



Lower Kyle Canyon Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

April 27, 2021

5:30 p.m. |

AGENDA

NOTE:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from [Dawn vonMendenhall] at [clarkcountycac@hotmail.com] and is/will be available at the County's website at www.clarkcountynv.gov.
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to Jennifer.damico@clarkcountynv.gov, before 4:30 pm, April 27, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board Members: Heidi Unger Candi Skehan
Susan Davis Eric Wells

Secretary: Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com

County Liaison: Jennifer Damico, 702-219-0374, Jennifer.damico@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions |

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 Board/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 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

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

member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to Jennifer.damico@clarkcountynv.gov, before 4:30 pm, on April 27, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

III. |Approval of minutes for February 23, 2021 (For possible action) |

IV. Approval of Agenda for|April 27, 2021| and Hold, Combine or Delete Any Items (For possible action)

V. |Informational Items

1. Updates from Commissioner Miller's office – County Liaison will provide information on recent citizen concerns, zoning applications, annexation and inter-local updates with the City of Las Vegas and other issues impacting residents in the Lower Kyle Canyon area (for discussion only) |

VI. |Planning & Zoning |

05/18/21 PC

1. **VS-21-0133-PRUITT, MATTHEW MCLANE & SABRINA: VACATE AND ABANDON** easements of interest to Clark County located between Horse Drive and Brent Lane, and between Cardenas Way and Moss Way within Lower Kyle Canyon (description on file). RM/rk/jd **(For possible action) 05/18 PC**

VII. |General Business

1. Discuss the current phase of the Transform Clark County Master Plan & Development Code rewrite process, focusing on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities. This is your opportunity to provide feedback to the County on the process and to ensure the updated Master Plan reflects what's important to your community. (For Discussion only)

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/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 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 Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to Jennifer.damico@clarkcountynv.gov, before 4:30 pm, on April 27, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

IX. Next Meeting Date: July 27, 2021

X. Adjournment

POSTING LOCATIONS: [This meeting was legally noticed and posted at the following locations:

Mountain Crest Neighborhood Services Center, 4701 N Durango Drive, Las Vegas, NV 89129

Jones Tack & Feed, 6515 Lone Mountain Road, Las Vegas, NV 89130

Rainbow Library, 3150 N Buffalo Road, Las Vegas, NV 89128

Highway 157 & Witch Mountain Posting Board

Scottie & Grand Teton Posting Board

<https://notice.nv.gov/>

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



Lower Kyle Canyon Citizens Advisory Council

February 23, 2021

MINUTES

Board Members: Eric Wells
Candi Skehan
Heidi Unger
Susan Davis

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Jennifer Damico, Jennifer.Damico@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:00 p.m.
- II. Public Comment
None
- III. Approval of Minutes for July 28, 2020
Moved by: Susan
Action: Approved subject minutes as recommended
Vote: 4-0/ Unanimous
- IV. Approval of Agenda for February 23, 2021
Moved by: Susan
Action: Approved agenda as recommended
Vote: 4-0/Unanimous
- V. Informational Items
None

- VI. Planning & Zoning
None

General Business

1. Introduced new CAC member, Eric Wells
2. Appointed Eric Wells Chair and Heidi Unger Vice-Chair for 2-year term
3. Reviewed and approved yearly meeting calendar - quarterly meetings will start at 5:30 pm
4. Acknowledged/Reviewed Bylaws for the 2021 term of the Lower Kyle Canyon CAC

- VIII. Public Comment
None

- IX. Next Meeting Date
The next regular meeting will be April 27, 2021.

- X. Adjournment
The meeting was adjourned at 6:18 p.m.

05/18/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

HORSE DR/CARDENAS WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0133-PRUITT, MATTHEW MCLANE & SABRINA:

VACATE AND ABANDON easements of interest to Clark County located between Horse Drive and Brent Lane (alignment), and between Cardenas Way (alignment) and Moss Way within Lower Kyle Canyon (description on file). RM/rk/jd (For possible action)

RELATED INFORMATION:

APN:

126-09-202-006

LAND USE PLAN:

NORTHWEST COUNTY (LOWER KYLE CANYON) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

This application is a request to vacate and abandon patent easements on this site. The plans depict the vacation and abandonment of government patent easements along the perimeter of this site. The applicant indicates they will dedicate any necessary easements to the County which will replace the patent easements.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development.

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

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Compliance with approved drainage study PW20-16022;
- Right-of-way dedication to include 40 feet for Horse Drive, 30 feet for Cardenas Way, 30 feet for Guy Avenue, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MATTHEW PRUITT

CONTACT: MATTHEW PRUITT, 2516 W. EL CAMPO GRANDE AVENUE, NORTH LAS VEGAS, NV 89031



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>3-22-21</u>	APP. NUMBER: <u>VS-21-0133</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC <u>Lower Kyle Canyon</u>
		ACCEPTED BY: _____	TAB/CAC DATE: <u>4-27-21</u> TIME: <u>6:00pm</u>
		FEE: <u>\$875.00</u> CHECK #: <u>On-Line</u>	PC MEETING DATE: <u>5-18-21</u>
		COMMISSIONER: <u>RM</u>	BCC MTG DATE: _____
		OVERLAY(S)? <u>—</u>	ZONE / AE / RNP: <u>R-U</u>
		TRAILS? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N	PFNA? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N
		PLANNED LAND USE: <u>RR</u>	

PROPERTY OWNER	NAME: <u>Matthew Pruitt + Sabrina Pruitt</u>
	ADDRESS: <u>668 Silver Pearl St</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89002</u>
	TELEPHONE: <u>702-574-2341</u> CELL: <u>111</u>
	E-MAIL: <u>MatthewMpruitt@gmail.com</u>

APPLICANT	NAME: <u>Matthew Pruitt</u>
	ADDRESS: <u>668 Silver Pearl St</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89002</u>
	TELEPHONE: <u>702-574-2341</u> CELL: <u>111</u>
	E-MAIL: <u>itsmattmp@yahoo.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Matthew Pruitt</u>
	ADDRESS: <u>668 Silver Pearl St</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89002</u>
	TELEPHONE: <u>702-574-2341</u> CELL: <u>111</u>
	E-MAIL: <u>itsmattmp@yahoo.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 126-09-202-006

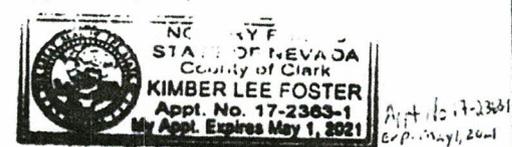
PROPERTY ADDRESS and/or CROSS STREETS: Cardenas + Horse Dr.

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.

Matthew Pruitt
 Property Owner (Signature)*

Matthew Pruitt
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON February 16, 2021 (DATE)
 By Matthew Pruitt
 NOTARY PUBLIC: Kimber Lee Foster



*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.

JUSTIFICATION LETTER
FOR VACATION OF PATENT EASEMENTS

APN 126-09-202-006

VS-21-0133

We have applied for building permits and the Department of Public Works has requested that we file an application to vacate the patent easements, as we are expressly dedicating easements to the County which will replace the patent easements, and as the patent easement on the East side of the property is unnecessary and unused for any of the intended uses of an easement.

Please do not hesitate to contact me if you have any questions regarding the above, or if I can supply you with any additional information. Thank you.

All the best,



Matthew Pruitt

Owner

702-574-2341

matthewmpruitt@gmail.com

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

Application Number: **WS-21-0142**

PC/BCC Meeting Date: **05-18-2021**

Commission District: C

TAB/CAC: LONE MOUNTAIN

TAB/CAC Meeting Date: 04-27-2021

Project Type: Setback

Property Owner: BLAZVICK FAMILY TRUST

- | | | |
|---|---|--|
| <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Design Review | <input type="checkbox"/> Clarification of Conditions |
| <input type="checkbox"/> Zone Change - Conforming | <input type="checkbox"/> Street Name Change | <input type="checkbox"/> Extension of Time |
| <input type="checkbox"/> Zone Change - Nonconforming | <input type="checkbox"/> Street Numbering Change | <input type="checkbox"/> Revocation |
| <input type="checkbox"/> Use Permit | <input type="checkbox"/> Annexation Request | <input type="checkbox"/> Waiver of Conditions |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Vacation and Abandonment | <input type="checkbox"/> Ordinance |
| <input checked="" type="checkbox"/> Waiver of Development Standards | <input type="checkbox"/> Tentative Map | <input type="checkbox"/> Agenda Item |
| <input type="checkbox"/> Waiver of Title | <input type="checkbox"/> Application Review | <input type="checkbox"/> Other _____ |

Motion By: _____ Vote: _____ Approval / Denial / No Comment

Hold (including To Date and Reason) _____

of Neighbors Present _____ # of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING: _____

Conditions of Approval: _____

Name of Applicant/Representative _____

Applicant agreed to conditions _____ Yes _____ No

Neighborhood meeting held? _____ Yes _____ No

Signature

Date

Title (Secretary or Chair)