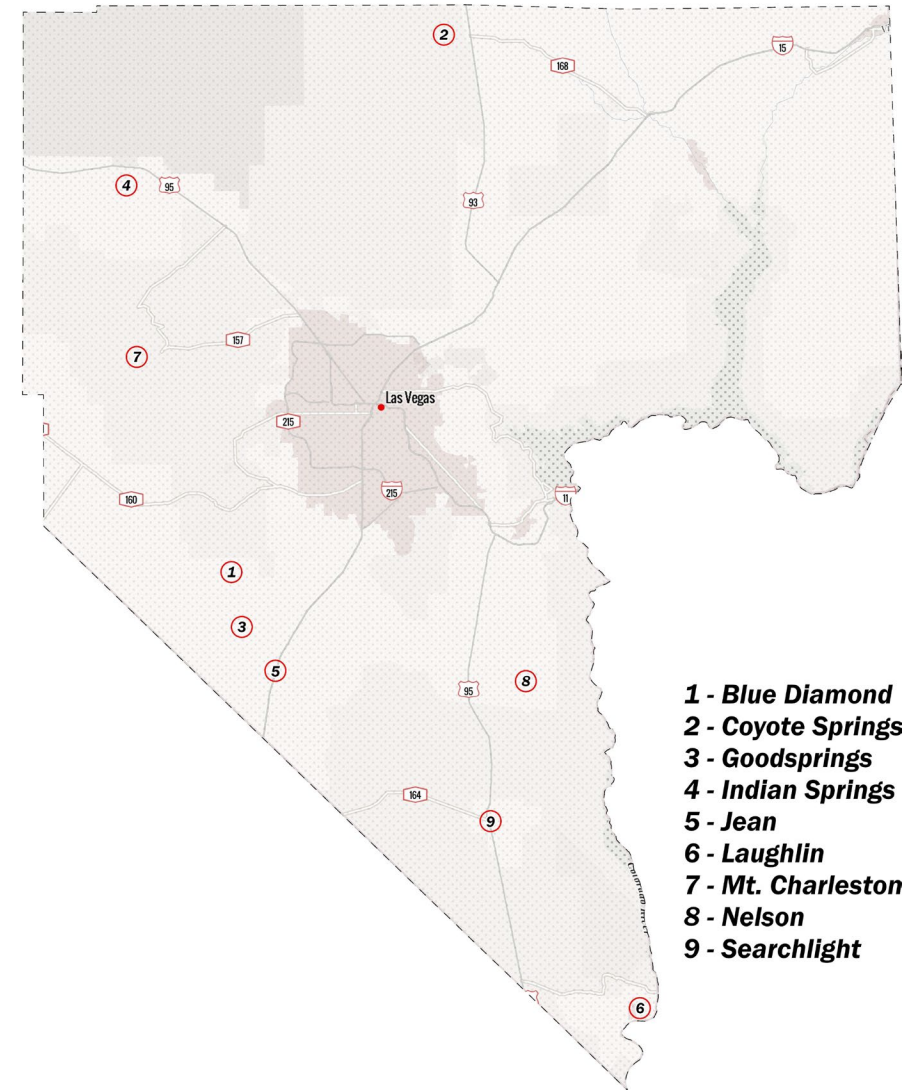
**110 Detention
Basins Built**


**222 Real-Time
Rain Gauges**

**\$2.5 Billion in
Tax Dollars
Invested**

Master Plan Objectives

- Nevada Revised Statutes 543.596 requires that flood control master plans must be reviewed and updated at least every 5 years.
- The purpose of the Master Plan Update (MPU) is to add new information, assess progress, and recommend changes.
- **Blue Diamond** was included with the original Master Plan adopted in 1986 for the entire county. The previous update to the Outlying Areas was in 2019.
- There are 9 Outlying areas.





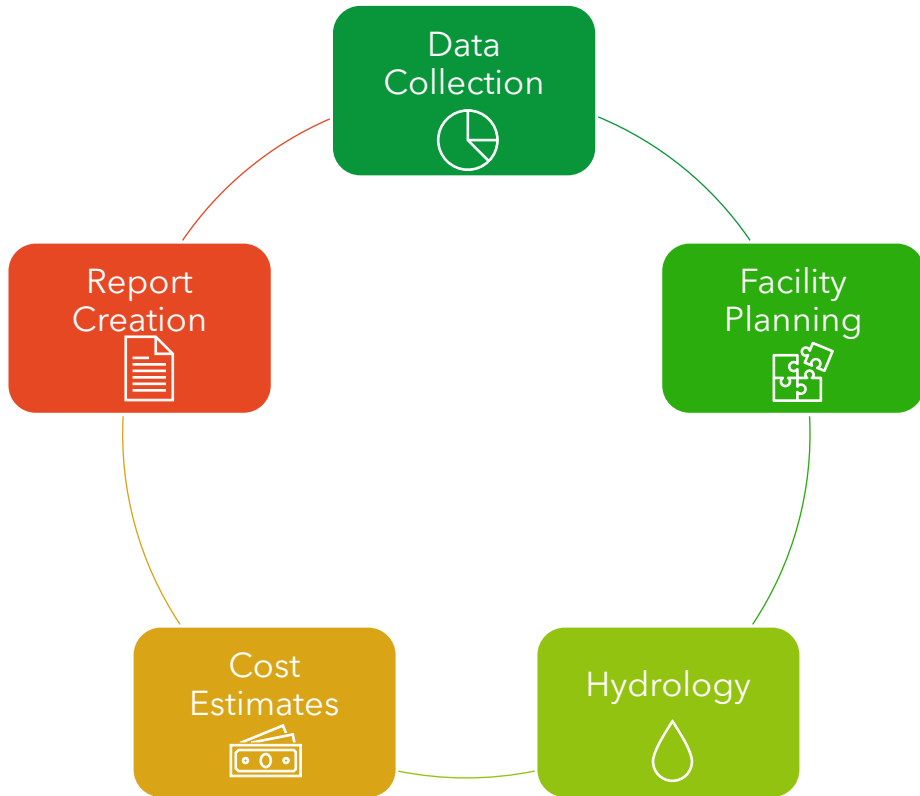
Ten-Year Construction Program (TYCP)

Annual review of the TYCP for the Design and Construction of Master Plan projects are assessed based on these criteria:

1. Population Affected
2. Assessed Land Value Impacted
3. Public Perception of Need
4. Emergency Access and Public Inconvenience
5. Cost Avoidance
6. Availability of Other Funding Sources
7. Interrelationship of Other Projects
8. Timing and Implementation
9. Environmental Enhancement
10. Annual Maintenance Cost

*** There are no projects in Blue Diamond presently identified in the TYCP.**

2024 Master Plan Update Progress

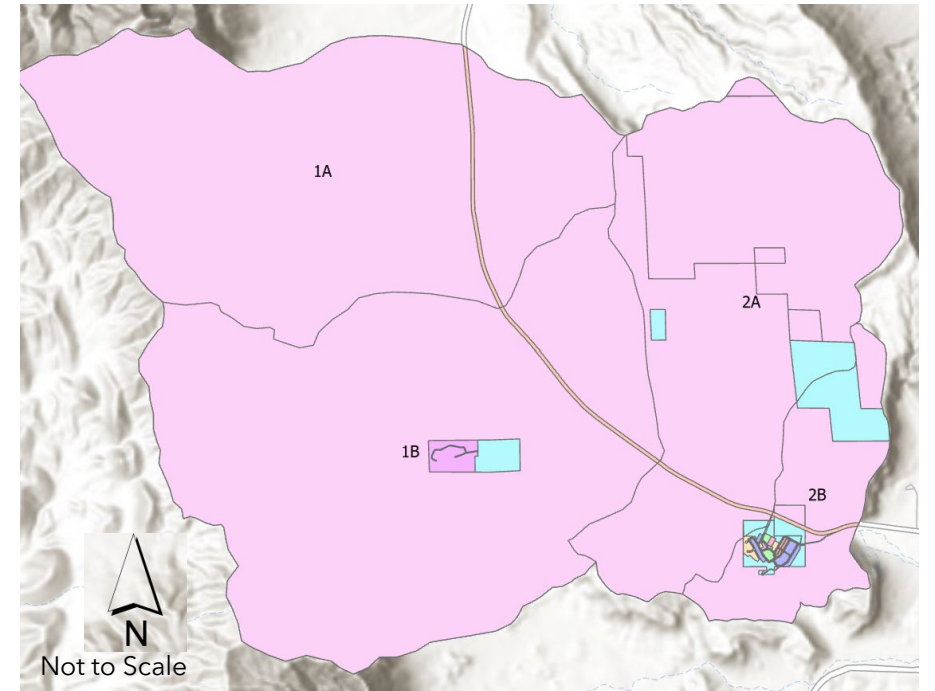


Started January 2024

- ✓ Data Collection - Complete
 - ✓ Updated Outlying Areas with Clark County Land Use and Soils data
 - ✓ Reviewed approved drainage studies for MPU impact
- ✓ Facility Planning - Complete
- ✓ Hydrology Models - Complete
- ✓ Cost Estimates - Complete (2023 Las Vegas Valley MPU Cost Tool)
- ➔ TAB or CAC Presentation for Outlying Areas - In progress
 - MPU Report - In progress/Under review
 - Adoption by CCRFCD Board of Directors and Clark County Board of Commissioners - August/September

Flood Control Facilities and Flood Zone Designation

- CCRFCFD provides funding for maintenance of existing MPU facility.
- FEMA Special Flood Hazard Area "Zone A"





Blue Diamond

2024 MPU Flood Control Facilities Recommendations

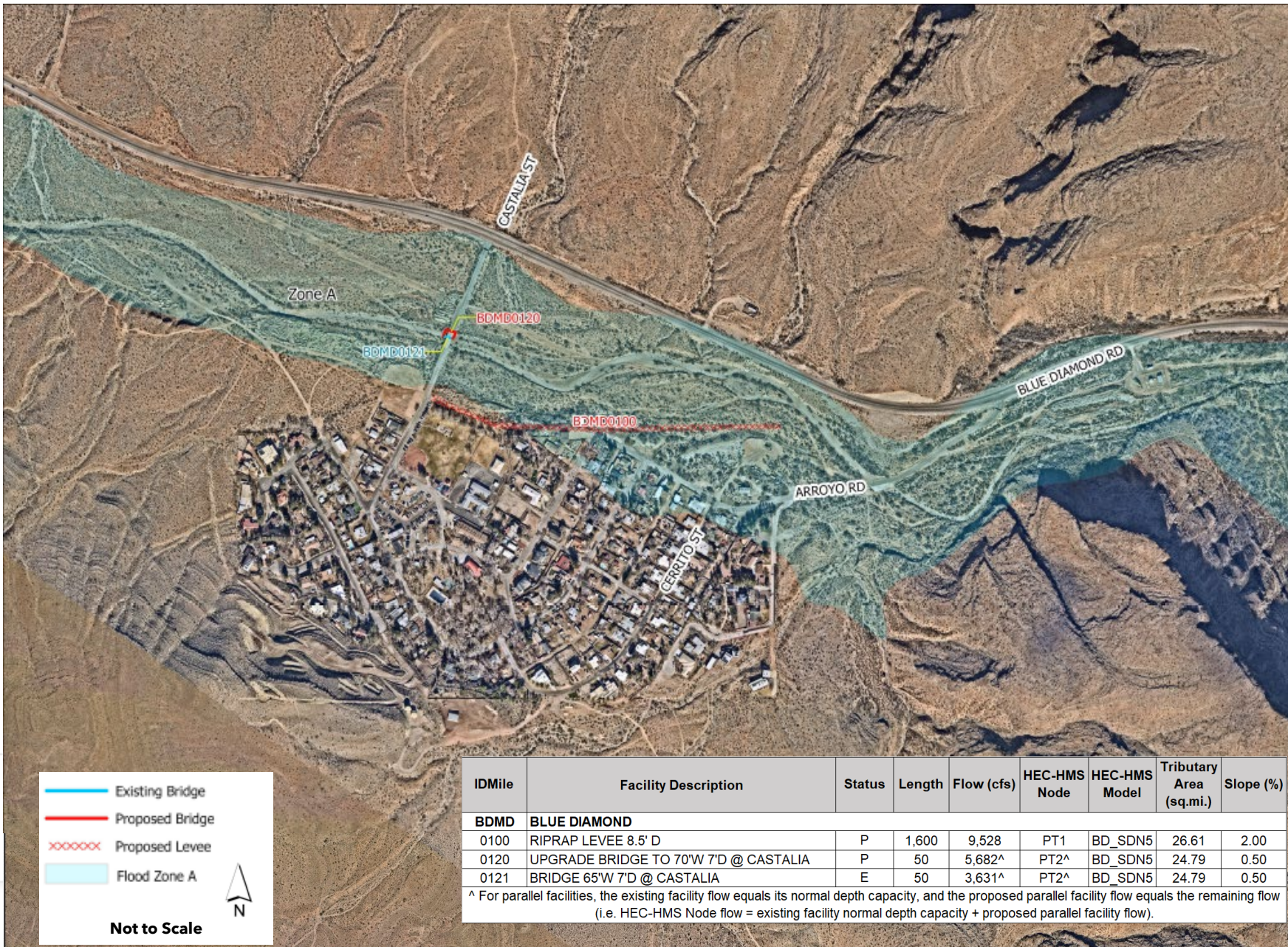




2024 MPU Flood Control Facilities

Blue Diamond

- Hydrologic modeling update
- No update to proposed facilities.



Facility Costs

Calculation based on 2023 Las Vegas Valley MPU Cost Tool

Blue Diamond	Cost		
	2019	2024	Difference
Existing Value of Facilities	\$ 722,549	\$ 895,176	\$ 172,627
Proposed Cost of Facilities	\$ 1,801,107	\$ 1,997,596	\$ 196,489

Maintenance Cost:

Blue Diamond	Cost	
	Budgeted	Expended
FY 21-22	\$ 307,000	\$ 255,686
FY 22-23	\$ 156,000	\$ 50,825
FY 23-24 (In Progress)	\$ 150,000	\$ 28,587

Staff Recommendation:

**Request to Recommend the
Regional Flood Control District
Board of Directors
to adopt the
2024 Flood Control Master Plan Update
For the Town of Blue Diamond**

REGIONAL FLOOD
CONTROL DISTRICT



Questions?

