



SANDY VALLEY CITIZENS ADVISORY COUNCIL

Sandy Valley Community Center

650 W. Quartz Ave.

Sandy Valley, NV 89019

August 13, 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

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 July 9, 2024 {For possible action}
- IV. Approval of the Agenda for August 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 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 Valley Electric regarding current programs and new information. (For discussion only)
 - 7. Receive a report from Clark County Administrative Services on JPublic Works update and any other updates from Clark County. (For discussion only)

- VI. Planning and Zoning
 - 1. WS-24-0154-BUSTAMONTE-RENTERIA, GUADALUPE:
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation between accessory structures in conjunction with a proposed single-family residence on 1.93 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the north side of Woods Avenue and the east side of Pequot Street within SandyValley. JJ/my/ng (For possible action)

08/20/24 PC

- 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: September 10, 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

July 9, 2024

Minutes

Board/Council Members: Greg Neff, Chairperson
Randy Imhausen, Vice Chairperson
Brian Kahre
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 7:35 pm by Greg Neff. Brian Kahre, Jamie Scanlon, Greg Neff, and Randy Imhausen were present.
- II. Public Comment
There was none
- III. Approval of Minutes for May 14, 2024.
Moved by: Brian Kahre
Action: Approved
Vote: 4-0/Unanimous
- IV. Approval of Agenda for July 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 June, he also gave advice on heat exhaustion and hydration.**
 2. Received a report from Metro; **Officers Harrison and Isabel had nothing to report and were available for questions.**
 3. Receive a report from BLM Law Enforcement; **Metro Officer Harrison reported the fire restrictions on behalf of BLM.**
 4. Received a report from Sandy Valley School; **Electra reported Mr. Hadavi will be present at the next meeting. Electra announced there was a permanent CCSD officer at the school, Open House is on August 8, and new fencing will be placed on the back of the school to reinforce safety. Brian Kahre announced the first two games.**

5. Received a report from Parks and Recreation; **Shawna announced there was not much for July. Community Center programs will be posted.**
 6. Received a report from County Administration; **Meggan reported August 4th EagleRider Motorcycle Group is doing a clean up at 6am. She is currently working on NV Shakespeare in the park, Missoula at the school, and asked for ideas on next year's health fair. She was available to answer questions regarding some residential roads, the pass, the spaceport, and the skatepark on the wish list.**
 7. Received a report from Valley Electric; **Kevin McMahan, District 5 Board Member, reported on the annual meeting for March 19th, and another board meeting on June 14th. He discussed concerns of citizens who have come to him regarding.**
- VI. Planning and Zoning
1. **WS-24-0154-BUSTAMONTE-RENTERIA, GUADALUPE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation between accessory structures in conjunction with a proposed single-family residence on 1.93 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the north side of Woods Avenue and the east side of Pequot Street within SandyValley. JJ/my/ng (For possible action)

Moved by: Brian Kahre
Action: Hold
Vote: 4-0/Unanimous **07/16/24 PC**
 2. **WS-24-0181-PLEHN FAMILY TRUST & PLEHN JOHN & CYNTHIA TRS:**
WAIVER OF DEVELOPMENT STANDARDS to increase the height of an accessory structure in conjunction with an existing single-family residence on 0.84 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Miami Street and the north side of Eagle Avenue within Sandy Valley. JJ/nai/ng (For possible action)

Moved by: Randy Imhausen
Action: Approved
Vote: 4-0/Unanimous **07/16/24 PC**
 3. **ZC-24-0239-HUNGRY JOSE LLC:**
ZONE CHANGE to reclassify 2.21 acres from an IL (Industrial Light) Zone to an RS80 (Residential Single-Family 80) Zone. Generally located at the northwest corner of Royalite Street and Oregon Avenue within Sandy Valley (description on file). JJ/bb (For possible action)

Moved by: Brian Kahre
Action: Approved
Vote: 4-0/Unanimous **07/17/24 BCC**
 4. **UC-24-0240-HUNGRY JOSE LLC:**
USE PERMIT for an accessory dwelling in conjunction with an existing single-family residence.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) reduce setbacks on 2.21 acres in an RS80 (Residential Single-Family 80) Zone. Generally located at the northwest corner of Royalite Street and Oregon Avenue within Sandy Valley. JJ/bb/ng (For possible action)

Moved by: Brian Kahre
Action: Approved with conditions
Vote: 4-0/Unanimous

07/17/24 BCC

VII. General Business

VIII. Comments by the General Public; **Andrea Edwards announced Carwash and Bake Sale at Fire Station July 26. A statement was made on code enforcement and there was discussion.**

IX. Next Meeting Date: **August 13, 2024**

X. Adjournment; **the meeting was adjourned at 9:20 pm.**

DRAFT



Department of Comprehensive Planning Application Form

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

PROPERTY ADDRESS/ CROSS STREETS: 1374 Woods Ave / Pequeo f / 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)

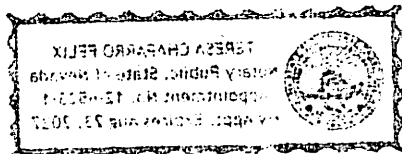
STATE OF NEVADA
 COUNTY OF CLARK

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".

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

08/20/24 PC

1. **WS-24-0154-BUSTAMONTE-RENTERIA, GUADALUPE:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce building separation between accessory structures in conjunction with a proposed single-family residence on 1.93 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the north side of Woods Avenue and the east side of Pequot Street within Sandy Valley. JJ/my/ng (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0154-BUSTAMONTE-RENTERIA, GUADALUPE:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce building separation between accessory structures in conjunction with a proposed single-family residence on 1.93 acres in an RS80 (Residential Single-Family 80) Zone.

Generally located on the north side of Woods Avenue and the east side of Pequot Street within Sandy Valley. JJ/my/ng (For possible action)

RELATED INFORMATION:

APN:

200-23-801-016

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the rear setback for a primary building (proposed single-family residence) to 24 feet where 50 feet is required per Title 30.02.02 (a 52% reduction).
 - b. Reduce the side interior setback for an accessory shade structure to zero feet where 5 feet is required per Title 30.02.02 (a 100% reduction).
2.
 - a. Reduce the building separation between accessory structures (water pump room, accessory agricultural building, and shade barn) to 4 feet where a minimum building separation of 6 feet is required per Section 30.02.02 (a 33.4% reduction).
 - b. Reduce building separation between accessory structures (accessory agricultural building and shade structure) to zero feet where 6 feet is required per Section 30.02.02 (a 100% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 1.93
- Project Type: Single-family residence with accessory structures
- Number of Stories: 1
- Building Height (feet): 8 (single-family residence)/9.5 (shipping container)/8 (water pump room)/17 (accessory agricultural building)/11 (accessory shade structure)/10 (accessory shade structure)

- Square Feet: 1,080 (single-family residence)/320 (shipping container)/36 (water pump room)/1,292 (accessory agricultural building)/1,600 (accessory shade structure)/130 (accessory shade structure)

Site Plan

The site plan depicts a proposed expansion of a single-family residence to 1,080 square feet where currently an existing 336 square foot living unit was illegally built. The single-family residence has the following setbacks: 1) front setback of 206 feet to Woods Avenue; 2) 116 feet west to Pequot Street; 3) 24 feet to the rear property line; and 4) 147 feet to the east property line. The proposed residence sits 22 feet west of an existing 320 square foot shipping container. The shipping container is set back 11 feet from the rear and 70 feet west of an existing shade barn structure. This shade barn structure is 13 feet from the east property line and 20 feet from the rear property line and measures 1,292 square feet in area. There is a zero foot setback for an existing shade structure east of the shade barn structure. The shade structure also has no separation from the shade barn structure. An existing freestanding water pump room sits 4 feet southwest of the shade barn structure. It is 36 square feet in size and sits 6 feet north of an existing 80 square foot horse corral. The horse corral is 63 feet from an existing shade structure to the southwest. This shade structure is 1,600 square feet and sits 43 feet from the east property line and 53 feet from the front property line.

Elevations

The elevations show the main residence as being 8 feet tall at its highest point with an exterior consisting of cinderblock on all sides. The west side includes a small window while the north (rear) side includes an overhang, mechanical equipment, and a window. The pump room is 8 feet at its tallest point and is constructed of plywood on all sides. The shipping container is 9.5 feet tall and is made of steel. The barn is aluminum and open air and stands 17 feet tall. The horse corral is made of 8 foot tall metal panels placed together.

Floor Plan

The plan of the proposed single-family residence depicts a single story structure with an existing bathroom and bedroom. The proposed expansion will add a living room, a kitchen, and a laundry room. The single-family residence will measure 1,080 square feet in area.

Applicant’s Justification

The applicant states that they built this primary structure and the accessory structures during the pandemic because they feared they would need a place to stay if they lost their job.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Outdoor storage
South	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Undeveloped land
East	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Single-family residential

Clark County Public Response Office (CCPRO)

CE-23-10029 is an open case involving a building without a permit at this location. CE21-11153 is an active case at this location involving an occupied recreational vehicle.

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

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.

The project site measures 1.93 acres (84,071 square feet) and is large enough to accommodate the construction of the accessory structures and a single-family residence without the reductions to the rear setback, and side interior setback. Additionally, building separations could be met. The applicant has not provided a justification to warrant the approval of the reduction to the setbacks and building separations for the structures. Staff finds the site does not have unique circumstances or topographical features to justify the requested reductions and that the request is a self-imposed hardship. Therefore, staff recommends denial of the request.

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:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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

- No comment.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS: 3 cards

PLANNING COMMISSION ACTION: July 16, 2024 – HELD – To 08/20/24 – per staff for the applicant to return to the Sandy Valley Town Board.

APPLICANT: TERESA BUSTAMANTE

CONTACT: TERESA BUSTAMANTE, 1109 FERGUSON AVENUE, NORTH LAS VEGAS, NV 89030