



# RED ROCK CITIZENS ADVISORY COUNCIL

## Blue Diamond Library

16A Cottonwood Drive  
Blue Diamond, NV 89004

October 27, 2021  
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 Board/Council members for this meeting may be requested from Lara McAdam at 702-592-1441.
  - Supporting material is/will also 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: Barbara Luke, Chairperson    Evan Slawson, Vice Chairperson  
Trent Billingsley                                      Bob Matthews                                      Pauline van Betten

Secretary: Lara McAdam, 702-592-1441, [LaraTAB.CAC@gmail.com](mailto:LaraTAB.CAC@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 September 29, 2021. (For possible action)

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

IV. Approval of the Agenda for October 27, 2021 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

1. Receive a report from Las Vegas Valley Water District regarding the current well levels, status of the Blue Diamond Water System and other related concerns (for discussion only)
2. Receive a report from Metro regarding activity and statistics during the past month and other area policing concerns (for discussion only)
3. Receive a report from BLM regarding current and upcoming projects, updates on the Red Rock 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 Clark County Administrative Services regarding updates public works requests, internet at the Fire Station, status of NZC-21-0421, and any other updates from Clark County (for discussion only)

VI. Planning and Zoning

1. **WS-21-0558-AYERS RONALD & PATRICIA FAM TR:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the required separation between a proposed accessory structure and an existing detached garage on 2.4 acres in an R-U (Rural Open Land) Zone. Generally located on the south side Torino Avenue and approximately 682 feet west of Kulka Road within Red Rock. JJ/sd/jo (For possible action) **11/16/21 PC**

VII. General Business

1. None

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: December 1, 2021.

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

September 29, 2021

## MINUTES

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

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

Town Liaison:          Meggan Holzer, 702-455-0341, [meggan@clarkcountynv.gov](mailto:meggan@clarkcountynv.gov)

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- I. Call to Order, Pledge of Allegiance, Roll Call  
**The meeting was called to order at 7:00 pm**  
**Pauline van Betten was absent (excused). All other Board members present.**
  
- II. Public Comment  
**None**
  
- III. Approval of Minutes for September 1, 2021  
**Moved by: Bob Matthews**  
**Action: Approved**  
**Vote: 4-0/Unanimous**
  
- IV. Approval of Agenda for September 29, 2021  
**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 on current water levels which remain very low. There have been no major leaks or breaks in the last month.**
  
  2. Receive a report from Metro regarding activity and statistics during the past month and other area crime concerns (for discussion only)  
  
**Sgt. Pickler had no new items to report.**
  
  3. Receive a report from BLM regarding current and upcoming projects, updates on Red Rock Legacy bike trail, information about Red Rock National Conservation Area, and other updates about Public

Lands in the area (for discussion).

**Officer Siler reported that currently they are looking for engineering studies to be done to help reduce /stop fatalities on the loop road.**

**To contact BLM Dispatch call 311 or (702) 293-8998.**

**Josh Travers reported that the Calico Basin Recreational Area Management Plan will have a final draft completed by approximately October 1, 2021. Final Draft will be sent to Management for review and then out for Public Opinion later in October. The Legacy Trail design of Phase 1 is waiting on N.E.P.A. environmental and design final reports with an anticipated Public Opinion review in late October to early November. BLM anticipates receiving awards for more sections of the Legacy Trail with an approximate completion date of April, 2022. Thanks to the grant given to “Friends of Red Rock” for work on the Cottonwood Valley Recreation Area Management Plan the design process will begin.**

4. Receive a report from Clark County Administrative Services regarding updates on recent land use applications and any other updates from Clark County (for discussion only)

**Meggan Holzer had no new updates or information to report. Meggan will follow up on various public works issues.**

## VI. Planning & Zoning

1. **NZC-21-0421-MILAN T TRUST & TIBERTI RENALDO TRS:**  
**ZONE CHANGE** to reclassify 0.3 acres from an R-U (Rural Open Land) Zone, an R-E (Rural Estates Residential) Zone, and an R-1 (Single Family Residential) Zone to an R-1 (Single Family Residential) Zone for future residential development.  
**WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.**  
**DESIGN REVIEW** to modify setbacks for an existing single family residence and accessory structure on a 0.2 acre portion of 15.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Castalia Street and the north side of Cottonwood Drive within Northwest County (description on file). JJ/jt/jd (For possible action)

**Moved by: Trent Billingsley**

**Action: Approved**

**Vote: 4-0 / Unanimous**

## VII. General Business

1. Take public input and finalize requests for the next fiscal year budget(for discussion only).

**Council requested a Running Path around the park, Workout Equipment at the park, Older Kid Play area and Dots to be removed from Arroyo.**

**Moved: Barbara Luke**

**Action: Approved**

**Vote: 4-0 / Unanimous**

2. Nominate a representative and a possible alternate to serve on the 2021-2022 Community Development Advisory Committee (CDAC) (For possible action)

**Meggan Holzer informed the Council that a nominee would be needed in the next couple of weeks. Meggan also advised the Council and meeting attendees that there will be a vacancy on the Council beginning January, 2022. If interested, please contact Meggan directly.**

VIII. Comments by the General Public

**A further clarification of the regulation of Truck Traffic on Highway 159 was requested.**

IX. Next Meeting Date

The next meeting will be October 27, 2021.

X. Adjournment

The meeting was adjourned at approximately 8:22 pm

**ATTACHMENT A  
RED ROCK CITIZENS ADVISORY COUNCIL  
ZONING AGENDA  
WEDNESDAY, 7:00 P.M., OCTOBER 27, 2021**

11/16/21 PC

1. **WS-21-0558-AYERS RONALD & PATRICIA FAM TR & AYERS RONALD C & PATRICIA A TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the required separation between a proposed accessory structure and an existing detached garage on 2.4 acres in an R-U (Rural Open Land) Zone. Generally located on the south side Torino Avenue and approximately 682 feet west of Kulka Road within Red Rock. JJ/sd/jo (For possible action)

ACCESSORY STRUCTURE  
(TITLE 30)

TORINO AVE/KULKA RD  
(RED ROCK)

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0558-AYERS RONALD & PATRICIA FAM TR & AYERS RONALD C & PATRICIA A TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the required separation between a proposed accessory structure and an existing detached garage on 2.4 acres in an R-U (Rural Open Land) Zone.

Generally located on the south side Torino Avenue and approximately 682 feet west of Kulka Road within Red Rock. JJ/sd/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

175-14-801-020

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the required separation between a proposed accessory structure and the existing detached garage to 8 inches where 6 feet is the standard per Table 30.40-2 (an 87% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 11111 W Torino Avenue
- Site Acreage: 2.4
- Project Type: Accessory structure
- Building Height (feet): Up to 17
- Square Feet: 599

**Site Plans**

The plans depict a proposed accessory building (workshop) located in the southern portion of the lot and will be located adjacent to an existing detached garage. The single family residence is centrally located on the north central portion of the lot. The proposed accessory structure (workshop) meets all setbacks and will be built to within 8 inches of the existing detached garage where 6 feet is required. The rear and side yards are enclosed with an existing 6 foot concrete masonry wall.

Landscaping

No landscaping is proposed or required with this application.

Elevations

The plans depict a 1 story accessory structure composed of tilt-up concrete with stucco finish and a flat roofline. The proposed workshop includes architectural enhancements to match the main residence.

Floor Plans

The plans depict an open floor plan to be used as a workshop.

Signage

Signage is not a part of this request.

Applicant's Justification

The proposed workshop would be in the rear of the property approximately 21 feet from the rear property line where 5 feet is permitted and 83 feet from the side property lines where 5 feet is permitted and approximately 220 feet from the existing residence. The proposed workshop would be located directly adjacent to the north side of the existing detached garage. The proposed workshop building would be a single story structure matching the design and colors of the existing garage. The site has a 100 foot wide NV Energy easement that runs diagonally through the middle of the property along with a 20 foot wide drainage easement that runs along the entire east side of the property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
AV-1224-07	Accessory detached garage	Approved by ZA	September 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Rural Residential (up to 0.5 du/ac)	R-U	Single family & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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



modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The proposed accessory structure (workshop) will incorporate architectural design to match the existing detached garage and principal residence. The proposed accessory structure will be approximately 600 square feet and is screened by the main residence from the street. The request complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses. The location of the property is in a more rural area where accessory structures are a common feature with such properties. The proposed reduction in the building separation should not pose an overall negative impact to the surrounding neighbors since the proposed accessory structure meets all setbacks and is separated from the main residence by 220 feet. Staff can support this request.

### **Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

#### **Building Department - Fire Prevention**

- No comment.

#### **Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** P.K. THISTLE ARCHITECT

**CONTACT:** P.K. THISTLE ARCHITECT, 7383 ATACAMA AVENUE, LAS VEGAS, NV  
89179

**DRAFT**