



Red Rock Citizens Advisory Council

March 27, 2019

MINUTES

Board Members: Pauline van Betten - Chair Gary Laswell– Vice Chair
Trent Billingsley 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 – All present
The meeting was called to order at 7:00 p.m.
- II. Public Comment
None.
- III. Approval of Minutes for February 27, 2019
Moved by: Bob Matthews
Action: Approved
Vote: 5-0/ Unanimous
- IV. Approval of Agenda for March 27, 2019
Moved by: Barbara Luke
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) – LVVWD Jordan Bunker stated that the water system is stable, with no breaks or leaks.
 2. Receive a report from Metro regarding activity and statistics during the past month and other area crime concerns (for discussion only) – Sergeant Dean shared that there has been no crime reported.
 3. Receive an update on the Red Rock Bike Trail from a representative of the Red Rock Trail Partnership (for discussion only) – Still no update, hopefully next meeting.
 4. Receive a report from Clark County Administrative Services regarding the status of UC-18-0913, Bonnie Springs, watering numbers for Blue Diamond Park, and any other updates from Clark County. Meggan stated UC-18-0913 was approved. The land use approvals for the development at Bonnie Springs was upheld by the BCC after being appealed. Meggan shared water numbers for the park and the school.
- VI. Planning & Zoning
 5. **VS-19-0176-CARTER, LINDA E. & GREG L.:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Ford Avenue and between Fortney Road (alignment) and Eagle Ranch Drive (alignment); and portions of rights-of-way being Cougar Avenue located between Fortney Road (alignment) and Eagle Ranch Drive (alignment), and Ford Avenue located

between Cote Road and Fortney Road (alignment) within Red Rock (description on file).
JJ/tklja (For possible action)

4/16/19 BCC

Moved by: Barbara Luke

Action: Approval per staff conditions.

Vote: 5-0

Unanimous

VII. General Business

VIII. Comments by the General Public

Board member Barbara Luke expressed that the notification cards that are sent out by Current Planning are confusing.

IX. Next Meeting Date

The next meeting will be May 1, 2019.

X. Adjournment

The meeting was adjourned at 7:40 p.m.

**ATTACHMENT A
RED ROCK CITIZENS ADVISORY COUNCIL
ZONING AGENDA
WEDNESDAY, 7:00 P.M., MAY 1, 2019**

05/08/19 BCC

1. **WS-19-0215-REXIUS, RICK & ROCHELLE:**
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) in conjunction with a single family residence on a portion of 5.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Cote Road, 280 feet south of Blue Diamond Road within Red Rock. JJ/rk/ja (For possible action)

06/04/19 PC

2. **CP-19-900180:** That the Red Rock Citizens Advisory Council consider proposed changes to the Transportation Element of the Clark County Comprehensive Master Plan, and after conducting a public hearing, take appropriate action. (For possible action)

OFF-SITE IMPROVEMENTS
(TITLE 30)

COTE RD/BLUE DIAMOND RD
(RED ROCK)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0215-REXIUS, RICK & ROCHELLE:

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) in conjunction with a single family residence on a portion of 5.4 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Cote Road, 280 feet south of Blue Diamond Road within Red Rock. JJ/rk/ja (For possible action)

RELATED INFORMATION:

APN:

175-15-701-006

WAIVER OF DEVELOPMENT STANDARDS:

Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Cote Road where required per Section 30.52.050.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8521 Cote Road
- Site Acreage: 5.4
- Project Type: Off-site improvements

Site Plan

The plan depicts a proposed residential boarding and horse riding/rental stable in conjunction with a newly built residence that has access from Cote Road. There is a minor subdivision map in process that will create a 2.3 acre lot for this site. The facility will accommodate up to 24 horses in 2 barns located along the northern portion of the site. The horse riding/rental stable is required to have full off-site improvements; therefore, the applicant is requesting to allow non-urban standards for Cote Road.

Applicant's Justification

The applicant indicates the zoning and planned land use of this site supports rural and equestrian development and there are no paved roads within approximately a half mile of this site. It is the preference of the property owner to provide paving with the development of the 29 lot half acre community, but not with the development of their property.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0664-16	Reclassified this site and the surrounding area to R-E zoning for a proposed 29 lot single family residential development; a waiver for full off-site improvements; and design reviews for a residential boarding stable, and a preliminary grading plan in conjunction with a hillside development.	Approved by BCC	December 2016
VS-0666-16	Vacated and abandoned easements on the property	Approved by BCC	December 2016
VS-2013-98	Vacated and abandoned Wigwam Avenue	Approved by BCC	February 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Land (Open Space/Grazing; Residential up to 1 du/10 ac)	H-2	Undeveloped
South	Residential Rural (up to 0.5 du/ac)	R-U	Single family residential
East	Residential Rural (up to 0.5 du/ac)	R-E	Single family residential
West	Open Land (Open Space/Grazing; Residential up to 1 du/10 ac)	R-U	Undeveloped

Related Applications

Application Number	Request
UC-18-0913	A use permit for a horse riding/rental stable, reduce lot area, allow an accessory agricultural building in the front yard, increase accessory building height, and waive the required trees along all side and rear property lines in conjunction with residential boarding is a companion item on this agenda.
MSM-18-600077	A minor subdivision map to subdivide the subject 5 acre parcel into 2 lots is in process.

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.

Public Works - Development Review

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

If approved:

- 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

- Execute a Restrictive Covenant Agreement (deed restrictions), unless already executed.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICK REXIUS

**CONTACT: CHRIS ARMSTRONG, 8022 S. RAINBOW BOULEVARD #234, LAS VEGAS,
NV 89139**

DRAFT

**CLARK COUNTY CITIZENS ADVISORY COUNCIL
ZONING / SUBDIVISIONS / LAND USE**

AGENDA ITEM

PETITIONER:	Nancy A. Amundsen, Director, Department of Comprehensive Planning
RECOMMENDATION:	CP-19-900180: That the Red Rock Citizens Advisory Council consider proposed changes to the Transportation Element of the Clark County Comprehensive Master Plan, and after conducting a public hearing, take appropriate action. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

Comprehensive Planning and Public Works staff have met to identify proposed changes to amend the Transportation Element last adopted in August 2016. The plan amendments are to be considered by all affected Citizen Advisory Council and Town Advisory Boards.

Staff recommends that the Red Rock Citizens Advisory Council consider proposed changes to the Transportation Element of the Clark County Comprehensive Master Plan, and after conducting a public hearing, take appropriate action.

Respectfully Submitted,

Nancy A. Amundsen
Director, Department of Comprehensive Planning
NA/gtb
05/01/19

Transportation Element Map change requests

- NOTES:** 1 - When no right-of-way (ROW) width is given, the right-of-way width can vary from 0' to 60' (local street).
 2 - Unless otherwise stated, all change requests are by Clark County Public Works.

Map	Change #	Commiss District	TAB / CAC	Description	ROW Width		Staff	TAB / CAC	PC	BCC	Notes
					Current	Request					
Map 2	20	F	Blue Diamond	Castalia Street - change from Collector (80'+) to Collector (60'+) between Cottonwood Drive & Highway 159	80'	60'	yes				Reduce width
Map 2	21	F	Blue Diamond	Arroyo Road - change from Collector (80'+) to Collector (60'+) between Lassen Street & Highway 159	80'	60'	yes				Reduce width

To TABs CAC

Transportation Element

Map 2 Blue Diamond Clark County, Nevada

- Sellway
- Las Vegas Blvd (500+ ft R-O-W)
- Las Vegas Blvd (200+ ft R-C-W)
- Interstates/State Hwys (200+ ft R-O-W)
- Arsenals (120+ ft R-C-W)
- Arsenals (100+ ft R-C-W)
- Collectors (80+ ft R-O-W)
- Collectors (60+ ft R-O-W)
- Local Streets (R-O-W Varies)
- Railroads
- Interchanges
- Boulder City
- Las Vegas
- Henderson
- North Las Vegas
- Mesquite
- Nellis AFB
- Place Boundaries

1. Street designations shown within incorporated city boundaries are for information only and may not be accurate.

2. For detailed right-of-way information see: Division Statement of Changes for Public Works, Construction of Cellular Improvements, Clark County Area, Nevada.

3. If not shown, the following minimum right-of-way widths shall be required on all grid streets:
 - 120 foot right-of-way width for Boulder Strip/Las Vegas
 - 100 foot right-of-way width for Section Lines
 - 75 foot right-of-way width for Quarter Section Lines
 In addition to these requirements, minimum right-of-way requirements for new development shall be required as shown on the Standard Drawings for the various street types shown on this map and shall apply to all streets shown on this map. The minimum right-of-way requirements, special design configurations and signal types and sequences of grid line streets and highways.

4. Right-of-way widths may be wider at intersections than as shown on map.

5. Classification of proposed streets as collector or arterial (arterials shall be determined by the County Engineer) and may have greater or less right-of-way widths than shown.

6. Right-of-way in incorporated cities is granted and for informational use only. Consult the individual plans of each city for specific right-of-way requirements.



Map created on: March 25, 2019

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.





TITLE 30 LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

- APPLICATION TYPE**
- ANNEXATION REQUEST
 - DESIGN REVIEW
 - PUBLIC HEARING
 - EXTENSION OF TIME
 - (ORIGINAL APPLICATION#):
 -
 - SPECIAL USE PERMIT
 -
 - STREET NAME/NUMBERING CHANGE
 -
 - TEXT AMENDMENT
 -
 - VARIANCE
 - WAIVER OF DEVELOPMENT STANDARDS
 -
 - VACATION & ABANDONMENT
 -
 - WAIVER OF CONDITIONS
 - (ORIGINAL APPLICATION #):
 -
 - ZONE CHANGE (ZONE BOUNDARY AMENDMENT)
 - CONFORMING
 - NON-CONFORMING

DATE FILED: 3-13-19 APPLICATION NUMBER: WS.19.0215
 PLANNER INITIALS: RC MEETING DATES - PC: BCC: 5/8/19
 FEE: \$475.00 TAB/CAC: Red Rock MTG: 5/1/19
 CHECKLIST: ZONE/AE DISTRICT: R-E
 CHECK #: 1841 PLANNED LAND USE: NWC RR
 PROCESSED BY: SEC/TWP/RANGE:
 REFERENCE FILES: NZC.0664-16/UC.18.0913

PROPERTY OWNER: Rick & Rochelle Rexius
 APPLICANT: Rick & Rochelle Rexius

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO:

NAME: Chris Armstrong
 ADDRESS: 8022 S. Rainbow Blvd #234
 CITY: Las Vegas STATE: NV ZIP CODE: 89139
 TELEPHONE: CELL: 702-204-9989
 FAX: E-MAIL ADDRESS (OPTIONAL): chrislvarmstrong@gmail.com

ASSESSOR'S PARCEL NUMBER(S): 175-15-701-006
 PROPERTY ADDRESS AND/OR NEAREST CROSS STREETS:
Cote/Blue Diamond Road

ZONE BOUNDARY AMENDMENT ONLY: Present zone classification: R-E
 Gross Acreage: 5.38 Desired zone classification: R-E

PROJECT DESCRIPTION (SUMMARY): Waiver of Off-sites

ATTACH JUSTIFICATION LETTER

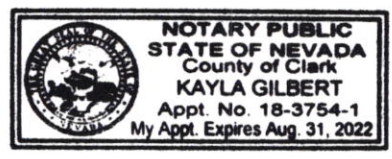
(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

x Rick Rexius Rick Rexius
 Property owner (Signature) Property owner (Print)

 Property owner (Signature) Property owner (Print)

NOTARY PUBLIC: Kayla Gilbert

SUBSCRIBED AND SWORN TO BEFORE ME THIS
 THIS 13th DAY OF March, 20 19



- ALCOHOL
- AVIGATION EASEMENT REQ
- GAMING ENTERPRISE
- HAZARDOUS MATERIALS
- INTERLOCAL AGREEMENT AREA _____
- MAJOR PROJECT
- MIXED USE DEVELOPMENT
- ALCOHOL
- PROJECT OF REGIONAL SIGNIFICANCE
- PUBLIC HEARING NOTICE RADIUS _____ ft
- RNP DISTRICT
- I _____ II _____ III _____

REDROCK RANCH ESTATES

March 13, 2019

Clark County Current Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

RE: : RED ROCK RANCH ESTATES – Justification/ Project Description Letter –Waiver
APN: 175-15-701-006

Dear Rob,

Please accept this letter and required attached documentation to support the application for a waiver of full off-site improvements in conjunction with a single-family residence at 8521 Cote Road, Las Vegas, NV.

The waiver request is in conjunction with a single-family residence with a proposed residential boarding stable (UC-18-0913) that is set for the May 8th, 2019 BCC Hearing. The intent is to have this waiver run concurrently with the use permit. The same waiver was approved as part of the original zoning by NZC-0664-16 in December 2016. The additional waiver is necessary due to the Use Permit for the boarding stable use, however, it remains approved and applicable across the remaining portion of the project approved under NZC-0664-16.

The waiver request is specifically to waive full-off-site improvements including partial paving, curb, gutter, sidewalk and streetlights adjacent to the parcel. The section on the accompanying site-plan reveals 32' of paving. This parcel is close to the intersection of State Routes 159 and 160 and is rural in character. There are several neighbors in the direct vicinity with horses and stables, and miles of horse trails on the adjacent BLM lands. The zoning and land use support rural and equestrian development and there are no paved roads within approximately ½ mile. This request is identical to the previously approved waiver (ZC-0664-19). Additionally, it is the preference of the property owner is to provide paving with the development of the community but not with the development of their property.

The project remains consistent with the original Vision and approvals. With completion of Phase 1 (primary single-family residence) nearing an end, and the development of Phase 2, which includes the riding/boarding Stables. The development of the future Phase 3 will provide +/- half acre lots in an area in close proximity to Blue Diamond and the Red Rock National Conservation area where residents can board their horses at the community stable, live on an R-E sized lot with a rustic home, in a setting that allows for easy access to an extensive horse trail network, without the need to keep and board their horses within the confines of their personal lot. Market research within the equestrian community has revealed a demand for this type of niche opportunity and the builder/developer is seeking to address this local demand. The first phase of this vision is being realized with the completion of the house that will be the community focal point. The next step is the

REDROCK RANCH ESTATES 8022 S. Rainbow Blvd #234, Las Vegas, NV 89139

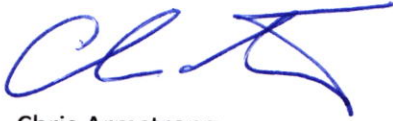
REDROCK RANCH ESTATES

establishment of the boarding/riding stable, while the final step will be the development of the +/- half acre lots.

A great deal of thought and planning has resulted in the development of this project. A market niche for rural equestrian type lifestyles without the need for the homeowner to locate horses on their property but providing the amenity within walking distance to their home has been identified, and market research indicates a demand on a small scale.

Therefore, the property owner respectfully requests a recommendation of approval for a request that has been previously approved and is appropriate for the rural and equestrian lifestyle of the area.

Sincerely,



Chris Armstrong
702-204-9989