

- III. Approval of Minutes for May 1, 2024 (For possible action)
- IV. Approval of the Agenda for May 29, 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 updates from Clark County. (for discussion only)
- VI. Planning and Zoning
 - 1. WS-23-0856-CLOAKE, CHANDRA L. & LEVEE, JOHN JOSEPH: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) building separation; and 3) parking in conjunction with an existing single family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Red Rock Overlay. Generally located on the west side of Allegro Street, 75 feet south of Sage Place within Red Rock. JJ/dd/ng (For possible action) **05/21/24 PC**
- 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: June 26, 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

MINUTES May 1, 2024

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

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 7:00 p.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 March 27, 2024.

Moved by: Steffanie Gray
Action: Approved
Vote: 4-0/ Unanimous

IV. Approval of the Agenda for May 1, 2024.

Moved by: Evan Slawson
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 10.99 and the S Well 10.77, higher than last year. Water system is stable. Jordan passed out a 30 year look at average precipitations. There were questions and discussion regarding if the moratorium imposed on the water usage.
2. Receive a report from Metro regarding activity and statistics during the past month and other area policing concerns (for discussion only)
Officer Khachatryan stated there was no update on the Calico Basin Burglary. Him and Officer Scanlon were available for questions.
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)

Catrina Williams reported on the BLM Wildhorse and Burro roundups. She also stated the LaMadre comment period came to a close. She reported 159 will be closed on Sunday for L'Etape. She also reported on volunteer projects in Calico Basin and looked into dump site cleanups.

4. Receive a report from BLM Law Enforcement about recent events in the area and Public Lands policing concerns (for discussion only)

No Report

5. Receive a report from Clark County Administrative Service regarding an update on Republic Services issues, L'Etape Race, H-2 zone changes, and any other updates from Clark County. (for discussion only)

Meggan reported some vandalism to trees in an alley have been removed. Particular sidewalk vendor has been cited but continues to return. Signs by the gun range were cleaned up, the Health District may have teeth to get something done. The property on 160 that was getting complaints is starting to move stuff, as they were given bad information when sold the property.

VI. Planning and Zoning

1. WS-23-0856-CLOAKE, CHANDRA L. & LEVEE, JOHN JOSEPH: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) building separation; and 3) parking in conjunction with an existing single family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Redrock Design Overlay. Generally located on the west side of Allegro Street, 75 feet south of Sage Place within Redrock. JJ/dd/ng (For possible action)

Moved by: Greg Bailey

Action: Hold

Vote: 4-0/ Unanimous

05/21/24 PC

VII. General Business

None

VIII. Comments by the General Public

IX. Next Meeting Date: **May 29, 2024**

X. Adjournment

The meeting was adjourned at 8:05 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>

**ATTACHMENT A
RED ROCK CITIZENS ADVISORY COUNCIL
ZONING AGENDA
WEDNESDAY, 7:00 P.M., MAY 29, 2024**

05/21/24 PC

1. **WS-23-0856-CLOAKE, CHANDRA L. & LEVEE, JOHN JOSEPH:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) building separation; and 3) parking in conjunction with an existing single family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Red Rock Overlay. Generally located on the west side of Allegro Street, 75 feet south of Sage Place within Red Rock. JJ/dd/ng (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0856-CLOAKE, CHANDRA L. & LEVEE, JOHN JOSEPH:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** setbacks; **2)** building separation; and **3)** parking in conjunction with an existing single family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Red Rock Overlay.

Generally located on the west side of Allegro Street, 75 feet south of Sage Place within Red Rock. JJ/dd/ng (For possible action)

RELATED INFORMATION:

APN:

175-07-711-026

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front yard setback for an existing accessory building (detached garage) to zero feet where 20 feet is required per Section 30.02.06 (a 100% reduction).
- b. Reduce the interior side setback for an existing accessory building (storage) to 4 feet where 5 feet is required per Section 30.02.06 (a 20% reduction).
2. Reduce the building separation between an accessory building (detached garage) and the residence to 5 feet where 6 feet is required per Section 30.02.06 (a 17% reduction).
3. Allow for only 1 on-site parking space in conjunction with an existing single family residence where 2 are required per Table 30.04-2 (a 50% reduction).

LAND USE PLAN:

**NORTHWEST COUNTY (REDROCK) - MID-INTENSITY SUBURBAN NEIGHBORHOOD
(UP TO 8 DU/AC)**

BACKGROUND:

Project Description

General Summary

- Site Address: 18 Allegro Street
- Site Acreage: 0.2
- Project Type: Detached garage & storage
- Number of Stories: 1 (garage)/1 (storage)
- Building Height (feet): 10.5 (garage)/10 (storage)
- Square Feet: 280 (garage)/324 (storage)

Site Plans

The plans depict an existing detached garage with a zero foot setback from the front property line and a 5 foot separation from the existing single family residence. One on-site parking space is provided with the detached garage, and there is no other on-site parking available due to an existing CMU wall that runs along the front property line. Additionally, the plans depict an existing storage building in the rear yard set back 4 feet from the interior side property line to the north.

Landscaping

Landscaping exists within the front yard and throughout the entirety of the property. No changes to the landscaping are proposed with this application.

Elevations

Photos of the site show the detached garage as being 10.5 feet tall at the peak of the structure, and the rear accessory storage as 10 feet at the peak of the structure. Both accessory buildings are made of wood panels with a vinyl shingle roof and have been painted to match the color of the existing single family residence.

Applicant’s Justification

The applicant states they built the accessory garage to protect their personal vehicles from the elements, and at the time were unaware that the building would not be compliant with current Code. The applicant also states their neighbors use the unpaved right-of-way as parking for their vehicles as well.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (RRO)	Single family residential

Clark County Public Response Office (CCPRO)

Code enforcement case CE23-10009 is currently active on the site for building without a permit.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the

proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1 & #2

Title 30 development standards are set in place to ensure that the design and development of property is kept at a high standard to promote open area and safety along the street. In this case, setbacks have been reduced or eliminated entirely, which is counterproductive to the goals of Title 30. Additionally, the elimination of front setbacks may negatively impact surrounding properties, as there do not appear to be any other accessory structures within the front setbacks in the immediate area. For these reasons, staff cannot support these requests.

Waiver of Development Standards #3

Based on an aerial photograph, it appears that the garage was constructed within the last year and replaced the original on-site parking space. The applicant did not provide any justification as to why an additional on-site parking space could not be provided. The applicant states that the property and many of the surrounding properties utilize the street as parking, but the front yard of the property has room for an additional parking space to be added if a section of the existing wall was removed. Additionally, the garage was not built to Title 30 standards or with the necessary permits. For these reasons 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CHANDRA CLOAKE

CONTACT: CHANDRA CLOAKE, 18 ALLEGRO STREET, BLUE DIAMOND, NV 89004

DRAFT



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 (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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>W5-23-0856</u> DATE FILED: <u>12/13/2023</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Red Rock</u> TAB/CAC DATE: <u>01/31/2024</u> PC MEETING DATE: <u>02/20/2024</u> BCC MEETING DATE: _____ FEE: <u>\$ 775</u>
	PROPERTY OWNER NAME: <u>CHANDRA CLOAKE</u> ADDRESS: <u>18 ALLEGRO ST</u> CITY: <u>Blue Diamond</u> STATE: <u>NV</u> ZIP: <u>89004</u> TELEPHONE: <u>702-875-4403</u> CELL: _____ E-MAIL: <u>CC. CC.Gizmo1234@Gmail.co</u>
	APPLICANT NAME: <u>SAME AS PROPERTY OWNER</u> ADDRESS: _____ CITY: <u>SAME</u> STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>SAME AS PROPERTY OWNER</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: <u>SAME</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 17507711026
 PROPERTY ADDRESS and/or CROSS STREETS: 18 ALLEGRO ST Blue Diamond NV 89004
 PROJECT DESCRIPTION: FRONT SETBACK OF DETACHED GARAGE & PRINCIPAL SETBACK

(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.

Chandra Cloake CHANDRA CLOAKE
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON JUNE 23, 2023 (DATE)

By Chandra Cloake
 NOTARY PUBLIC: _____



*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.



AUTHORIZATION TO SUBMIT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Application Pre-review (APR) record number: 23-101113 WS-23-08506

Application Materials have been deemed ready to submit without revisions with minor revisions.

Notes: * Applicant is advised they will need to repaint to neutral hues & earth tones

* Obtain approval from Public Works

By: Dane Detommaso Date: 11/14/2023

Advisory: Authorization to submit expires 2 weeks after determination is made. If all required documents are not provided to staff within this timeframe, an appointment to re-review the application materials is required.

- Required Application(s):**
- | | | |
|--|--|--|
| <input type="checkbox"/> Master Plan Amendment | <input type="checkbox"/> Land Use – Administrative Design Review (ADR) | <input type="checkbox"/> Tentative Map (TM) |
| <input checked="" type="checkbox"/> Land Use | <input type="checkbox"/> Land Use – Waiver of Conditions (WC) | <input type="checkbox"/> Vacation and Abandonment (VS) |
| <input type="checkbox"/> Zone Change (ZC) | <input type="checkbox"/> Land Use – Application for Review (AR) | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Special Use Permit (UC) | <input type="checkbox"/> Land Use – Extension of Time (ET) | |
| <input checked="" type="checkbox"/> Waiver of Development Standards (WS) | | |
| <input type="checkbox"/> Design Review (DR) | | |

Required Fees:
 > Refer to the attached Fee Sheet.

- Next Steps:**
- > Review the attached submittal requirements for the applicable application type(s).
 - > Go to the Application Pre-review record in the County's Citizen Access Portal (ACA) and upload all required application documents in PDF format (regardless of the format specified in the submittal requirements).
 - > Once all the application documents are uploaded, coordinate the transmittal of the required hard copy documents with the planner who authorized the submittal (see name above); all transmittals shall include a cover letter and/or transmittal memo and a copy of this form. The Personnel Contact Information list on Department's Contact Us webpage includes the phone number and email address for all planners.
 - > When the application package is received, the documents will be re-reviewed to ensure no changes except those noted above have been made and, if in an acceptable form, the planner will accept the application documents. Staff will then create the application records. If payment for the application fees was not included in the application package, an email notice will be sent to the record(s) contact indicating the application fees are due. This step may take up to 2 business days to complete.
 - > Once fees are paid, the application(s) will be considered "Submitted".

Waivers of development standards for:

Storage Unit

- ① front setback (reduce to 0 feet where 20 feet is required)
- ② principal structure - to - accessory setback (5 feet where 6 feet require)
- ③ setbacks for rear shed (4 feet where 5 feet is required)

WE BUILT STORAGE SO WE
COULD PUT THINGS IN IT

IT USE TO BE A GARAGE,
BUT WE WERE TOLD THAT WE
CANNOT USE IT AS A GARAGE
BECAUSE IT DOESN'T MEET CODE.
SO THAT IS WHY IT'S NOW
A STORAGE UNIT.

Shanda Clark

PLANNER
COPY