



RED ROCK CITIZENS ADVISORY COUNCIL

Blue Diamond Library

16A Cottonwood Drive
Blue Diamond, NV 89004

December 1, 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
 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 October 27, 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 December 1, 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 on recent land use applications, work on Arroyo, and any other updates from Clark County (for discussion only)
- VI. Planning and Zoning
1. **DR-21-0618-KOELE, LP:**
DESIGN REVIEW for finished grade in conjunction with a proposed single family residence on 2.1 acres in a R-U (Rural Open Lane) Zone in the Red Rock Design Overlay District. Generally located on the west side of Sandstone Drive, 1,600 feet north of Little Springs Road within Northwest County. JJ/jt/jo (For possible action) **BCC 12/22/21**
- VII. General Business
1. Josh Eddy with Desert Dash will share information and take input regarding his plans for the RRC100k running race that is tentatively scheduled for November 12, 2022 (for discussion only)
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Council by majority vote.
- IX. Next Meeting Date: January 26, 2022.
- 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

October 27, 2021

MINUTES

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

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

Town Liaison: Megan Holzer, 702-455-0341, meggan@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call
The meeting was called to order at 7:00 pm
All Board members present.
- II. Public Comment
None
- III. Approval of Minutes for September 29, 2021
Moved by: Bob Matthews
Action: Approved
Vote: 5-0/Unanimous
- IV. Approval of Agenda for October 27, 2021
Moved by: Bob Matthews
Action: Approved
Vote: 5-0/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)

Derrick Jackson reported that there were zero inches of rain in September. Current total rain fall is 56% of the yearly average. The large main break at Matarango has been repaired.
 2. Receive a report from Metro regarding activity and statistics during the past month and other area crime concerns (for discussion only)

Sgt. Pickler reported 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).

Josh Travers reported that the Calico Basin Recreational Area Management Plan will have a final draft to be presented for Public Opinion on November 18, 2021. The Calico Basin residents will have separate meeting from the public for discussion. The Legacy Trail design of Phase 1 is in the final stages for the Pedestrian Bridge at Charleston on to the 159 Parking Lot. The Equestrian Trail will parallel the Legacy Trail. Construction to begin in approximately late 2022. An award of \$34 million was granted for more sections of the inner parts of Legacy Trail. 22 Cerrito will be restored to its natural state and closed.

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 reported that Public Works will be assessing the crumbling edges on Arroyo. The Fire Station Internet must be put out to bid to complete the Wifi Booster.

VI. Planning & 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 a 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**

Moved by: Bob Matthews
Action: Approved
Vote: 5-0 / Unanimous

VII. General Business

None

VIII. Comments by the General Public

1. **Pauline van Betten asked if high speed WiFi lines could be buried in the water trenches.**
2. **S. Rosco (4435 Coventry) reported that wells have dried up on Torino and owners have had to drill deeper for water.**

IX. Next Meeting Date

The next meeting will be December 1, 2021.

X. Adjournment

The meeting was adjourned at approximately 7:37 pm



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-21-0618</u> DATE FILED: <u>10/14/21</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>REDROCK</u> TAB/CAC DATE: <u>12/1/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/22/21</u> FEE: <u>675.00</u>
	PROPERTY OWNER NAME: <u>Koele LP</u> ADDRESS: <u>5626 Rafael Rivera Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-336-9800</u> CELL: _____ E-MAIL: <u>djarman@sunburstshutters.com</u>
	APPLICANT NAME: <u>Barrett Powley</u> ADDRESS: <u>241 W Charleston Blvd, Ste 155</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-733-7759</u> CELL: <u>702-379-0035</u> E-MAIL: <u>barrett@estudiovegas.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Same as Applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 16406101003
 PROPERTY ADDRESS and/or CROSS STREETS: Sandstone Drive and Heyer Way
 PROJECT DESCRIPTION: Single Family Residence - Increase finish Grade

(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.

[Signature] Gen. Partner KOELE LP
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON May 20, 2021 (DATE)
 By Dix Jarman
 NOTARY PUBLIC: Lisa D. Milano-Medina

Notary Public - State Of Nevada
 County Of Clark
LISA D. MILANO-MEDINA
 NO: 09-11001-1
 My Appointment Expires
SEPTEMBER 9, 2021

*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.



October 14, 2021

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

DR-21-0678

Re: Justification Letter
Calico Basin, Sandstone Drive at Heyer Way
APN: 164-06-101-003

To Whom it May Concern:

The purpose of this letter is to request a design review to increase the associated finished grade at the habitable finish floor by approximately 9.25 ft./111 in. for maximum fill at the Garage Level where 18" is the maximum allowed by Code. This is due to having to pull soil from the west to the east of the subject site to create a level pad for the proposed improvements. This is due to the existing excessive site slope.

All other aspects of the Project shall conform to all requirements of the Red Rock Overlay.

Should you require additional information and/or clarification please do not hesitate to contact me.

Thank you

Barrett Powley
Principal
Encompass Studio

cc: Dante Amato, Encompass Studio

principals:

Barrett Powley, architect 5492
Deb Hopson, registered interior designer 056

241 W Charleston Blvd, Suite 155, Las Vegas, NV 89135 | 702.733.7759

**ATTACHMENT A
RED ROCK CITIZENS ADVISORY COUNCIL
ZONING AGENDA
WEDNESDAY, 7:00 P.M., DECEMBER 1, 2021**

12/22/21 BCC

1. **DR-21-0618-KOELE, LP:**
DESIGN REVIEW for finished grade in conjunction with a proposed single family residence on 2.1 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located on the west side of Sandstone Drive, 1,600 feet north of Little Springs Road within Northwest County. JJ/jt/jo (For possible action)

FINISHED GRADE
(TITLE 30)

SANDSTONE DR/LITTLE SPRINGS RD
(CALICO BASIN)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-21-0618-KOELE, LP:

DESIGN REVIEW for finished grade in conjunction with a proposed single family residence on 2.1 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District.

Generally located on the west side of Sandstone Drive, 1,600 feet north of Little Springs Road within Northwest County. JJ/jt/jo (For possible action)

RELATED INFORMATION:

APN:
164-06-101-003

DESIGN REVIEW:
Increase finished grade to 111 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 517% increase).

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

BACKGROUND:
Project Description
General Summary

- Site Address: 1375 Sandstone Drive
- Site Acreage: 2.1
- Project Type: Single family residence
- Number of Stories: 1
- Building Height (feet): 23
- Building Area (square feet): 9,080

Site Plan & Request

This application is a request to increase the finished grade to allow for a proposed single family residence, which is shown near the center of the site. A gated driveway provides access from Sandstone Drive, and a garage faces the north property line. The layout of the residence is a "C" shape with wings of the building located on 3 sides of a centrally located pool. A lawn, play area, and half basketball court are located on the west side of the site. All aspects of the design comply with the Redrock Design Overlay standards, including the 25 foot wide natural area boundary around the perimeter of the site.

Landscaping

Landscaping complies with the Redrock Design Overlay standards and includes materials and flora appropriate to the desert terrain.

Elevations

The low profile single family residence includes parapet walls at various heights, off-set surface planes, and desert earth tone colors. Materials include painted stucco, gray sandstone tile, and Corten steel siding. The design of the residence complies with the Redrock Design Overlay standards.

Floor Plans

The single family residence is 9,080 square feet and includes a variety of home amenities including a game room, gym, home office, and guest bedrooms.

Applicant's Justification

According to the applicant, it is necessary to pull soil from the west to east of the subject site to create a level pad for the proposed improvements. This is due to the excessive slope on the site. As a result, the finished grade will be increased up to 111 inches (9.25 feet).

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0077-99	Vacate and abandon Sandstone Drive	Denied by BCC	March 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Public Facilities	R-U	Redrock National Conservation area
South & East	Residential Rural (up to 0.5 du/ac)	R-U	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available in the area and none are planned within the next 5 years.

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

APPLICANT: BARRETT POWLEY

CONTACT: BARRETT POWLEY, ENCOMPASS STUDIO, 241 W. CHARLESTON BLVD., SUITE 155, LAS VEGAS, NV 89102