



# Sandy Valley Citizens Advisory Council

November 12, 2019

## Draft Minutes

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Board Members: Randy Imhausen - Chair Brian Kahre  
Charlotte Owens - Vice Chair Greg Neff  
Lori Marker

Secretary: Electra Smith, 702-370-6297, sandyvalleyCAC@gmail.com

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

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- I. Call to Order, Pledge of Allegiance, Roll Call  
The meeting was called to order at 7:37 pm by Randy Imhausen. Greg Neff, Randy Imhausen, Brian Kahre, Charlotte Owens, and Lori Marker were present.
- II. Public Comment  
None
- III. Approval of Minutes for October 8, 2019  
**Moved by: Greg**  
**Action: Approved**  
**Vote: 5-0/ Unanimous**
- IV. Approval of Agenda for November 12, 2019  
**Moved by: Brian**  
**Action: Approved**  
**Vote: 5-0/Unanimous**
- V. Informational Items
  1. Received a report from SVVFD; Chief Ken Smith reported number of calls for October and was available for questions.
  2. Sergeant Jeff Dean of Metro reported number of calls for October and was available for questions.
  3. Received a report from Sandy Valley Schools; Electra Smith and Brian Kahre announced upcoming events for Sandy Valley School.
  4. Received a report from Parks and Recreation; Shawna Robinson announced changing tables were coming to the Park restrooms.
  5. Received a report from Valley Electric; Surely Karganilla, reported on VEA business and events.
  6. Received a report from Meggan Holzer, County Liaison; County surveyor came out regarding the BLM Right of Way in Columbia Pass. Commissioner Jones is getting more involved to support our safety. A question arose regarding the back road to Pahrump. Meggan did state there was surveying done there also, but that does not constitute any future plans, that road is BLM property.

VI. Planning and Zoning

1. **ET-19-400128 (UC-0652-17)-ARROW DEVELOPMENT CORP:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** a major training facility (outdoor shooting range); and **2)** waive applicable design standards for accessory structures (storage container and trailer).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** landscaping adjacent to a less intensive use; **2)** parking lot landscaping; **3)** required trash enclosure; and **4)** required paving and striping.

**DESIGN REVIEWS** for the following: **1)** a major training facility (outdoor shooting range); **2)** accessory structures (storage container and trailer); and **3)** grading plan in conjunction with a hillside development (slopes greater than 12%) on 124.0 acres in a R-U (Rural Open Land) Zone. Generally located approximately 5.9 miles west of SR 161, on the south side of Sandy Valley Road within the South County Planning Area.

Greg Espestita represented Hoosier Mines and addressed all safety concerns

**Moved by: Greg**

**Action: Approved**

**Vote: 5-0/Unanimous**

2. **ZC-19-0760-SLANKARD, JAMES K. & MARY J.:**

**ZONE CHANGE** to reclassify 1.9 acres from C-1 (Local Business) Zone to C-2 (General Commercial) Zone.

**USE PERMITS** for the following: **1)** allow a gasoline station; and **2)** reduce the setback of a proposed gasoline station from a residential use.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); **2)** commercial driveway geometrics; and **3)** reduce the departure distance.

**DESIGN REVIEW** for a gasoline station. Generally located on the north side of Quartz Avenue and the west side of Mohican Street within Sandy Valley (description on file).

Richard Diego and Luke Muller answered all concerns for safety.

**Moved by: Greg**

**Action: Approved**

**Vote: 5-0/Unanimous**

VII. General Business

There was no General Business.

VIII. Comments by the General Public

Gail Beckman announced Happenings events and Senior Center breakfast. Christine Brown announced Community Church events. Carol Benner was concerned with Quads speeding through the school zones. Charlotte Owens announced 1st Annual Tree Lighting Ceremony. Electra Smith announced Santa's Sandy Valley Toy Box angel tree is up at the Post Office. Brian Kahre explained the new procedures for the meeting.

IX. Next Meeting Date

The next regular meeting will be December 10, 2019.

X. Adjournment

The meeting was adjourned at 8:35 pm.

**ATTACHMENT A**  
**SANDY VALLEY CITIZENS ADVISORY COUNCIL**  
**ZONING AGENDA**  
**TUESDAY, 7:30 P.M., DECEMBER 10, 2019**

12/17/19 PC

1. **VS-19-0852-WEINGER MARK:**  
**VACATE AND ABANDON** a portion of a right-of-way being Paiute Street located between Mercury Avenue and Moonstone Avenue within Sandy Valley (description on file). JJ/tk/jd (For possible action)

12/17/19 PC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

MERCURY AVE/PAIUTE ST  
(SANDY VALLEY)

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0852-WEINGER MARK:**

**VACATE AND ABANDON** a portion of a right-of-way being Paiute Street located between Mercury Avenue and Moonstone Avenue within Sandy Valley (description on file). JJ/tk/jd  
(For possible action)

RELATED INFORMATION:

**APN:**  
200-25-301-018; 200-25-301-019; 200-25-301-021; 200-25-301-024

**LAND USE PLAN:**  
SOUTH COUNTY (SANDY VALLEY) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

**BACKGROUND:**

**Project Description**

The applicant states they are requesting to vacate this 60 foot wide portion of right-of-way due to the fact that there is little traffic that travels north and south in this area and this request will not have an adverse effect on emergency services. Each residential property that abuts this request has their own entrance and will not be affected by this request.

**Prior Land Use Requests**

Application Number	Request	Action	Date
SC-0303-99	Street name change	Approved by BCC	May 1999

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Residential Rural	R-U	Undeveloped and Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way that is 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 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**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MARK ALTSCHULER

**CONTACT:** MARK ALTSCHULER, 777 E QUARTZ AVE #8001, SANDY VALLEY, NV 89019