



- III. Approval of Minutes for January 9, 2024 {For possible action)
- IV. Approval of the Agenda for February 13, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Receive a report from Sandy Valley Volunteer Fire Department regarding calls for service during the past month and other fire prevention and safety issues. (For discussion only)
  - 2. Receive a report from Metro regarding activity and statistics during the past month and other area crime concerns. (For discussion only)
  - 3. Receive a report from Sandy Valley Schools regarding recent news, upcoming activities, and events. (For discussion only)
  - 4. Receive a report from Clark County Parks and Recreation regarding current programs and upcoming activities. (For discussion only)
  - 5. Receive a report from Valley Electric regarding current programs and new information. (For discussion only)
  - 6. Receive a report from BLM regarding current programs and new information. (For discussion only)
  - 7. Receive a report from Clark County Administrative Services on any updates from Clark County. (For discussion only)
- VI. Planning and Zoning
  - 1. UC-23-0880-KABOLI MICHAEL:  
 USE PERMIT to waive paving requirement for outside storage.  
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) parking lot striping and paving; 3) eliminate pedestrian walkways; 4) parking lot landscaping; 5) eliminate sidewalks and landscaping; 6) eliminate landscape and wall buffer; 7) eliminate trash enclosure; 8) full off-site improvements; and 9) allow modified street standards.  
 DESIGN REVIEW for an outside storage yard in conjunction with a warehouse on 2.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Artesia Street and the north side of Oregon Avenue within Sandy Valley. JJ/mh/syp (For possible action) 02/21/24 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.

**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

IX. Next Meeting Date: March 12, 2024.

X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Sandy Valley Community Center, 650 W. Quartz Avenue, Sandy Valley, NV 89019.  
<https://notice.nv.gov>

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KEVIN SCHILLER, County Manager



# Sandy Valley Citizens Advisory Council

January 9, 2024

## Minutes

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Board/Council Members: Greg Neff, Chairperson  
Randy Imhausen, Vice Chairperson  
Brian Kahre  
Rusty Fogel  
Jamie Scanlon

Secretary: Electra Smith, (702) 370-6297, sandyvalleycac@gmail.com  
Business Address: 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  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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- I. Call to Order, Pledge of Allegiance, Roll Call  
**The meeting was called to order at 7:30 pm by Gregg Neff, Chairperson. Randy Imhausen, Brian Kahre, Jamie Scanlon, and Rusty Fogel were present.**
- II. Public Comment  
**There was none**
- III. Approval of Minutes for November 4, 2023.  
**Moved by: Jamie Scanlon**  
**Action: Approved**  
**Vote: 5-0/Unanimous**
- IV. Approval of Agenda for January 9, 2024.  
**Moved by: Randy Imhausen**  
**Action: Approved**  
**Vote: 5-0/Unanimous**
- V. Informational Items
  1. Received a report from Sandy Valley Volunteer Fire Department; **Chief Ken Smith reported the calls for the month of December, he also reminded the community to keep chemicals out of reach of children.**
  2. Receive a report from Metro; **none**
  3. Received a report from Sandy Valley School; **Brian and Electra reported on Sandy Valley athletics, Family Night, and budget planning for 2025 will be at the next SOT meeting.**
  4. Receive a report from Parks and Recreation; **Shawna announced the parks and recreation schedule including movie night, crafts, and quilting/sewing.**

5. Received a report from Valley Electric; **Kevin McMahan gave an update on VEA, and announced the next meeting which will include discussion on the 2024 budget.**
  6. Received a report from BLM; **none**
  7. Received a report from County Administration; **Meggan Holzer reported Public Works has 85 projects going, in which 60 of those are roads, so no updates yet on our roads. She reported on construction off the I15 East side before Magic Mountains will be a communications tower/interconnect, Pre Elections are being held at the school Feb 6, and Public Works bringing in gravel for poof dirt.**
- VI. Planning and Zoning  
**None**
- VII. General Business
1. Review and approve the 2024 meeting calendar. (For possible action)  
**The motion was to accept with canceling June 11 and December 10**  
**Moved by: Randy Imhausen**  
**Action: Approved**  
**Vote: 5-0/Unanimous**
- VIII. Comments by the General Public; **Patricia Reynoso reported a suspicious vehicle taking pictures of her child in the yard. Gail Beckman reported she was putting together an event calendar for the community and March 31st will be Easter in the park. Christine Brown reported 4H will be having a Valentine bake sale to assist the clubs fair fees.**
- IX. Next Meeting Date: **February 13, 2024**
- X. Adjournment; **the meeting was adjourned at 7:55 pm.**

**ATTACHMENT A  
SANDY VALLEY CITIZENS ADVISORY COUNCIL  
ZONING AGENDA  
TUESDAY, 7:30 P.M., FEBRUARY 13, 2024**

02/21/24 BCC

1. **UC-23-0880-KABOLI MICHAEL:**  
**USE PERMIT** to waive paving requirement for outside storage.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** setbacks; **2)** parking lot striping and paving; **3)** eliminate pedestrian walkways; **4)** parking lot landscaping; **5)** eliminate sidewalks and landscaping; **6)** eliminate landscape and wall buffer; **7)** eliminate trash enclosure; **8)** full off-site improvements; and **9)** allow modified street standards.  
**DESIGN REVIEW** for an outside storage yard in conjunction with a warehouse on 2.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Artesia Street and the north side of Oregon Avenue within Sandy Valley. JJ/mh/syp (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0880-KABOLI MICHAEL:**

**USE PERMIT** to waive paving requirement for outside storage.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** setbacks; **2)** parking lot striping and paving; **3)** eliminate pedestrian walkways; **4)** parking lot landscaping; **5)** eliminate sidewalks and landscaping; **6)** eliminate landscape and wall buffer; **7)** eliminate trash enclosure; **8)** full off-site improvements; and **9)** allow modified street standards.

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RELATED INFORMATION:

**APN:**

219-06-101-003

**USE PERMIT:**

Allow an outside area used for parking, maneuvering, or storing motor vehicles, equipment, or materials to not be paved where pavement is required per Table 30.44-1.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the interior side setback to 19 feet where a minimum of 20 feet is required per Table 30.40-5 (a 5% reduction).
2. Eliminate parking lot striping and paving where required per Section 30.60.020.
3. Eliminate pedestrian walkways where required per Section 30.60.050.
4. Eliminate parking lot landscaping where required per Figure 30.64-14.
5.
  - a. Eliminate detached sidewalks and landscaping along Artesia Street where a minimum 15 foot wide landscape area and a detached sidewalk is required per Figure 30.64-17.
  - b. Eliminate detached sidewalks and landscaping along Oregon Avenue where a minimum 15 foot wide landscape area and a detached sidewalk is required per Figure 30.64-17.
6. Eliminate landscape and wall buffer adjacent to a less intensive use where a 5.5 foot wide landscape area and a 6 foot high decorative buffer wall is required per Figure 30.64-11.
7. Eliminate a trash enclosure where required per Section 30.56.120.
8.
  - a. Waive full off-site improvements (full paving, curb, gutter, sidewalk, and streetlights) along Artesia Street where required per Section 30.52.040.
  - b. Waive full off-site improvements (full paving, curb, gutter, sidewalk, and streetlights) along Oregon Avenue where required per Section 30.52.040.

9. Reduce the departure distance from Oregon Avenue to 141 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 26% reduction).

**LAND USE PLAN:**

SOUTH COUNTY (SANDY VALLEY) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 220 Artesia Street
- Site Acreage: 2.2
- Project Type: Outside storage yard
- Number of Stories: 1
- Building Height (feet): 16 (Building 1)/12 (Building 2)/12 (office trailer)
- Square Feet: 1,596 (Building 1)/1,920 (Building 2)/720 (office trailer)
- Parking Required/Provided: 16/18

Site Plans

The plans depict an unpaved site featuring a 1,596 square foot warehouse (Building 1) set back 83 feet from the side (north) and rear (east) property lines. A 1,920 square foot structure (Building 2) is located 10 feet to the west of the warehouse, with a roof supported by Conex boxes on the east and west sides. The Conex boxes are 320 square feet each. A 720 square foot office trailer is located along the north property line, set back 19 feet, 2 inches from the property line where a minimum of 20 feet is required. The northeast corner of the property features a vehicle storage area. There is an unpaved and unstriped parking lot providing 18 parking spaces on the northwest portion of the property. Entrance to the property is from Artesia Street through a 40 foot wide commercial driveway with a throat depth of 25 feet. The departure distance from the driveway to the nearest intersection is 141 feet, 6 inches where a minimum of 190 feet is required. There is an existing 6 foot high nondecorative CMU block wall along the north property line, and a proposed 6 foot high nondecorative CMU block wall along the front property line, which fronts Artesia Street. There is an existing 6 foot high chainlink fence along the south and east property lines, and the applicant is proposing to add mesh screening for the entire fence.

Landscaping

The plans depict three existing trees in the northwest corner of the property, and one tree in the rear of the property. There are shrubs on the west property line along Artesia Street, with additional shrubs in the southwest corner of the property along Oregon Avenue. The applicant is requesting to waive the following landscaping requirements: street landscaping along Artesia Street and Oregon Avenue, parking lot landscaping, and the landscape buffer adjacent to the less intensive (residential) use to the north of the property.

Elevations

The plans depict an existing 16 foot high warehouse (building 1) constructed with wood and a metal pitched roof. One side of the building is open, allowing for the parking and maintenance of vehicles, while the other side features a 1 door for people to enter or exit the building. The



structure is painted a reddish brown color. There is also an existing 12 foot high structure (Building 2), which has an open roof with metal pillars supported by 8 foot high metal Conex boxes on the east and west sides. The plans also show an existing 12 foot high office trailer that is on wheels and features desert tone coloration. The office trailer has a single door entrance and a shingled roof.

Floor Plans

The plans depict an open layout for the warehouse to be maximized for vehicle storage and repair. The structure supported by the Conex boxes features an unpaved dirt area that is also used for vehicle storage. The office trailer is a prefabricated structure with an open office style layout.

Applicant’s Justification

The applicant states the site will be improved with a new block wall and screened fence, which will fully screen the site from public view on all sides. The applicant adds that off-site improvements and detached sidewalks with landscaping are nonexistent in the area, so the waivers of these requirements will be consistent with surrounding development. No employees will be working at this location and no equipment or materials will be stacked above the height of the fences and walls. Finally, the applicant states that the requested reduction in departure distance will not have a substantial adverse effect on public facilities and services in the area.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-0348-09	Office/warehouse building with waivers for off-site improvements - expired	Approved by BCC	July 2009
UC-0298-07 (ET-0095-09)	First extension of time to allow an accessory use/structure prior to a principal use/structure - expired	Approved by BCC	July 2009
UC-0298-07	Allowed an accessory use/structure prior to a principal use/structure - expired	Approved by PC	May 2007
SC-0303-99	Street name change for existing public streets in Sandy Valley	Approved by BCC	May 1999
ZC-1467-94	Reclassified from R-U to M-1 zoning for automobile dismantling and storage yard	Approved by BCC	October 1994

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & South	Outlying Neighborhood (up to 0.5 du/ac)	R-U	Single family residential
East	Outlying Neighborhood (up to 0.5 du/ac)	M-1	Vehicle repair
West	Outlying Neighborhood (up to 0.5 du/ac)	R-U	Undeveloped

## **Clark County Public Response Office (CCPRO)**

There is an active Code Enforcement case (CE23-02192) on the property for an unpermitted vehicle storage yard.

### **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**

##### Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The Air Quality Division of the Department of Environment and Sustainability has determined that the site is outside of Hydrographic Basins 212, 216, and 217, and therefore the Air Quality regulations requiring pavement for outside storage and parking areas are not applicable. Staff finds that the unpaved vehicle storage yard is compatible with the surrounding development and will not have adverse effects on the residential properties in the area. Industrial uses without pavement have been present on the subject site and the adjacent property to the east without any negative impacts on the adjacent residential development. Therefore, staff can support this request.

##### 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 & #6

Setbacks are important to preserve the safety and aesthetic appeal of a neighborhood, and are especially important when an industrial use is adjacent to a residential use. While the interior side setback reduction is minimal, staff finds that the additional waiver of a required 5.5 foot wide landscape area with a 6 foot high decorative wall will have a negative impact on the residential property to the north. The buffering requirements allow for the protection of less intensive uses from more intensive uses, and the lack of required buffering and landscaping prevents a harmonious transition between the industrial and residential developments. For these reasons, staff cannot support these waiver requests.

#### Waivers of Development Standards #2, #3, & #4

Parking lot landscaping, striping, and pedestrian walkways are required to ensure that employees and customers can safely park their vehicles and walk through the site to their destination. Staff has no objection to the request to waive pavement requirements, and likewise has no objection to the waivers for parking lot landscaping and striping. The lack of parking lot landscaping and striping is compatible with the surrounding area and will not have adverse impacts on the adjacent properties. Pedestrian walkways are also unnecessary for the site since there will be no employees or customers on-site; therefore, staff can support these requests.

#### Waiver of Development Standards #5

Landscaping and detached sidewalks are important to promote pedestrian safety and neighborhood aesthetics. Staff finds that neither Artesia Street nor Oregon Avenue feature detached sidewalks and street landscaping, so the elimination of these requirements will be consistent with the surrounding rural development and not result in any adverse effects. Furthermore, the site will not be visited by employees or customers so typical pedestrian safety measures are less applicable for this particular site. Therefore, staff can support this request.

#### Waiver of Development Standards #7

Staff finds that a trash enclosure is unnecessary since the site will generate a minimal amount of waste given the proposed use of a vehicle storage yard, and because there will be no employees or customers visiting the site. Therefore, staff can support this request.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff has no objection to the general layout of the site, including the proposed parking area and building locations. However, since staff cannot support the waivers for reduced setbacks and the elimination of the required landscape and wall buffer adjacent to the residential development, staff also cannot support the design review.

#### **Public Works - Development Review**

##### Waiver of Development Standards #8

Staff has no objection to not install full off-site improvement as there are no off-site in the area.

##### Waiver of Development Standards #9

Staff has no objection to the reduction in departure distance for the existing driveway on Artesia Street. The site should see minimal traffic mitigating the potential for collisions normally caused by reduced departure distance.

#### **Staff Recommendation**

Approval of the use permit, waivers of development standards #2 through #5, and #7 through #9; denial of waivers of the development standards #1 and #6 and the design review.

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:

- No customers permitted on-site.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; approval of this application does not constitute or imply approval of a building permit or any other County issued permit, license or approval; 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; 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**

- Execute a Restrictive Covenant Agreement (deed restrictions).

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show fire hydrant locations on-site and within 750 feet.

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

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

**TAB/CAC:  
APPROVALS:  
PROTESTS:**

**APPLICANT:** MICHAEL KABOLI

**CONTACT:** MICHAEL KABOLI, 3640 WILLOW SPRINGS DRIVE, LAS VEGAS, NV 89103