



RED ROCK CITIZENS ADVISORY COUNCIL

Blue Diamond Library

16A Cottonwood Drive

Blue Diamond, NV 89004

November 29, 2023

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 Council members for this meeting may be requested from Meggan Holzer at 702-455-0341.
 - Supporting material is/will also be 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: Evan Slawson, Chairperson
Greg Bailey

Steffanie Gray, Vice Chairperson
Bob Matthews Dallas Simonette

Secretary: Electra Smith, 702-370-6297, sandyvalleycac@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.

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair - TICK SEGERBLOM, Vice Chair

JUSTIN C. JONES – MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

- III. Approval of Minutes for September 27, 2023 (For possible action)
- IV. Approval of the Agenda for November 29, 2023 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 2024 meeting calendar, Public Works maintenance and repairs, and any other updates from Clark County (for discussion only).
- VI. Planning and Zoning
 - 1. SC-23-0740-BSR 6276, LLC ETAL & RANCH AT RED ROCK 3, LLC:
STREET NAME CHANGE to change the name of Rancho Cielo Street, Shovel Springs Avenue, and Sandstone Springs Road to Bonnie Springs Road, located between Bonnie Springs Road and Red Rock Springs Circle. Generally located on the south side of Bonnie Springs Road, 550 feet west of Gunfighter Lane within Red Rock. JJ/md/syp (For possible action) 12/20/23 BCC
 - 2. SC-23-0741-BSR 6276, LLC ETAL & RANCH AT RED ROCK 3, LLC:
STREET NAME CHANGE to change the name of Red Rock Springs Circle to Bonnie Springs Circle, located south of Sandstone Springs Road. Generally located on the south side of Bonnie Springs Road, 550 feet west of Gunfighter Lane within Red Rock. JJ/md/syp (For possible action) 12/20/23 BCC
 - 3. WS-23-0739-BSR 6276, LLC ETAL & RANCH AT RED ROCK 3, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce width of private streets.
DESIGN REVIEWS for the following: 1) single family residential development; 2) preliminary grading for a Hillside Development (slopes greater than 12%); and 3) finished grade on 64.0 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located on the south side of Bonnie Springs Road, 550 feet west of Gunfighter Lane within Red Rock. JJ/md/syp (For possible action) 12/20/23 BCC

4. TM-23-500155-BSR 6276, LLC ETAL & RANCH AT RED ROCK 3, LLC:
TENTATIVE MAP consisting of 18 lots and common lots on 64.0 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located on the south side of Bonnie Springs Road, 550 feet west of Gunfighter Lane within Red Rock. JJ/md/syp (For possible action) 12/20/23 BCC

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: January 31, 2023

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>

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair - TICK SEGERBLOM, Vice Chair

JUSTIN C. JONES – MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT

KEVIN SCHILLER, County Manager



RED ROCK CITIZENS ADVISORY COUNCIL

September 27, 2023

MINUTES

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, Dallas Simonette, and Bob Matthews were present.

II. Public Comment

None

III. Approval of Minutes for August 30, 2023.

Moved by: Stephanie Gray

Action: Approved

Vote: 5-0/ Unanimous

IV. Approval of the Agenda for September 27, 2023.

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)

Jordan Bunker of LVVWD reported the monthly water levels are continuing to rise. Water system is 9 ft higher than last year and is stable. He also reported a water leak that shut down the system for approximately an hour.

2. Receive a report from Metro regarding activity and statistics during the past month and other area policing concerns (for discussion only)

No report

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)

No report

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair - TICK SEGERBLOM, Vice Chair

JUSTIN C. JONES – MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

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 Services regarding status of recent land use applications, parking area near detention basin, and any other updates from Clark County (for discussion only)

Meggan explained CDAC and its purpose, she discussed the H-2 zoned parcels and they will be done case by case, and she reported that Metro cleared out the illegal camping area but some have returned so they expect total clearing by mid October.

VI. Planning and Zoning

None

VII. General Business

1. Randy Black will give an update on the status of the Co-Op water line (for discussion only)

Randy Black gave an update on the status of the Co-Op water line. It is still a couple of years out and still needs BLM/NDOT approvals. Main concern with the Blue Diamond residence is the park and the wildlife that depend on the water source.

2. Review last year's budget requests and discuss requests for the next budget cycle (for discussion only)

Discussion was tabled

VIII. Comments by the General Public

There was discussion about the Dark Skies including some findings of what it is, other suggestions were made to achieve the goals of the community.

IX. Next Meeting Date: **November 1 , 2023**

X. Adjournment

The meeting was adjourned at 7:55 p.m.

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KEVIN SCHILLER, County Manager

ATTACHMENT A
RED ROCK CITIZENS ADVISORY COUNCIL
ZONING AGENDA
WEDNESDAY, 7:00 P.M., NOVEMBER 29, 2023

12/20/23 BCC

1. **SC-23-0740-BSR 6276, LLC ETAL & RANCH AT RED ROCK 3, LLC:**
STREET NAME CHANGE to change the name of Rancho Cielo Street, Shovel Springs Avenue, and Sandstone Springs Road to Bonnie Springs Road, located between Bonnie Springs Road and Red Rock Springs Circle. Generally located on the south side of Bonnie Springs Road, 550 feet west of Gunfighter Lane within Red Rock. JJ/md/syp (For possible action)

2. **SC-23-0741-BSR 6276, LLC ETAL & RANCH AT RED ROCK 3, LLC:**
STREET NAME CHANGE to change the name of Red Rock Springs Circle to Bonnie Springs Circle, located south of Sandstone Springs Road. Generally located on the south side of Bonnie Springs Road, 550 feet west of Gunfighter Lane within Red Rock. JJ/md/syp (For possible action)

3. **WS-23-0739-BSR 6276, LLC ETAL & RANCH AT RED ROCK 3, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce width of private streets.
DESIGN REVIEWS for the following: **1)** single family residential development; **2)** preliminary grading for a Hillside Development (slopes greater than 12%); and **3)** finished grade on 64.0 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located on the south side of Bonnie Springs Road, 550 feet west of Gunfighter Lane within Red Rock. JJ/md/syp (For possible action)

4. **TM-23-500155-BSR 6276, LLC ETAL & RANCH AT RED ROCK 3, LLC:**
TENTATIVE MAP consisting of 18 lots and common lots on 64.0 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located on the south side of Bonnie Springs Road, 550 feet west of Gunfighter Lane within Red Rock. JJ/md/syp (For possible action)

STREET NAME CHANGE
(TITLE 30)

BONNIE SPRINGS RD/GUNFIGHTER LN
(RED ROCK)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SC-23-0740-BSR 6276, LLC ETAL & RANCH AT RED ROCK 3, LLC:

STREET NAME CHANGE to change the name of Rancho Cielo Street, Shovel Springs Avenue, and Sandstone Springs Road to Bonnie Springs Road, located between Bonnie Springs Road and Red Rock Springs Circle.

Generally located on the south side of Bonnie Springs Road, 550 feet west of Gunfighter Lane within Red Rock. JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

174-02-010-001 through 174-02-010-014

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 16230 to 16382 Red Rock Springs Circle & 717 Sandstone Springs Road
- Site Acreage: 64

Applicant's Justification

The applicant states the request to change the street name to Bonnie Springs Road is to preserve the namesake history of Bonnie Springs. The applicant indicates similar conditions exist on Rancho Drive just south of US 95, where the adjacent road is Rancho Drive and the loop road is Rancho Circle.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0036	Hillside Development in conjunction with a single family residential development - expired	Approved by BCC	March 2019
TM-18-500232	22 lot single family residential development	Approved by PC	February 2019
ADR-18-900608	Rearranged existing uses on-site	Approved by ZA	December 2018

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0341-08	Reclassified 59.3 acres from R-U to C-2 zoning, use permits for a motel with kitchens and recreational facility, waivers for landscaping and full off-sites, a design review for an accessory structure (zone change, use permits, and waivers were deleted, and only the design review was approved)	Approved by BCC	May 2008
UC-1182-00 (ET-400311-01)	First extension of time to commence a communication facility	Approved by PC	October 2001
UC-1182-00	Constructed a communications facility with an existing monopole, antenna array, and ground equipment	Approved by PC	September 2000
UC-195-91 & VC-414-91 (ET-400104-97)	Third extension of time to review an existing petting zoo, western theme town, entertainment area, and miniature railroad	Approved by PC	September 1997
UC-195-91 & VC-414-91 (ET-0140-95)	Second extension of time for the petting zoo, western theme town entertainment area, movie set, and miniature railroad	Approved by PC	September 1995
VC-1995-94	Allowed 15 manufactured homes for employee housing	Approved by BCC	February 1995
UC-195-91 & VC-414-91	First extension of time for the petting zoo, western town theme entertainment area, miniature railroad, western movie set, and residences on 60 acres	Approved by BCC	September 1993
ZC-128-91, UC-195-91, & VC-414-91	Western movie production set subject to design review as a public hearing, setbacks, paved parking and driveways subject to Air Quality standards, established a petting zoo, western town theme entertainment center, miniature railroad, and variances for setbacks, paving, movie set, residential area, and stables (driving range was withdrawn and zone change was denied)	Approved by BCC	August 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Open Lands	R-U	Undeveloped
East	Outlying Neighborhood (up to 0.5 du/ac)	R-U	Undeveloped & single family residential

Related Applications

Application Number	Request
SC-23-0741	A street name change to Bonnie Springs Circle is a companion item on this agenda.
WS-23-0739	A waiver of development standards to reduce the width of private streets in conjunction with an 18 lot single family residential development with a preliminary grading plan and increased finished grade is a companion item on this agenda.
TM-23-500155	A tentative map for an 18 lot single family residential development 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

Comprehensive Planning

The City of Las Vegas Combined Communication Center indicates Bonnie Springs Road is already a recorded street name and cannot support this request. Staff is concerned a duplicate street name may potentially create confusion for emergency personnel; therefore, recommends denial.

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:

- Subject to Bonnie Springs Road;
- Street sign to be posted prior to issuance of first building permit.
- Applicant is advised that the developer is responsible for installing street signs to County standards; and 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.

Public Works - Development Review

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BSR6276, LLC

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS,
NV 89135

DRAFT

STREET NAME CHANGE
(TITLE 30)

BONNIE SPRINGS RD/GUNFIGHTER LN
(RED ROCK)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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Generally located on the south side of Bonnie Springs Road, 550 feet west of Gunfighter Lane within Red Rock. JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

174-02-010-001 through 174-02-010-014

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

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- Site Acreage: 64

Applicant's Justification

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UC-1182-00	Constructed a communications facility with an existing monopole, antenna array, and ground equipment	Approved by PC	September 2000
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Related Applications

Application Number	Request
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WS-23-0739	A waiver of development standards to reduce the width of private streets in conjunction with an 18 lot single family residential development with a preliminary grading plan and increased finished grade is a companion item on this agenda.
TM-23-500155	A tentative map for an 18 lot single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The City of Las Vegas Combined Communication Center indicates Bonnie Springs Road is already a recorded street name and cannot support this request. Staff is concerned a similar street name may potentially create confusion for emergency personnel; therefore, recommends denial.

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, , and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Subject to Bonnie Springs Circle;
- Street sign to be posted prior to issuance of first building permit.
- Applicant is advised that the developer is responsible for installing street signs to County standards; and 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.

Public Works - Development Review

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BSR6276, LLC

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS,
NV 89135

DRAFT

SINGLE FAMILY
RESIDENTIAL DEVELOPMENT
(TITLE 30)

BONNIE SPRINGS RD/GUNFIGHTER LN
RED ROCK

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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Generally located on the south side of Bonnie Springs Road, 550 feet west of Gunfighter Lane within Red Rock. JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

174-02-010-001 through 174-02-010-014

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the width of private streets to 24 feet where a minimum width of 37 feet with 36 feet of drivable surface is required per Chapter 30.52 (a 35.2% reduction).

DESIGN REVIEWS:

1. Single family residential development.
2. Preliminary grading plan for a Hillside Development (slopes greater than 12%) where required per section 30.56.100.h.
3. Increase finished grade up to 180 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 400% increase).

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 16230 to 16382 Red Rock Springs Circle & 717 Sandstone Springs Road
- Site Acreage: 64
- Number of Lots: 18
- Density (du/ac): 0.28
- Minimum/Maximum Lot Size (square feet): 88,515/692,320 (gross)/83,347/607,407 (net)

- Project Type: Single family residential development

History & Request

A tentative map for a proposed single family residential development consisting of 22 lots on 64 acres was previously approved for the project site via TM-18-500232 by the Planning Commission in February 2019. A design review for the single family residential development was subsequently approved by the Board via DR-19-0036 in March 2019. The applicant is now proposing a revised design for the single family residential development reducing the number of Lots to 18 where 22 lots were previously approved. Furthermore, the revised subdivision design incorporates the following changes: 1) the loop road, Bonnie Springs Circle has been realigned between lot 1 on the east and Lots 7 and 10 to the west for Fire Department requirements; 2) Lot 10 on the previously approved tentative map was in the south corner of the project site, south of Lot 1. The new design review will add the acreage to Lot 1 to increase the acreage of the lot; and 3) The reason the Lot 1 acreage is increasing is to allow the future commercial portion of the project (per previous land use approval), Lot 18, to be less dense and have more separation between the future commercial uses. This will allow room for walking trails, open space, and gathering and viewing areas.

Site Plans

The plans depict a single family residential development consisting of 18 lots on 64 acres with a density of 0.28 dwelling units per acre. The minimum and maximum gross lot sizes are 88,515 square feet and 692,320 square feet, respectively. The minimum and maximum net lot sizes are 83,347 square feet and 607,407 square feet respectively. The sole means of ingress and egress to the proposed development is via a 40 foot wide north/south private street, Bonnie Springs Road, connecting to an existing Bureau of Land Management right-of-way grant being Bonnie Springs Road. The north/south private street, Bonnie Springs Road, connects to a looped interior private street, Bonnie Springs Circle, measuring 40 feet in width. A waiver of development standards is requested to reduce the width of private streets to 24 feet within the subdivision. More specifically, 24 feet of paving (drivable surface) will be provided for Bonnie Springs Road and Bonnie Springs Circle, with an 8 foot walkway on both sides of the street for a total width of 40 feet. An existing reservoir and pump station is featured on Common Element C measuring 45,391 square feet in area, located at the southwest portion of the site between Lots 5 and 14. The proposed community well is featured on Common Element B measuring 30,308 square feet in area, located along the west boundary of the development. The majority of the natural sloped area exceeding 12% is located on the west side of the site. Per the submitted grading plans, a significant portion of Lots 5, 7, 13 and 14 consist of a Hillside area with slopes between 12% up to and over 25%. However, the slope disturbance of these lots will not exceed the maximum amount of disturbance permitted per Code. A design review to increase finished grade is also part of this request. The increase to finished grade predominantly occurs along the west portion of the site, with the largest increase occurring between Lots 12 and 13. Elevations and floor plans are not provided as the lots will feature custom homes.

Landscaping

The plans depict a variety of trees, shrubs, and groundcover dispersed throughout the development along the private streets, within the common element lots, and at the entrance to the subdivision along Bonnie Springs Road.

Applicant's Justification

The applicant states the proposed revisions to the design of the subdivision will allow for better overall circulation throughout the development while reducing the number of dwelling units per acre. The applicant indicates they have met with Public Works regarding the existing access road and future internal road for the development. It has been determined the existing road may remain as developed today. As part of this request to reduce the width of the private streets, the applicant has confirmed that Air Quality has no concerns with the proposed design. Correspondence regarding this confirmation has been included as part of the application submittal. Moreover, the applicant has been working with the Bureau of Land Management for the last several years and they have expressed additional paving wider than 24 feet would not be compatible for the Red Rock area. The increase in finished grade is necessary due to the topography of the site which slopes significantly in the center near Lot 5. The disturbed area of slopes exceeding 25% will be limited to 35% of the Hillside area. The disturbed area of slopes between 12% to 25% will be limited to 50% of the Hillside area. As these will be custom homes developed individually at a later time, site plans for individual lots and grades are not available at this time. A final grading plan will be provided with the future design review applications for the residential lots.

Prior Land Use Requests

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Prior Land Use Requests

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VC-1995-94	Allowed 15 manufactured homes for employee housing	Approved by BCC	February 1995
UC-195-91 & VC-414-91	First extension of time for the petting zoo, western town theme entertainment area, miniature railroad, western movie set, and residences on 60 acres	Approved by BCC	September 1993
ZC-128-91, UC-195-91, & VC-414-91	Western movie production set subject to design review as a public hearing, setbacks, paved parking and driveways subject to Air Quality standards, established a petting zoo, western town theme entertainment center, miniature railroad, and variances for setbacks, paving, movie set, residential area, and stables (driving range was withdrawn and zone change was denied)	Approved by BCC	August 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Open Lands	R-U	Undeveloped
East	Outlying Neighborhood (up to 0.5 du/ac)	R-U	Undeveloped & single family residences

Related Applications

Application Number	Request
SC-23-0740	A street name change to Bonnie Springs Road is a companion item on this agenda.
SC-23-0741	A street name change to Bonnie Springs Circle is a companion item on this agenda.
TM-23-500155	A tentative map for an 18 lot single family residential development 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

Comprehensive Planning

Waiver of Development Standards

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.

Design Review #1

Staff does not object to the proposed layout and lot configuration of the proposed single family residential development. The design of the subdivision is functional, and the density for the single family residential development is below the maximum number of dwelling units per acre allowed per Code. Furthermore, the proposed residential development is compatible with the single family residential development to the southeast of the project site; therefore, staff recommends approval.

Design Review #2

The purpose of the Hillside Development restrictions is to provide for the reasonable, safe and aesthetic use of the steep and inconsistent topography of natural hillsides within unincorporated Clark County. The Hillside area with slopes exceeding 12% up to over 25% is orientated in a north/south direction and located on portions of Lots 5 through 8 and Lots 13 through 14. The applicant is proposing to grade the private streets and future lot owners will grade the pad sites as homes are constructed. Staff finds the preliminary grading plan complies with Code as the drawings indicate the maximum permissible amount of slope disturbance will not be exceeded with this request. Therefore, staff recommends approval.

Public Works - Development Review

Waiver of Development Standards

Staff can support the request for a 24 feet of paving section for the internal private street since the applicant has received the approval of Air Quality.

Design Review #3

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that a design review as a public hearing will be required for future commercial uses on Lot 18; a design review as a public hearing will be required for final grading on Lots 1 through 18 (individual grading plans may be submitter per lot); that the

County has adopted a rewrite to Title 30 effective January 1, 2024, 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 4 years of approval date or it will expire.

Public Works - Development Review

- Comply with approved drainage study PW20-15517;
- 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;
- Clark County Fire Prevention approval of all street width.
- 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; and that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BSR6276, LLC

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

THE RESERVE AT RED ROCK CANYON
(TITLE 30)

BONNIE SPRINGS RD/GUNFIGHTER LN
(RED ROCK)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500155-BSR 6276, LLC ETAL & RANCH AT RED ROCK 3, LLC:

TENTATIVE MAP consisting of 18 lots and common lots on 64.0 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District.

Generally located on the south side of Bonnie Springs Road, 550 feet west of Gunfighter Lane within Red Rock. JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

174-02-010-001 through 174-02-010-014

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 16230 to 16382 Red Rock Springs Circle & 717 Sandstone Springs Road
- Site Acreage: 64
- Number of Lots: 18
- Density (du/ac): 0.28
- Minimum/Maximum Lot Size (square feet): 88,515/692,320 (gross)/83,347/607,407 (net)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 18 lots on 64 acres with a density of 0.28 dwelling units per acre. The minimum and maximum gross lot sizes are 88,515 square feet and 692,320 square feet, respectively. The minimum and maximum net lot sizes are 83,347 square feet and 607,407 square feet respectively. The sole means of ingress and egress to the proposed development is via a 40 foot wide north/south private street, Bonnie Springs Road, connecting to an existing Bureau of Land Management right-of-way grant being Bonnie Springs Road. The north/south private street, Bonnie Springs Road, connects to a looped interior private street, Bonnie Springs Circle, measuring 40 feet in width. A waiver of development standards is requested to reduce the width of private streets to 24 feet within the subdivision. More specifically, 24 feet of paving (drivable surface) will be provided for Bonnie Springs Road and Bonnie Springs Circle, with an 8 foot walkway on both sides of the street for a total width of 40 feet. An existing reservoir and pump station are featured on Common Element C measuring 45,391 square feet in area, located at the southwest portion of the site between Lots 5 and 14. The proposed community well is featured on Common Element B measuring 30,308 square feet in area, located along the west boundary of the development.

Landscaping

The plans depict a variety of trees, shrubs, and groundcover dispersed throughout the development along the private streets, within the common element lots, and at the entrance to the subdivision along Bonnie Springs Road.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0036	Hillside Development in conjunction with a single family residential development - expired	Approved by BCC	March 2019
TM-18-500232	22 lot single family residential development	Approved by PC	February 2019
ADR-18-900608	Rearranged existing uses on-site	Approved by ZA	December 2018
ZC-0341-08	Reclassified 59.3 acres from R-U to C-2 zoning, use permits for a motel with kitchens and recreational facility, waivers for landscaping and full off-sites, and a design review for an accessory structure (zone change, use permits, and waivers were deleted, only the design review was approved)	Approved by BCC	May 2008
UC-1182-00 (ET-400311-01)	First extension of time to commence a communication facility	Approved by PC	October 2001
UC-1182-00	Constructed a communications facility with an existing monopole, antenna array, and ground equipment	Approved by PC	September 2000
UC-195-91 & VC-414-91 (ET-400104-97)	Third extension of time to review an existing petting zoo, western theme town, entertainment area, and miniature railroad	Approved by PC	September 1997
UC-195-91 & VC-414-91 (ET-0140-95)	Second extension of time for the petting zoo, western theme town entertainment area, movie set, and miniature rail road	Approved by PC	September 1995
VC-1995-94	Allowed 15 manufactured homes for employee housing	Approved by BCC	February 1995
UC-195-91 & VC-414-91	First extension of time for the petting zoo, western town theme entertainment area, miniature railroad, western movie set, and residences on 60 acres	Approved by BCC	September 1993
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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Open Lands	R-U	Undeveloped
East	Outlying Neighborhood (up to 0.5 du/ac)	R-U	Undeveloped & single family residential

Related Applications

Application Number	Request
WS-23-0739	A waiver of development standards to reduce the width of private streets in conjunction with an 18 lot single family residential development with a preliminary grading plan and increased finished grade is a companion item on this agenda.
SC-23-0740	A street name change to Bonnie Springs Road is a companion item on this agenda.
SC-23-0741	A street name change to Bonnie Springs Circle 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

Comprehensive Planning

This request meets the tentative map requirements as outlined in Title 30.

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 Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Comply with approved drainage study PW20-15517;
- 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;
- Clark County Fire Prevention approval of all street width.
- 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; and that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

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DRAFT