



Red Rock Citizens Advisory Council

Blue Diamond Recreation Hall (Quonset Hut)

2 Village Blvd
Blue Diamond, NV 89004

September 30, 2020
7:00 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- **Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.**
- 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.

Board Members:	Pauline van Betten - Chair Trent Billingsley	Gary Laswell – Vice Chair Barbara Luke	Bob Matthews
Secretary:	Meggan Holzer, Meggan@clarkcountynv.gov , 702-455-0341		
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.
- III. Approval of Minutes from the meeting of July 29, 2020 (For possible action)

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - TICK SEGERBLOM
YOLANDA KING, County Manager

IV. Approval of Agenda for September 30, 2020 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 crime 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 Clark County Administrative Services regarding the status of the tamarisk removal, secretary recruitment, “No Engine Brake” signage on 159, and any other updates from Clark County (for discussion only)

VI. Planning & Zoning

1. **UC-20-0386-COOK, MARTIN:**
USE PERMITS for the following: **1)** increase the area of an accessory apartment; and **2)** allow a manufactured home as an accessory apartment on 4.7 acres in an R-U (Rural Open Land District) Zone in the Red Rock Overlay District. Generally located between Riscos Hill Road (alignment) and Torino Avenue (alignment), west of Fortney Road within the Northwest County Planning Area (Red Rock). JJ/bb/jd (For possible action) **10/20/20 PC**
2. **VS-20-0387-COOK, MARTIN:**
VACATE AND ABANDON easements of interest to Clark County located between Riscos Hill Road (alignment) and Torino Avenue (alignment), west of Fortney Road within the Northwest County Planning Area (Red Rock) (description on file). JJ/bb/jd (For possible action) **10/20/20 PC**

VII. General Business

1. Joshua Eddy with DesertDash will present information and answer questions about the 100k race that he is planning for April 2021 in the Red Rock/Blue Diamond area (for discussion only)
2. Take public input and review/finalize requests for the upcoming budget cycle (For possible action)
3. Select a representative to serve on the Clark County Community Development Advisory Committee (for possible action)
4. Applications are being accepted through November 12, 2020 for appointments by the Clark County Board of County Commissioners to serve on the Red Rock CAC for a two year term beginning January 2021. All applicants, including current CAC members, must submit an application to be considered. (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.

IX. Next Meeting Date: October 28, 2020

X. Adjournment

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

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

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - TICK SEGERBLOM
YOLANDA KING, County Manager



Red Rock Citizens Advisory Council

July 29, 2020

MINUTES

Board Members: Pauline van Betten - Chair Gary Laswell– Vice Chair
Trent Billingsley **Excused** Barbara Luke Bob Matthews

Secretary: Pamela Dittmar, 702-455-5882, pamela.dittmar@clarkcountynv.gov

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
None
- III. Approval of Minutes for February 26, 2020
Moved by: Barbara Luke
Action: Approved
Vote: 4-0/Unanimous
- IV. Approval of Agenda for July 29, 2020
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)

Pauline van Betten stated the Council remains concerned water level is dropping and efforts to monitor the Blue Diamond Water System need to continue.
 2. Receive a report from Metro regarding activity and statistics during the past month and other area crime concerns (for discussion only)

No report
 3. Receive an update on the Red Rock Bike Trail from a representative of the Red Rock Trail Partnership (for discussion only)

Pauline van Betten made a brief presentation on the progress of the Red Rock Trail, noting the positive impact of FLAP funding in the past and anticipated efforts to secure SNPLMA funding in the future.

4. Receive a report from Clark County Administrative Services regarding the status of park water numbers, off-premise vs. on-premise signage regulations, Cougar Reservoir approval, tamarisk removal, and any other updates from Clark County (for discussion only)

Mike Shannon passed out a park water report provided by Ron Carrington with RPM, noting the December 2019 numbers were all zeros as data was not captured due to a broken valve. Mr. Shannon indicated off-premise signage is prohibited per Title 30.72 but “for sale” and “for lease” signs are considered temporary and allowed under specific conditions per Title 30. The Cougar Reservoir was approved by the BCC on April 21, 2020 with the conditions that lighting be on motion sensors, lights only be used for maintenance at night and desert colors be used in the design. Mike indicated Meggan Holzer is working with Cayenne Engel at the Nevada Division of Forestry to remove tamarisk in the area south of the wells. Meggan and Cayenne anticipate partnering with NV Energy.

VI. Planning & Zoning

1. **ET-20-400054 (WS-0201-17) -CARTER GREG L: WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the drainage study requirement in conjunction with a minor subdivision map on 5.2 acres in an R-E (Rural Estates Residential) Zone in the Red Rock Overlay District. Generally located on the east side of Cote Road and the north side of Cougar Avenue within Red Rock. JJ/jvm/jd (For possible action) **08/04/20 PC**

Moved by: Pauline van Betten
Action: Hold until August 26, 2020 meeting
Vote: 4-0/Unanimous

2. **VS-20-0308-DFA SEPARATE PROPERTY TRUST & AHM DON F. TRS: VACATE AND ABANDON** a portion of a right-of-way being Joylin Street located between Fords Way and Tracy Street (alignment) within Northwest County (Red Rock) (description on file). LB/bb/jd (For possible action) **08/18/20 PC**

Moved by: Barbara Luke
Action: Approved
Vote: 4-0/Unanimous

VII. General Business
None

VIII. Comments by the General Public

Barbara Luke wished Meggan Holzer well and a speedy recovery.
The Council thanked Pamela Dittmar for all her efforts working as the CAC secretary.
The Council requested information on the possibility of hydrants at the Cougar Reservoir.

IX. Next Meeting Date
The next meeting will be August 26, 2020

X. Adjournment
The meeting was adjourned at 7:52 pm

ATTACHMENT A
RED ROCK CITIZENS ADVISORY COUNCIL
ZONING AGENDA
WEDNESDAY, 7:00 P.M., SEPTEMBER 30, 2020

10/20/20 PC

1. **UC-20-0386-COOK, MARTIN:**
USE PERMITS for the following: **1)** increase the area of an accessory apartment; and **2)** allow a manufactured home as an accessory apartment on 4.7 acres in an R-U (Rural Open Land District) Zone in the Red Rock Overlay District. Generally located between Riscos Hill Road (alignment) and Torino Avenue (alignment), west of Fortney Road within the Northwest County Planning Area (Red Rock). JJ/bb/jd (For possible action)

2. **VS-20-0387-COOK, MARTIN:**
VACATE AND ABANDON easements of interest to Clark County located between Riscos Hill Road (alignment) and Torino Avenue (alignment), west of Fortney Road within the Northwest County Planning Area (Red Rock) (description on file). JJ/bb/jd (For possible action)

ACCESSORY APARTMENT
(TITLE 30)

BLUE DIAMOND RD/FORTNEY RD
(RED ROCK)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0386-COOK, MARTIN:

USE PERMITS for the following: **1)** increase the area of an accessory apartment; and **2)** allow a manufactured home as an accessory apartment on 4.7 acres in an R-U (Rural Open Land District) Zone in the Red Rock Overlay District.

Generally located between Riscos Hill Road (alignment) and Torino Avenue (alignment), west of Fortney Road within the Northwest County Planning Area (Red Rock). JJ/bb/jd (For possible action)

RELATED INFORMATION:

APN:
175-14-301-012

USE PERMITS

1. To allow a 2,242 square foot accessory apartment where 1,500 square feet is the maximum allowed per Table 30.44-1 (a 49% increase).
2. To allow a manufactured home as an accessory apartment per Table 30.44-1.

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 4.7
- Project Type: Accessory apartment
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 2,323 principal/2,242 accessory

Site Plan

The site plan depicts a 2,323 square foot single family manufactured home with a 2,242 square foot accessory apartment that is also a manufactured home. The site plan includes a building envelope and the remaining Red Rock natural area buffer. A 100 foot power easement crosses through the central portion of the lot. A 30 foot by 60 foot tack room building is shown on the south side of the lot about 60 feet north of the proposed principal residence. A 137 foot by 204

foot riding arena is shown in the central part of the property and is surrounded by movable equine fences. A 48 inch high wire fence is located in the central part of the lot and surrounds the riding arena and tack room. The principal residence is shown on the south side of the lot with an access drive proposed from Fortney Road. The proposed accessory apartment is a manufactured home on the north side of the lot, with an access driveway shown from Riscos Hill Road. The principal residence and accessory apartment are shown approximately 11 feet lower than the nearest adjacent residential home near the west property line. Arena lights located on the west side of the riding arena will meet the lighting requirements outlined in the Red Rock Overlay District.

Landscaping

Undisturbed natural areas are shown on the site plan in areas outside of the building envelopes.

Elevations

The plans depict the principal residence as a ranch style home with 9 foot side walls, a 4:12 roof pitch and 14 foot peak height. The home includes a grey asphalt shingle roof, 2 foot rustic brick skirt siding, and montana timber siding. The accessory apartment has similar colors and materials as the main house, with asphalt shingles, barwood accent siding, and 2 foot rustic brick skirt siding.

Floor Plans

The floor plan depicts the 64 foot by 44 foot principal residence with 3 bedrooms, 2 bathrooms and a single kitchen. The 30 foot by 76 foot accessory apartment includes 3 bedrooms and 2 bathrooms with 1 kitchen.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to construct 2 manufactured homes on 4.7 acres. The principal home is 2,323 square feet and the accessory apartment is 2,242 square feet. The accessory apartment exceeds the maximum 1,500 square feet allowed by 742 square feet, requiring a special use permit. A manufactured home is proposed for the accessory apartment and will be considered as an additional special use permit. The proposed structures will meet the Red Rock Overlay District requirements. The property will include equestrian facilities and access from Fortney Road and Riscos Hill Road.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Rural Residential	R-U	Undeveloped
South	Open Land	R-U	Undeveloped
West	Rural Residential	R-U	Single family residential

Related Applications

Application Number	Request
VS-20-0387	A vacation and abandonment of patent easements 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

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The proposed residential uses will be in harmony with the purpose, goals, objectives and standards of the Plan, the Red Rock Overlay District, and of this Title. The proposed residential uses will not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, rights-of-way, or other matters affecting the public health, safety, and general welfare. The proposed residential use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

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 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;
- Right-of-way dedication to include 30 feet for Riscos Hill Road, 30 feet for Fortney Road, 30 feet for Torino Avenue, and associated spandrels.

Building Department - Fire Prevention

- 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.
- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available near the property being developed and none are planned within the next 5 years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARTIN, COOK

CONTACT: GARCIA ENGINEERING, P.C., 8048 THUNDER BLUFF ST, LAS VEGAS, NV 89113

DRAFT

10/20/20 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

BLUE DIAMOND RD/FORTNEY RD
(RED ROCK)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0387-COOK, MARTIN:

VACATE AND ABANDON easements of interest to Clark County located between Riscos Hill Road (alignment) and Torino Avenue (alignment), west of Fortney Road within the Northwest County Planning Area (Red Rock) (description on file). JJ/bb/jd (For possible action)

RELATED INFORMATION:

APN:
175-14-301-012

LAND USE PLAN:
NORTHWEST COUNTY (RED ROCK) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

The applicant is proposing to develop the site as single family residential with an accessory apartment. This vacation and abandonment request is to vacate the remaining 10 feet of a government patent easement along the east property line. The remaining patent easement area is not needed for the development of this property.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Rural Residential	R-U	Undeveloped
South	Open Land	R-U	Undeveloped
West	Rural Residential	R-U	Single family residential

Related Applications

Application Number	Request
UC-20-0386	A special use permit for an accessory apartment 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

Public Works - Development Review

Staff has no objection to the vacation of the remaining portion of patent easements that are not necessary for site, drainage, or roadway development.

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

- Satisfy utility companies' requirements.
- Applicant is advised that 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Riscos Hill Road, 30 feet for Fortney Road, 30 feet for Torino Avenue, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- 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.
- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARTIN COOK

CONTACT: GARCIA ENGINEERING, P.C., 8048 THUNDER BLUFF ST, LAS VEGAS,
NV 89113

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF	DATE FILED: <u>8-26-2020</u> PLANNER ASSIGNED: <u>882</u> ACCEPTED BY: <u>882</u> FEE: <u>\$675</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>Red Rock</u> PUBLIC HEARING? <u>(Y) N</u> TRAILS? <u>Y (N)</u> PFNA? <u>Y (N)</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-20-0386</u> TAB/CAC: <u>Red Rock</u> TAB/CAC MTG DATE: <u>9-30</u> TIME: <u>7pm</u> PC MEETING DATE: <u>10-20</u> <u>7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-U</u> PLANNED LAND USE: <u>RR</u> NOTIFICATION RADIUS: _____ SIGN? <u>Y / N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>MARTIN COOK</u> ADDRESS: <u>7370 EDNA AVE.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-220-5722</u> CELL: <u>702-278-9914</u> E-MAIL: <u>MCOOK@PATRIOTCONTRACTORSLV.COM</u>	
APPLICANT	NAME: <u>MARTIN COOK</u> ADDRESS: <u>7370 EDNA AVE.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-220-5722</u> CELL: <u>702-278-9914</u> E-MAIL: <u>mcook@patriotcontractors</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>ROMAN GARCIA</u> ADDRESS: <u>8048 THUNDER BLUFF ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-281-1518</u> CELL: <u>702-281-1518</u> E-MAIL: <u>romangpe@gmail.com</u> REF CONTACT ID #: <u>133479</u>	

ASSESSOR'S PARCEL NUMBER(S): 175-14-301-012

PROPERTY ADDRESS and/or CROSS STREETS: FORTNEY RD/RISCOS HILL RD

PROJECT DESCRIPTION: SINGLE FAMILY RESIDENCE, >1,500 sq Accessory Apartment

(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.

 Property Owner (Signature)*

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 1-16-20 (DATE)
 BY Martin P. Cook

NOTARY PUBLIC: _____

Nikki Howie
 Notary Public, State of Nevada
 My Commission Expires: 03-28-23
 Certificate No: 11-4346-1

*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.

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89106

Subject: Special Use Permit (APN: 175-14-301-012)

To whom it may concern:

Please accept this letter as a request for a Special Use Permit to develop the subject lot with an accessory apartment that exceeds the 1,500 square feet. The Lot in question is Government Lot 24 located at the southwest corner of Riscos Hill Rd/Fortney Road. It is more specifically identified by the Assessor's Office as parcel number 175-14-301-012. The subject site resides within the Redrock Overlay in Community District 5. The current owner wishes to place a principal dwelling with an accessory apartment on the lot. The two structures will be manufactured homes situated on the 4.74-ac parcel. The attached site plan shows the location of the two proposed structures in relation to existing easements, property lines, equestrian facilities, and the public right-of-way.

The proposed principal dwelling will be 2,323 sq. feet and the accessory apartment will 2,242 sq. feet. As shown on the elevations, the proposed structures will comply with the Redrock overlay criteria cited under Title 30.48 Part 'F' as having colors and exterior surfaces consistent with a Southwest region architectural design. There will be one kitchen in each unit. Due to the location of the property, the lot is beyond 1,250 feet from the public water system and outside the mandatory connection distance of the Clark County Water Reclamation District. Therefore, the subject lot will be serviced by an onsite well and an individual sewage disposal system.

It is understood per Table 30.44-1, that the owner will have to execute and record a deed restriction against the property since the parcel will not be subdivided and have accessory apartment on the lot. Since the accessory apartment will also be a manufactured home, an administrative minor deviation has been submitted concurrently for review and approval by staff. As shown on the site plan attached herewith, the accessory apartment meets the setback and separation distances and design standards for single family homes under the Title 30 development code.

Since the size of the lot is of sufficient size coupled with the site and structures adhering to Title 30 development code, we are respectfully requesting staff's approval of the Special Use Permit. Should you have any questions or need additional information, please don't hesitate to contact me at (702) 281-1518 or via email at romangpe@gmail.com.

Respectfully,

Roman Garcia

Roman Garcia, P.E.
Principal Engineer
Encl.

PLANNER
COPY

UC-20-0386



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>8-26-2020</u>	APP. NUMBER: <u>VS-20-0387</u>
		PLANNER ASSIGNED: <u>B8B</u>	TAB/CAC: <u>Red Rock</u>
		ACCEPTED BY: <u>B8B</u>	TAB/CAC DATE: <u>9-30</u> TIME: <u>7pm</u>
		FEE: <u>875</u> CHECK #: _____	PC MEETING DATE: <u>10-20 7pm</u>
		COMMISSIONER: <u>JJ</u>	BCC MTG DATE: _____
		OVERLAY(S)? <u>Red Rock</u>	ZONE / AE / RNP: <u>R-U</u>
		TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	PLANNED LAND USE: <u>RR</u>

PROPERTY OWNER	NAME: <u>MARTIN COOK</u>
	ADDRESS: <u>7370 EDNA AVE.</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89117</u>
	TELEPHONE: <u>702-278-9914</u> CELL: <u>702-278-9914</u>
	E-MAIL: <u>MCOOK@PATRIOTCONTRACTORSLV.COM</u>

APPLICANT	NAME: <u>MARTIN COOK</u>
	ADDRESS: <u>7370 EDNA AVE.</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89117</u>
	TELEPHONE: <u>702-278-9914</u> CELL: <u>702-278-9914</u>
	E-MAIL: <u>MCOOK@PATRIOTCONTRACTORSLV.COM</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>ROMAN GARCIA</u>
	ADDRESS: <u>8048 THUNDER BLUFF ST</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89166</u>
	TELEPHONE: <u>702-281-1518</u> CELL: <u>702-281-1518</u>
	E-MAIL: <u>ROMANGPE@GMAIL.COM</u> REF CONTACT ID #: <u>133479</u>

ASSESSOR'S PARCEL NUMBER(S): 175-14-301-012

PROPERTY ADDRESS and/or CROSS STREETS: RISCOS HILL RD/FORTNEY RD

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.



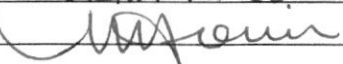
 Property Owner (Signature)*

Martin R. Cook

 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 20, 2020 (DATE)
 By Martin R. Cook

NOTARY PUBLIC: 

Nikki Howie
 Notary Public, State of Nevada
 My Commission Expires: 03-28-23
 Certificate No: 11-4346-1

*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.

Job. No. 19004
July 22, 2020

Clark County Public Works
500 Grand Central Pkwy.
Las Vegas, NV 89030

Subject: Vacation of Government Patent Easements for APN: 175-14-301-012 (Government Lot #24)

To whom it may concern:

This letter is in reference to an existing government patent easement that borders the north, south and east boundaries of the site. The site is bounded by Riscos Hill Road to the north, Fortney Road to the east and Torino Avenue to the south. The existing patent easement adjacent to the aforesaid roadway alignments is described in official records under the book and instrument **970225:01530**, which is attached herewith. The two patent easements to the north and south are 30 feet wide whereas the one to the east along Fortney Road is 40 feet in width. With this application, approximately the west 10 feet of the east 40 feet will be vacated. The 30-foot wide easements along the north and south boundaries of the parcel coupled with the remaining 30 feet on Fortney Road will be superseded by the roadway dedications completed by the owner as part of the improvements slated for the subject parcel. Since the owner will be dedicating the necessary right-of-way for the roads that border the north, south and east portions of the subject parcel, it is the owner's intent to only vacate the area on Fortney Road beyond what will be dedicated in the near future.

Due to the future dedication of the Fortney Road right-of way, a portion of the patent easement is being vacated because it is no longer needed for development purposes. The demarcation of the aforementioned area (7,599.46 ft²) to be vacated are shown on the attached site plan and legal exhibits. As shown on the attached site plan, north, south and east 30 feet of the parcel will be dedicated to the County for public right-of-way under separate cover. Therefore, if utilities or access is needed to the north, south and east in the future, there will be right-way-granted for said improvements. The application for the aforesaid dedication of right-of-way will follow the vacation application once approved. At this time, there will not be any improvements proposed by the owner where future right-of-way will be dedicated.

With that being said, we are respectfully requesting staff's approval to vacate approximately the west 10 feet of the east 40 feet of the patent easement along the east boundary of said Lot 24 as depicted and described on the site plan, legal description and exhibits attached herewith.

Should you have any questions or need additional information, please don't hesitate to contact me at (702) 281-1518 or via email at romangpe@gmail.com.

Respectfully,

Roman Garcia

Roman Garcia, P.E.
Principal Engineer

Encl.

PLANNER
COPY

US-20-0387

GARCIA ENGINEERING
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