



SANDY VALLEY CITIZENS ADVISORY COUNCIL

Sandy Valley Community Center

650 W. Quartz Ave.

Sandy Valley, NV 89019

September 9, 2025

7:00 pm

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: Brian Kahre, Chairperson Gregg Neff
 Randy Imhausen, Vice Chairperson Shane Byrd

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
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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 C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for August 12, 2025 {For possible action)
- IV. Approval of the Agenda for September 9, 2025 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 Sandy Valley Library regarding current programs and upcoming activities (For discussion only)
 8. Receive a report from Clark County Administrative Services on Public Works update and any other updates from Clark County. (For discussion only)
- VI. Planning and Zoning
 1. **ET-24-400121 (UC-17-0652)-ARROW DEVELOPMENT CORP:**
USE PERMITS THIRD EXTENSION OF TIME for the following: **1)** a proposed major training facility (outdoor shooting range); and **2)** waive applicable design standards for proposed accessory structures (storage containers and trailers).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping adjacent to a less intensive use; **2)** parking lot landscaping; **3)** required trash enclosure; and **4)** required paving and striping.
DESIGN REVIEWS for the following: **1)** a proposed major training facility (outdoor shooting range); **2)** accessory structures (storage containers and trailers); and **3)** grading plan in conjunction with a hillside development (slopes greater than 12%) on 123.97 acres in an RS80 (Residential Single-Family 80) Zone. Generally located west of SR 161 and south of Sandy Valley Road within the South County Planning Area. JJ/rp/kh (For possible action) **PC 09/02/25**
- 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

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IX. Next Meeting Date: October 14, 2025.

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

Minutes August 12, 2025

Board/Council Members: Brian Kahre, Chairperson
Randy Imhausen, Vice Chairperson
Shane Byrd
Gregg Neff

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 7:00 by Chairperson Brian Kahre. Brian Kahre, Shane Byrd, and Gregg Neff were all present. Randy Imhausen had an excused absence..

II. Public Comment

There was none

III. Approval of Minutes for July 8, 2025.

Moved by: Gregg Neff

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for August 12, 2025.

Moved by: Randy Imhausen

Action: Approved

Vote: 3-0/Unanimous

V. Informational Items

1. Elect a new Vice Chair of the Sandy Valley CAC. (for possible action)

Moved by: Gregg Neff

Action: Approve Randy Imhausen as Vice Chairperson

Vote: 3-0/Unanimous

2. Received a report from Sandy Valley Volunteer Fire Department; **Chief Ken Smith reported the calls for the month of July, advised everyone to stay hydrated and keep weeds clear.**
3. Received a report from Metro; **Officer IsBell had nothing significant to report but reminded everyone that school is in session and to watch your speeds.**

4. Receive a report from BLM Law Enforcement; **Officer Lewis went over fire restrictions.**
5. Received a report from Sandy Valley School; **Brian Kahre read a report from Principal Tammy Flanagan which included enrollment, new school procedures, and upcoming events.**
6. Received a report from Parks and Recreation; **Shawna reported all events are posted on the board in the Community Center.**
7. Received a report from Valley Electric; **Kevin McMahon reported they are still working on updating meters.**
8. Received a report from County Administration; **Meggan Holzer reported Sandy Valley Road will be starting on the 17th and there will not be any detour routing or closures, work will be done between 7:30pm and 3:30am and 8 months of delays. Goodsprings is holding a Community BBQ and movie in the park on August 31st. Questions came up regarding Animal micro chipping and a solar project.**

VI. Planning and Zoning

None due to clerical error, item put on hold and will be heard next month.

VII. General Business

VIII. Comments by the General Public; **Stephanie Salinas Byrd shared an opportunity to support the senior class. Suzanne Delrosa announced a ladies at the lake event at Kingston Ranch. Gail Beckman announced the cancellation of the International Day but added the Health and Happiness Expo in October. Brian Kahre complimented Commissioner Jones and his Administration Office staff in their Teacher event. Meggan Holzer stated the Renaissance Fair will be back.**

IX. Next Meeting Date: **September 9, 2025**

X. Adjournment; **the meeting was adjourned at 7:08pm.**

ATTACHMENT A
SANDY VALLEY CITIZENS ADVISORY COUNCIL
ZONING AGENDA
TUESDAY, 7:30 P.M., SEPTEMBER 9, 2025

09/02/25 PC

1. **ET-24-400121 (UC-17-0652)-ARROW DEVELOPMENT CORP:**
USE PERMITS THIRD EXTENSION OF TIME for the following: **1)** a proposed major training facility (outdoor shooting range); and **2)** waive applicable design standards for proposed accessory structures (storage containers and trailers).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping adjacent to a less intensive use; **2)** parking lot landscaping; **3)** required trash enclosure; and **4)** required paving and striping.
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PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400121 (UC-17-0652)-ARROW DEVELOPMENT CORP:

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Generally located west of SR 161 and south of Sandy Valley Road within the South County Planning Area. JJ/rp/kh (For possible action)

RELATED INFORMATION:

APN:

218-05-000-002

USE PERMITS:

1. A proposed major training facility (outdoor shooting range) per Table 30.44-1.
2.
 - a. Waive architectural enhancements on all elevations for accessory structures (storage container and an office/medical trailer) per Table 30.56-2.
 - b. Waive roof pitch requirement where a 3:12 roof pitch is required for accessory structures (storage container and an office/medical trailer) per Table 30.56-2.
 - c. Allow a flat roof for accessory structures (storage container and an office/medical trailer) where a parapet roof is required per Table 30.56-2.
 - d. Allow non-decorative vertical metal siding for accessory structures (storage container and an office/medical trailer) per Table 30.56-2.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Provide no landscaping adjacent to a less intensive use where required per Figure 30.64-11.
2. Provide no parking lot landscaping where required per Figure 30.64-14.
3. Provide no trash enclosure where required per Section 30.56.120.
4. Provide no paving and striping where required per Section 30.60.020.

DESIGN REVIEWS:

1. A proposed major training facility (outdoor shooting range).

2. Proposed accessory structures (storage container and an office/medical trailer).
3. A final grading plan within a Hillside and Foothills Transition Boundary Area.

LAND USE PLAN:

SOUTH COUNTY (SANDY VALLEY) - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 123.97
- Project Type: Major training facility (outdoor shooting range)
- Building Height: 8.5 feet (1 storage container and an office/medical trailer)
- Square Feet: 400 (an office/medical trailer)/200 (storage container)
- Parking Required/Provided: 11/12

Site Plans

The original plans depict a 123.97 acre parcel for a major training facility (outdoor shooting range) with accessory structures including a storage container and an office/medical trailer. The shooting range with 4 short shot bays is located immediately to the north of an office/medical trailer and storage container area. The 4 short shot bays are 100 feet wide by 100 feet long and located to the northwest area of Bureau of Land Management (BLM) road (RS2477). Access to the site is granted from Sandy Valley Road via a BLM Access road (RS2477). Additionally, a portion of the subject parcel is within the 12% hillside development; however, the shooting bays and outdoor shooting range are located away from the hills. The applicant originally stated there will be no grading, alteration, or disturbance to the project site and the natural topography will remain the same. The number of students trained at the proposed facility will vary from 8 to 16 on average and up to as many as 50 students.

Landscaping

No landscaping is being provided with this application.

Elevations

The original plans and photos submitted depict an 8.5 foot high storage container, consisting of vertical metal siding, store front windows, and is painted off white. The office/medical trailer is 8.5 feet high, consists of horizontal metal siding, store front windows, and is painted cream with grey borders. Since the original approval, Title 30 has been modified and the roof regulations have been removed.

Floor Plans

The approved storage container has a total area of 200 square feet, and the office/medical trailer is 400 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400186 (UC-0652-17):

Current Planning

- Until September 19, 2024 to complete and review as a public hearing.
- Applicant is advised that this approval is for a shooting range and accessory structures only, other uses may require additional land use approval; the County is currently rewriting Title 30 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

- Compliance with previous conditions.

Listed below are the approved conditions for ET-19-400128 (UC-0652-17):

Current Planning

- Until September 19, 2021 to complete and review as a public hearing.
- Applicant is advised that 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

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0652-17:

Current Planning

- 2 years to complete and review as a public hearing;
- Comply with the Department of Air Quality regulations regarding dust mitigation.
- Applicant is advised that 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

- Demonstrate legal access.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; to show fire hydrant locations both on-site and within 750 feet; operational permits may be required for Ammunition Storage at this facility; fire protection may be required for this facility; and that automatic fire sprinkler will be required for this facility and to contact fire prevention for further information (702) 455-7316.

Applicant's Justification

The applicant states that the training facility requires additional time to address and perfect the expanding demand for top tier training procedures and hosting amenities. Per the applicant, the process has been time consuming and challenging to completing a unique off-grid facility. Also, the applicant states that to accommodate clientele and trainees that may need to stay overnight, the addition of RV pads with related modular mobile support stations with water, power, and septic are needed. The applicant indicated that they have deployed excavators, loaders, road graders, a water truck, screening plant, and other equipment for site work. A dust control permit from the Department of Air Quality (Permit #54038) is valid until June 30, 2026. The applicant anticipates completion by Fall 2026.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400186 (UC-0652-17)	Second extension of time for a major training facility (outdoor shooting range)	Approved by PC	February 2022
ET-19-400128 (UC-0652-17)	First extension of time for a major training facility (outdoor shooting range)	Approved by PC	November 2019
UC-0652-17	Major training facility (outdoor shooting range)	Approved by PC	September 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Open Lands	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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff recognizes that the training facility has been a major undertaking for the applicant. The applicant indicates additional time is necessary to ensure the facility is properly developed and that proper training is provided to employees to safely operate the facility. However, the applicant has not demonstrated significant progress through the various Clark County permit and/or licensing processes. It has been more than 7 years since the approval of the original application, with a new development code that became effective in January 2024. The applicant expanded the scope by introducing recreational vehicle pads and modular related structures

without proper approval. Additionally, it appears site improvements may have occurred without proper approvals and/or permits. Due to the lack of progress and proceeding outside the scope of the original approval, staff cannot support this request and recommends denial.

Department of Aviation

The vertiport, aviation-flight use is not located at a Department of Aviation airport facility.

Pursuant to Section 30.06.03D.7(iv) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace Determination of No Objection and the Department of Aviation has reviewed the determination. Note that section 30.06.03D.7(iv) requires that the FAA Determination shall be submitted at least 2 weeks prior to final approval.

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:

- Until September 19, 2026 to complete and review as a public hearing 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 and application for review; 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; approval of this application does not approve any use or structures added without proper land use approvals; 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; 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

- Compliance with previous conditions.

Department of Aviation

- Applicant is required to file Federal Aviation Administration (FAA) Form 7480-1, "Notice of Landing Area Proposal" with the FAA, per 14 CFR Part 157;
- Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit

or variance, including, but not limited to, potential impacts to local airspace and/or procedures, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Objection" has been issued by the FAA;
- Applicant must comply with conditions described in Section 30.03.06B of the Code, and any applicable conditions and recommendations resulting from FAA approval.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; and that all noise complaints and inquiries regarding operations from this facility will be forwarded to the operator of this vertiport, aviation-flight use.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: HDT LLC

CONTACT: DAVID WECHSLER, HDT, LLC, 10790 DEL RUDINI STREET, LAS VEGAS, NV 89141