



SANDY VALLEY CITIZENS ADVISORY COUNCIL

Sandy Valley Community Center

650 W. Quartz Ave.

Sandy Valley, NV 89019

May 14, 2024

7:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) 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 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 Board/Council members for this meeting may be requested from Electra Smith at 702-370-6297.
 - Supporting material is/will 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 on the County's website at <https://clarkcountynv.gov/SandyValleyCAC>

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

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: 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
 TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
 JAMES B. GIBSON – JUSTIN JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
 KEVIN SCHILLER, County Manager

- III. Approval of Minutes for April 9, 2024 {For possible action}
- IV. Approval of the Agenda for May 14, 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 BLM Law Enforcement about recent events in the area and public lands policing concerns. (For discussion only)
 4. Receive a report from Sandy Valley Schools regarding recent news, upcoming activities, and events. (For discussion only)
 5. Receive a report from Clark County Parks and Recreation regarding current programs and upcoming activities. (For discussion only)
 6. Receive a report from Clark County Administrative Services on Sandy Valley Road improvements, BLM wild horse and burro adoptions, impacts of substandard properties in the community, and any other updates from Clark County. (For discussion only)
 7. Receive a report from Valley Electric regarding current programs and new information. (For discussion only)

- VI. Planning and Zoning
 1. **UC-23-0657-PROGRESSIVE FORCE CONCEPTS, LLC:**
USE PERMITS for the following: 1) major training facility (outdoor shooting range); and 2) private recreational facility (outdoor shooting range).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive landscaping and screening requirements; and 2) reduce parking.
DESIGN REVIEWS for the following: 1) minor training facility with accessory structures; and 2) final grading plan for a hillside development (slopes greater than 12%) on a portion of 76.3 acres in an R-U (Rural Open Land) Zone. Generally located 1.0 mile south of Sandy Valley Road, 2.6 miles east of Cherokee Street within Sandy Valley. JJ/lm/syp (For possible action)
05/22/24 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.

IX. Next Meeting Date: July 9, 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>

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
KEVIN SCHILLER, County Manager



Sandy Valley Citizens Advisory Council

April 9, 2024

Minutes

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

- I. Call to Order, Pledge of Allegiance, Roll Call
The meeting was called to order at 7:33 pm by Brian Kahre. Brian Kahre, Jamie Scanlon, Greg Neff, and Randy Imhausen were present. Rusty Fogel was absent.
- II. Public Comment
There was none
- III. Approval of Minutes for March 12, 2024.
Moved by: Brian Kahre
Action: Approved
Vote: 4-0/Unanimous
- IV. Approval of Agenda for April 9, 2024.
Moved by: Randy Imhausen
Action: Approved
Vote: 4-0/Unanimous
- V. Informational Items
 1. Received a report from Sandy Valley Volunteer Fire Department; **Chief Ken Smith reported the calls for the month of March.**
 2. Received a report from Metro; **Officer Harrison introduced Officer Harrison reported there was some tagging at the Senior Center.**
 3. Received a report from Sandy Valley School; **Brian Kahre announced Baseball and Softball are starting up. Seniors are still raising money to go to California and he reported the Missoula Children's Theatre show was amazing.**
 4. Received a report from Parks and Recreation; **Shawna announced her programs were posted and touched on Sewing Class, Tea Time, Movie Night, Open Rec., and Quilt Club.**

5. Received a report from Valley Electric; **Kevin McMahan, District 5 Board Member, announced the annual meeting for March 19 at Sandy Valley Senior Center, audit showed good financial standing, presentation on website.**
 6. Received a report from BLM; **James with BLM law enforcement stated they have been busy at Red Rock. With the help of the community they were able to identify and remove a long term camper on BLM lands.**
 7. Received a report from County Administration; **Meggan reported Public Works has been busy cleaning up the sides of the roads. The pass will not be done until next year. L'Etape will be in Mountain Springs on Sunday, road closures there and Blue Diamond, will end by noon. Republic Services stated two trucks should be picking up trash and recycling. It does not go in one truck and ask us to report if we see this. On May 11th a Pickle Ball expert will be at the park doing a clinic.**
- VI. Planning and Zoning
None
- VII. General Business
None
- VIII. Comments by the General Public; **Gail Beckman announced Senior Center pancake breakfast on the 20th along with a representative for medical insurance, there is also a Pet Clinic in the park. On May 5th there will be festivities in the park also. Christine Brown announced 14 4H members will be going to the fair this year in which 9 will be showing this Sunday.**
- IX. Next Meeting Date: **May 14, 2024**
- X. Adjournment; **the meeting was adjourned at 8:15 pm.**

**ATTACHMENT A
SANDY VALLEY CITIZENS ADVISORY COUNCIL
ZONING AGENDA
TUESDAY, 7:30 P.M., MAY 14, 2024**

05/22/24 BCC

1. **UC-23-0657-PROGRESSIVE FORCE CONCEPTS, LLC:**
USE PERMITS for the following: **1)** major training facility (outdoor shooting range); and **2)** private recreational facility (outdoor shooting range).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive landscaping and screening requirements; and **2)** reduce parking.
DESIGN REVIEWS for the following: **1)** minor training facility with accessory structures; and **2)** final grading plan for a hillside development (slopes greater than 12%) on a portion of 76.3 acres in an R-U (Rural Open Land) Zone. Generally located 1.0 mile south of Sandy Valley Road, 2.6 miles east of Cherokee Street within Sandy Valley. JJ/lm/syp (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0657-PROGRESSIVE FORCE CONCEPTS, LLC:

USE PERMITS for the following: **1)** major training facility (outdoor shooting range); and **2)** private recreational facility (outdoor shooting range).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive landscaping and screening requirements; and **2)** reduce parking.

DESIGN REVIEWS for the following: **1)** minor training facility with accessory structures; and **2)** final grading plan for a hillside development (slopes greater than 12%) on a portion of 76.3 acres in an R-U (Rural Open Land) Zone.

Generally located 1.0 mile south of Sandy Valley Road, 2.6 miles east of Cherokee Street within Sandy Valley. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

219-12-000-002; 219-13-000-001

LAND USE PLAN:

SOUTH COUNTY (SANDY VALLEY) - OPEN LANDS

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive landscaping and screening requirements.
2. Reduce parking to 28 spaces where 48 spaces are required per Table 30.64-1 (a 42% reduction).

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: portion of 76.3 acres
- Project Type: Major training facility with private recreational facility (outdoor shooting range)
- Storage container/classroom height: 8 (total of 23 storage containers)
- Square Feet: 640 (classroom)
- Parking Required/Provided: 48/28

Request & History

The site was previously approved for a minor training facility (outdoor shooting range) with 3 shipping containers, and 18 parking spaces (UC-0198-17) on the 17.7 acre APN 219-12-000-

002, which expired when the required review was not completed. This request is to re-establish the shooting range with a major training facility as well as update the site to the current configuration and add a parcel for a total size of 76.3 acres.

Site & Grading Plans

The plans depict a major training facility in conjunction with 5 outdoor shooting ranges with up to 46 target configurations. The facility is used to instruct members of all branches of the United States Armed Forces, Federal and local law enforcement personnel, and security professionals from throughout the Las Vegas area. The property owner has developed 5 firing ranges varying in length from 40 meters to 80 meters, and each range is configured for the type of training being provided during the session. Range 1 may have zero to 15 targets; Range 2 does not have a fixed target; Range 3 may have 1 target; Range 4 may have zero to 15 targets; and Range 5 may have zero to 15 targets. Students trained at the site during a given day will vary from 8 to 16 on average, to as little as 1 and as many as 45. There are 4 groupings of shipping containers, with each grouping consisting of 3 to 4 containers. The western grouping of 4 containers is used for storage and classroom space; the northeastern grouping of 3 containers is used for storage and classroom space with a shade structure and concrete pad; the center-eastern grouping of 5 containers is used for storage and training facility space; and there is a grouping of 4 containers at the entrance to Range 2. Additionally, Ranges 3, 4, and 5 each have a shade structure at the north end of the range. Also shown on-site is a shipping container within the parking area. The applicant indicates the site has access to Sandy Valley Road via a BLM access easement and that 2 portable restrooms are provided on the site. The majority of the site is located within a hillside area (slopes greater than 12%). The area disturbed consists of 5.21 acres (29.3%) inclusive of the shooting ranges and existing historic trails (walking paths 4 feet wide), as shown on the final grading plan.

Landscaping

The existing vegetation and groundcover have been and will be retained. No additional landscaping will be provided. The applicant is requesting to waive landscaping and screening requirements per Table 30.64-2.

Elevations

The existing shipping containers are 8 feet in height with flat roofs and consist of non-decorative metal vertical lap sides and painted desert tan. Shade canopies are attached to the shipping containers.

Floor Plans

There are 23 existing shipping containers on the site, with 640 square feet of classroom space and the rest used for storage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the site is used for pre-deployment training of U.S. Military special operations personnel and conventional units preparing for missions overseas. The site is not operated as a public shooting range. The land is used for small arms and tactical medical training, primarily for U.S. Military members and police officers from the Las Vegas Valley and around the country. Vehicle traffic consists of less than 6 vehicles on an average day, with a maximum of 12 days of use each month and a maximum of 45 trainees at any 1 time. The shipping containers are used to store facility equipment and provide sheltered classroom areas. No weapons or ammunition are stored on-site. The applicant also indicates that the undisturbed areas are natural slopes, including a steep slope on the south side of the range that is not used as part of the range operations and is kept unfenced, and the natural ground has existing vegetation for stabilization. There are no permanent buildings except for the shipping containers located on the site. Brass bullet casings are recycled on a continuing basis, depending on the class schedule.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0198-17	Minor training facility - expired	Approved by PC	May 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Open Lands	RS80	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis
Comprehensive Planning
Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

This site has been used for small arms and tactical medical training primarily for U.S. Military members and police officers from the Las Vegas Valley, per UC-0198-17, which expired after the required review of the site was not conducted. The site is located in the South County Planning Area and designated for Open Lands in the Master Plan. Based on the remoteness of the area and the lack of public facilities and emergency response services, staff would typically have concerns about public safety. However, since the facility is not open to the general public and the customers of the facility are either professional law enforcement personnel or U.S.

Military members, staff finds the nature of this request appropriate. If approved, staff recommends a review period to ensure that any unforeseen issues that arise in the future can be addressed and to confirm that the fixed position of the shipping containers, concrete pad, and shade structures are reviewed for applicable building permits.

Waivers 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.

Waivers of Development Standards #1 & #2, and Design Review

Staff finds that, due to the remote location of this area, landscaping and screening are unnecessary. The surrounding area retains existing vegetation and groundcover. The use of the site is typically by teams of personnel who ride-share to the site, and reduced parking is appropriate for this location. Staff finds the proposed final grading plan complies with the proposed land use. The final grading plan will allow the use of the site to continue. Therefore, staff recommends 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

- 2 years to commence and review as a public hearing.
- 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 and application for review; and that 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.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available in the vicinity of the parcel and none are planned within the next 5 years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PFC PARC, LLC

CONTACT: PFC PARC, LLC, 2960 E. SUNSET RD., SUITE 125, LAS VEGAS, NV 89120

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 200-23-801-016

PROPERTY ADDRESS/ CROSS STREETS: 1374 Woods Ave / Pequet + / Sandy Valley NV

DETAILED SUMMARY PROJECT DESCRIPTION

Waivers for setbacks and separations, with a Design Review for architectural incompatibility of accessory structure(s).

PROPERTY OWNER INFORMATION

NAME: Guadalupe Bustamante Renteria
 ADDRESS: 1109 Ferguson Ave
 CITY: N. Las Vegas STATE: NV ZIP CODE: 89030
 TELEPHONE: _____ CELL: (702) 591-6850 EMAIL: teresab702@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Teresa Bustamante
 ADDRESS: 1109 Ferguson Ave
 CITY: N. Las Vegas STATE: NV ZIP CODE: 89030 REF CONTACT ID # _____
 TELEPHONE: _____ CELL: (702) 591-6850 EMAIL: teresab702@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Same as the applicant
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
 TELEPHONE: _____ CELL: _____ EMAIL: _____

*Correspondent will receive all communication on submitted application(s).

(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.

see attached _____ see attached _____ _____
 Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) 24-0154

ACCEPTED BY Jm

PC MEETING DATE 6/18/24

DATE 4/11/24

BCC MEETING DATE _____

FEES 800.00

TAB/CAC LOCATION Sandy Valley

DATE 5/14/24



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 checked="" 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>WS-24-0154</u> DATE FILED: <u>4/11/24</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Sandy Valley</u> TAB/CAC DATE: <u>5/14/24</u> PC MEETING DATE: <u>6/18/24</u> BCC MEETING DATE: _____ FEE: <u>800.00</u>
	PROPERTY OWNER NAME: <u>Guadalupe Bustamante Renteria</u> ADDRESS: <u>1109 Ferguson Ave</u> CITY: <u>N. Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89030</u> TELEPHONE: <u>(702) 489-1725</u> CELL: _____ E-MAIL: <u>teresab702@gmail.com</u>
	APPLICANT NAME: <u>Teresa Bustamante</u> ADDRESS: <u>1109 Ferguson Ave</u> CITY: <u>N. Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89030</u> TELEPHONE: <u>(702) 591-6850</u> CELL: _____ E-MAIL: <u>teresab702@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>same as the applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): # 200 -23 - 801-016
 PROPERTY ADDRESS and/or CROSS STREETS: 1374 Woods Ave / Pequet / Sandy Valley
 PROJECT DESCRIPTION: _____

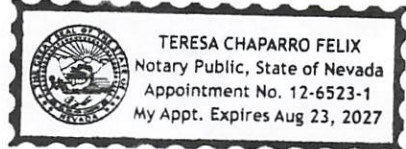
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

Guadalupe Bustamante Guadalupe Bustamante Renteria
 Property Owner (Signature)* Property Owner (Print)

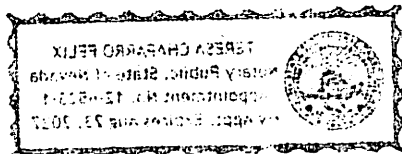
STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 11/22/2023 (DATE)
 By GUADALUPE BUSTAMANTE RENTERIA

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.



WS-23-100698

2/16/2024

Justification letter
(waiver letter)

As we explained in the first letter, I built the room in the middle of the Covid-19 pandemic because my job was too slow, I was just trying to keep a roof on top of us in case I was laid-off from my employer.

Info / background about dwelling materials
walls - 3/8 metal studs 18 gauges

5/8 dense glass exterior

5/8 drywall gypboard exterior

Roof - 1/8 tongue plywood and shingles

Floor - 1/8 tongue plywood and grout

Electric - 4 simmons breakers

Room - 1 on/off triple switch and

4 eaton ~~break~~ outlets.

Bathroom - 2 on/off switches and

1 eaton outlet.

I used mcu electric wires.

Sewer system - 6 inch PBC black pipe to the septic tank.

- We have a metal connex box in the property.
- I built a room to protect the water pump, I used bunch metal studs 16 gauges and plywood.

- I built a shade for the animals, I used 6 inch Z metal studs and aluminum sheets for the roof.

- We have one horse corral (galvanized aluminum)

- I built an open shade on the right side of the entrance of the property, so we can sit down if we have visitors or family guests to share time and gather together.

I used - 2 metal studs 6 inch and 2 pes track 6 inch also, and 2 pillar in the center

10 Z metal studs 18 gauges

It has 10 pillars 20" deep 16x16

concrete around the shade

for the roof I used 5/8 plywood and will add shingles.

Electric MCU wires, 6 lamps, 2 outlets and 1 on/off switch.

The built room will be our primary residence, we are submitting a request or a proposal to add a laundry room, kitchen and living room to the existing room.

We will have no outside storage on the property

We have 3 horses, 5 goats, 1 rooster, 3 hens, 1 cat and 2 dogs.

We are living in the property since August 2023 because I was diagnosed with diabetes, I was sick and I couldn't work for almost two months.

I noticed that since we are living in the valley (Sandy Valley) lowered my sugar levels.

We are requesting a waiver for/to:

- Reduce the house rear setback from 50' to 24'
- Reduce the connex box rear setback from 50' to 11'
- Reduce the barn rear setback from 50' to 20'
- Reduce the required separation between the barn and water pump building to 4'
- I'm attaching pictures of the connex information that is posted in the connex box.
- Design Review for the architectural incompatibility of the accessory structure(s).



AUTHORIZATION TO SUBMIT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Application Pre-review (APR) record number: WS-23-100689

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

Notes: Justification letter needs to be revised to talk about rear set back
waivers, separation waivers, and Design Review for architectural
compatibility.

By: [Signature] Date: 2/1/24

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 – Wavier 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 checked="" 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".