

RED ROCK CITIZENS ADVISORY COUNCIL

Blue Diamond Library

16A Cottonwood Drive Blue Diamond, NV 89004 August 28, 2024 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

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

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 July 31, 2024 (For possible action)

- IV. Approval of the Agenda for August 28, 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 Legacy Trail funding, upcoming Las Vegas Marathon and Desert Dash 100K race, and any other updates from Clark County. (for discussion only)
- VI. Planning and Zoning
 - 1. ET-24-400057 (NZC-21-0747)-RED ROCK RV PARK, LLC:

HOLDOVER 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)

09/04/24

- VII. General Business
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell your** last name for the record. If any member of the Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Council by majority vote.
 - IX. Next Meeting Date: September 25, 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

MINUTESJuly 31, 2024

Board/Council Members: Evan Slawson, Chairperson

Greg Bailey Dallas Simonette Steffanie Gray, Vice Chairperson

Bob Matthews

Danas Simonet

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 7:01p.m. by Chairperson, Evan Slawson. Evan Slawson, Steffanie Gray, Greg Bailey, and Bob Matthews were present. Dallas Simonette was absent.

II. Public Comment

None

III. Approval of Minutes for June 26, 2024.

Moved by: Steffanie Gray

Action: Approved Vote: 4-0/ Unanimous

IV. Approval of the Agenda for July 31. 2024.

Moved by: Bob Matthews

Action: Approved Vote: 4-0/ 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 reported the N well at 11.07 and the S Well 10.8. Water system is stable. Reports show a large draw in the mornings, Jordan advised to check for over watering.

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

Officer Isabel stated there will be more speed enforcement on 159. He also reported there will be two more officers added, just unknown when.

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)

On August 12th, 1:00 - 2:00 am, meteor shower watch at the Late Night TrailHead. Sunday mornings are hikes with interpretation. There will be an automatic gate put in at Calico Basin.

4. Receive a report from BLM Law Enforcement about recent events in the area and Public Lands

policing concerns (for discussion only)

Officer Boyle reported an uptake in search and rescue. It was reported residents are seeing more speeding, which officer Boyle stated is hard to keep on with staff out of district on fires. Brian O'Neal, Assistant Fire Chief of CCFD, stated 375 engines have been dispatched to California from outlying states.

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

Meggan reported she put in for a FLAP grant to assist with phase 4A of the Red Rock Legacy Trail.

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)

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.

<u>DESIGN REVIEWS</u> 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)

Moved by: Evan Slawson

Action: Approve

Vote: 4-0/ Unanimous 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). The 2024 Flood Control Master Plan Update was presented. There were flooding concerns of areas current flooding has occurred and concerns of pushing people out of their homes.

Moved by: Steffanie Gray

Action: Approve Vote: 4-0/Unanimous

VIII. Comments by the General Public

IX. Next Meeting Date: August 28, 2024

X. 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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 175-16-601-014, 015 & 016 and 175-15-201-002
PROPERTY ADDRESS/ CROSS STREETS: Intersection of SR 159 & SR 160
DETAILED SUMMARY PROJECT DESCRIPTION
24 month extension of time for NZC 21-0747.
E-F MONATOXICITION OF AME TO FAZO ZT OF TH
PROPERTY OWNER INFORMATION
NAME: Red Rock RV Park, LLC
ADDRESS: 10789 W. Twain Ave. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 TELEPHONE: EMAIL:
TELEPHONE: CELL EMAIL:
APPLICANT INFORMATION (must match online record)
NAME: Red Rock RV Park, LLC
ADDRESS: 10789 W. Twain Ave. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # TELEPHONE: 702-499-4442 CELL EMAIL: randy@landbaroninv.com
TELEPHONE: 702-499-4442 CELL EMAIL: randy@landbaroninv.com
CORRESPONDENT INFORMATION (must match online record)
NAME: Gwendolyn Fischer, Agent for Applicant
ADDRESS: 10789 W. Twain Ave. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID #
TELEPHONE: 702-416-7530 CELL EMAIL: gwen@landbaroninv.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.
LoBert e.
Property Owner (Signature)* Property Owner (Print) Date
DEPARTMENT USE ONLY:
AC AR ET PUDD SN UC WS
ADR AV PA SC TC VS ZC
AG DR PUD SDR TM WC OTHER
APPLICATION # (s) ET-24-400057 ACCEPTED BY NAT
PC MEETING DATE DATE
BCC MEETING DATE 7/17/2024 FEES 51,700.00
TAB/CAC LOCATION Red ROCK DATE 6 24 2024
IMPLEME FOCUSION INC. INC. INC. INC. INC. INC. INC. INC

Red Rock RV Park 10789 W. Twain Ave. Suite 200 Las Vegas, NV 89135

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

RE: Justification letter for extension of time for NZC 21-0747 APN # 175-16-601-014, 015 & 016 and 175-15-201-002 (+/-) 23.19 Acres

Dear Sir or Madam,

We respectfully request a 24-month extension of time to complete the conditions of NZC 21-0747. We are currently in the design review and parcel map revision process and require additional time to complete.

We thank you for your consideration and look forward to continued partnership with the County on this project.

Best regards,

Gwendolyn Fischer Agent for Applicant (702) 416-7530 gwen@landbaroninv.com