



SANDY VALLEY CITIZENS ADVISORY COUNCIL

Sandy Valley Community Center

650 W. Quartz Ave.

Sandy Valley, NV 89019

November 12, 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.
 - o 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.
 - o 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.

III. Approval of Minutes for October 8, 2024 {For possible action}

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

- IV. Approval of the Agenda for November 12, 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 updates from Public Works and any other updates from Clark County. (For discussion only)

VI. Planning and Zoning
 WS-24-0548-UNITED TARGETS GROUP, LLC:
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) full off-site improvements; and 3) drainage study in conjunction with a proposed single-family subdivision on 8.91 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the south side of Obsidian Avenue and the east side of Miami Street within Sandy Valley. JJ/jm/kh (For possible action) **12/04/2024 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: December 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

October 8, 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 7:42 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 September 10, 2024.

Moved by: Brian Kahre

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for October 8, 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 September. Advised to build defense for overgrowth on vegetation and check heater ducts.**
2. Received a report from Metro; **None**
3. Receive a report from BLM Law Enforcement; **None**
4. Received a report from Sandy Valley School; **Brian updated on upcoming games and events.**
5. Received a report from Parks and Recreation; **Shawna announced her October schedule and stated the paving job is waiting on trash enclosure to finish.**
7. Received a report from Valley Electric; **Kevin McMahan, District 5 Board Member, reported**

that Robbie Hamlin is the new CEO and reported on other updates.

6. Received a report from County Administration; **No Report**

VI. Planning and Zoning

WS-24-0344-ZIELINSKI MICHAEL:

WAIVER OF DEVELOPMENT STANDARDS to allow an accessory structure prior to the establishment of a primary structure on 2.06 acres within an RS80 (Residential Single-Family 80) Zone. Generally located on the north side of Garnet Avenue and the east side of Santee Street within Sandy Valley. JJ/hw/kh (For possible action)

Moved by: Randy Imhausen

Action: Approved

Vote: 3-1

11/05/24 PC

VII. General Business

1. Receive an update on the requests from the last budget cycle and discuss on requests for the next budget cycle. (For possible action).

Moved by: Randy Imhausen

Action: Approved list Meggan reported

Vote: 4-0/Unanimous

VIII. Comments by the General Public; **Gail Beckman announced community events. Stephanie Salinas announced the Keystone service Project. Christine Brown announced Halloween events. Monique Michel spoke on behalf of Hurricane victims. Paul Carr introduced himself and is opening a counseling center.**

IX. Next Meeting Date: **November 12, 2024**

X. Adjournment; **the meeting was adjourned at 8:35 pm.**

**ATTACHMENT A
SANDY VALLEY CITIZENS ADVISORY COUNCIL
ZONING AGENDA
TUESDAY, 7:30 P.M., NOVEMBER 12, 2024**

12/04/24 BCC

1. **WS-24-0548-UNITED TARGETS GROUP, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) full off-site improvements; and 3) drainage study in conjunction with a proposed single-family subdivision on 8.91 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the south side of Obsidian Avenue and the east side of Miami Street within Sandy Valley.
JJ/jm/kh (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0548-UNITED TARGETS GROUP, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** full off-site improvements; and **3)** drainage study in conjunction with a proposed single-family subdivision on 8.91 acres in an RS80 (Residential Single-Family 80) Zone.

Generally located on the south side of Obsidian Avenue and the east side of Miami Street within Sandy Valley. JJ/jm/kh (For possible action)

RELATED INFORMATION:

APN:

201-32-210-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate street landscaping along Obsidian Avenue where street landscaping consisting of 1 tree and 3 shrubs per 30 linear feet are required per Section 30.04.01.D. (a 100% reduction).
- b. Eliminate street landscaping along Miami Street where street landscaping consisting of 1 tree and 3 shrubs per 30 linear feet are required per Section 30.04.01.D. (a 100% reduction).
2. a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and paving) along Obsidian Avenue where required per Section 30.04.08 (a 100% reduction).
- b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and paving) along Miami Street where off-site improvements are required per Section 30.04.08 (a 100% reduction).
3. Waive drainage study per Section 30.04.08.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1397 Obsidian Avenue
- Site Acreage: 8.91
- Project Type: Single-family subdivision

Site Plan

The plan depicts an undeveloped parcel of land in Sandy Valley at the southeast corner of Miami Street and Obsidian Avenue. Obsidian Avenue is paved with asphalt while Miami Street is graded gravel. The applicant is proposing to subdivide the parcel into 3 equal lots for sale in the future.

Landscaping

No landscape is proposed along Obsidian Avenue or Miami Street.

Applicant’s Justification

The applicant intends to subdivide the existing 8.91 acre parcel into 3 equal parcels to sell but no improvements of any kind are being proposed. They are requesting to waive all street landscaping and off-site improvements that border their parcel with the intention of leaving the existing conditions as-is. The applicant states the request will not have any negative impacts on the surrounding areas and their lots will match the existing area.

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 (Overlay)	Existing Land Use
North & East	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Single-family residential
South & West	Outlying Neighborhood (up to 0.5 du/ac)	RS80	Undeveloped

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.

Waiver of Development Standards #1

Landscaping and detached sidewalks are important to promote pedestrian safety and neighborhood aesthetics. Staff finds that neither Miami Street nor Obsidian 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. Therefore, staff can support this request.

The parcel is currently undeveloped and the applicant has stated they intend to subdivide the parcel into 3 equal parts with the intention to sell them in the future. Due to the rural nature of the parcel and the surrounding existing developments staff believes this will be harmonious and compatible with other developments in the area; therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the request not to install full off-site improvements on Miami Street and Obsidian Avenue as the immediate area has no existing off-site improvements.

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

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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; 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

- Full off-site improvements for future development;
- Drainage study and compliance for future development;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- 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: UNITED TARGETS GROUP, LLC

CONTACT: UNITED TARGETS GROUP, LLC, 10616 UMBRELLA TREE STREET, LAS VEGAS, NV 89144

DRAFT