



SANDY VALLEY CAC

Sandy Valley Community Center

650 W. Quartz

Sandy Valley, NV 89019

April 13, 2021

7:30 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two 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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Meggan Holzer at 702-455-0341 and is/will be available at the County's website at www.clarkcountynv.gov.
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments via email to MEGGAN@clarkcountynv.gov, before 3:00 pm, the day of the meeting. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board Members:	Brian Kahre – Chair Lori Marker- Vice Chair Gregg Neff	Debbie Madril Randall Imhausen
Secretary:	Electra Smith, 702-370-6297, sandyvalleycac@gmail.com	
County Liaison:	Meggan Holzer, 702-455-0341, MEGGAN@clarkcountynv.gov	

- I. Call to Order, Invocation, Pledge of Allegiance, 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 Board/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 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 Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

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

If you do not wish to attend the meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to MEGGAN@clarkcountynv.gov or sandyvalleycac@gmail.com, before 3:00pm, on the day of the meeting. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

III. Approval of Minutes of March 9, 2021 (For possible action)

IV. Approval of Agenda for April 13, 2012 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

1. Receive a report from Sandy Valley Volunteer Fire Department regarding calls for service during the past month and other fire prevention and safety issues (for discussion only)
2. Receive a report from Metro regarding activity and statistics during the past month and other area crime concerns (for discussion only)
3. Receive a report from Sandy Valley Schools regarding recent news and upcoming activities and events (for discussion only)
4. Receive a report from Clark County Parks and Recreation regarding current programs and upcoming activities (for discussion only)
5. Receive a report from Valley Electric regarding current programs and new information (for discussion only)
6. Receive a report from Clark County Administrative Services regarding status of improvements to Sandy Valley Road, status of ZC-20-0582, data from COVID vaccine clinic, opening of splash pad, update to transform Clark County/Title 30 rewrite and any other updates (For discussion only)

VI. Planning & Zoning

WC-21-400023 (WS-0961-17)-HURRY IT UP WE ARE BURNING DAYLIGHT LLC: WAIVER OF CONDITIONS of a waiver of development standards requiring that the driveway must be built to full commercial standards in conjunction with a proposed retail store on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Quartz Avenue and the west side of Hopi Street within Sandy Valley. JJ/nr/jd (For possible action)

VII. General Business

7. A representative from NDOT will share information and answer questions about the upcoming construction project on Interstate 15 and State Route 161. (for discussion only)

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/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 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 Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

If you would like to provide written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments via email to MEGGAN@clarkcountynv.gov, before

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YOLANDA KING, County Manager

3:00pm, the day of the meeting. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

IX. Next Meeting Date: May 11, 2021

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Sandy Valley Community Center, 650 W. Quartz Ave, Sandy Valley, NV 89019
Sandy Valley Post Office, 777 E. Quartz Ave, Sandy Valley, NV 89019
Trail's End Store, 600 E. Quartz Ave, Sandy Valley, NV 89019
Sandy Valley Senior Center, 690 W. Quartz Ave, Sandy Valley, NV 89019

<https://notice.nv.gov/>

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YOLANDA KING, County Manager



Sandy Valley Citizens Advisory Council

March 9, 2021

Draft Minutes

Board Members: Brian Kahre - Chair Debbie Madril
 Lori Marker - Vice Chair Greg Neff
 Randy Imhausen

Secretary: Electra Smith, 702-370-6297, sandyvalleyCAC@gmail.com

Town Liaison: Meggan Holzer, 702-455-0341, meggan@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call
The meeting was called to order at 7:30 pm by Brian Kahre. Randy Imhausen, Brian Kahre, Greg Neff, Debbie Madril and Lori Marker were present.

- II. Public Comment
None

- III. Approval of Minutes for February 9, 2021 - Lori Marker wanted the minutes to reflect that she volunteered first to be Chair and then yielded.
Moved by: Randy then remotioned with amendment by Gregg
Action: Approved
Vote: 5-0/ Unanimous

- IV. Approval of Agenda for March 9, 2021
Moved by: Randy
Action: Approved
Vote: 4-0/Unanimous

- V. Informational Items
 1. Received a report from SVVFD; Chief Ken Smith reported the number of calls during the month of February.
 2. Received a report from Metro; Sergeant Pickerel announced he had control of the NHP message board on I15 to inform Sandy Valley residents of road conditions. He also reported that he has directed his squad to arrest people who are doing excessive speeds over 100. He was available for questions.
 3. Received a report from Sandy Valley School; Mr. Hadavi, Principal, discussed the upcoming schedule for the return of students. He updated the completion of the Elementary school to be the end of April and they are finalizing the design of the High School which is due for completion in the 2023/24 year.
 4. Received a report from Parks and Recreation; Shawna Robinson reported the center is open to 35% and then will be open to 50% after March 15th.
 5. There was no report from Valley Electric.
 6. There was no report from Clark County Administrative Services.

VI. Planning and Zoning

There was no planning and zoning.

VII. General Business

7. Gail Beckman shared her desire to make Sandy Valley a “Bee Friendly” town. She played an audio recording discussing the process and why it is beneficial.

VIII. Comments by the General Public

Gail Beckman announced an invitation to join the American Legion. Christine Brown, 4-H, announced a carwash at the Fire Department on March 26th from 10-2. Lori Marker stated the County Commission passed to rename McCarran Airport and it will cost 7-8 million to rename it. She stated to email the commissioners on how you feel about the matter. Next Tuesday is PopUp Food from 9-11am. Gail Beckman stated that someone complained to her about a conversation in the parking lot after a CAC meeting and expressed her discernment.

IX. Next Meeting Date

The next regular meeting will be April 10, 2021.

X. Adjournment

The meeting was adjourned at 8:45pm.

APR 21/00101



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 <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>WS-0961-17</u> (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>WC-21-400023</u> DATE FILED: <u>2/16/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Sandy Valley</u> TAB/CAC DATE: <u>4/13/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/21</u> FEE: <u>\$1300</u>
	PROPERTY OWNER NAME: <u>Hurry It Up We Are Burning Daylight LLC</u> ADDRESS: <u>985 WHITE DRIVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 733-3622</u> CELL: _____ E-MAIL: <u>J@JDAPPER.COM</u>
	APPLICANT NAME: <u>J. Dapper</u> ADDRESS: <u>985 White Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 733-3622</u> CELL: <u>(702) 733-3622</u> E-MAIL: <u>J@dapper.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Cathy Denman</u> ADDRESS: <u>7213 N Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>(702) 291-8199</u> CELL: <u>(702) 286-6601</u> E-MAIL: <u>Cathy@DenmanSolutions</u> REF CONTACT ID #: <u>209786</u>	

ASSESSOR'S PARCEL NUMBER(S): 201-32-410-018
 PROPERTY ADDRESS and/or CROSS STREETS: 1490 E Quartz Ave
 PROJECT DESCRIPTION: Family Dollar

(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.

Property Owner (Signature)* [Signature] Property Owner (Print) J Dapper

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON January 20, 2021 (DATE)
 By J Dapper
 NOTARY PUBLIC: [Signature]



JOY M. CLOWES
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 07-11-23
 Certificate No: 15-2184-1

*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.

DENMAN DEVELOPMENT SOLUTIONS
(702) 291-8199

**PLANNER
COPY**

WC-21-400023

January 21, 2021

JUSTIFICATION LETTER for a WAIVER of CONDITIONS from WS-0961-17

To Whom It May Concern:

Dapper Development was not the developer who initially entitled this project and has taken over this project to make sure this much needed Family Dollar store makes it to Sandy Valley, as Sandy Valley has no other services of this type.

As the project has progressed, a certain condition placed by Public Works doesn't match the feel or nature of the area. The Public Works condition of "Driveway must be built to full commercial standards" conflicts with a number of items associated with this project. First, this project includes an area to tie up your horse for horse parking. The improvements associated with a commercial driveway can be hazardous to horses, mainly the curb and gutter on either side of the driveways. Additionally, since this curb and gutter is only at the driveway and doesn't continue, the ends of the finished curb and gutter would be in public right-of-way and easily damaged. This would be a nuisance for Public Works to maintain and would also interfere with roadside grading of the area. Lastly, the cost and effort of installing a typical curb return which would include ADA accommodations to nowhere, seems to be a waste of resources.



No other improvements of this nature exist in the area. Even the nearby school only has rural improvements. We are requesting that this condition be waived in place of rural improvements. This project has already been conditioned with executing a Restrictive Covenant Agreement, so if our request is approved, these waived improvements would be covered by the Restrictive Covenant Agreement.

Thank you for your consideration of this request.

Sincerely,

Cathy Denman

Cathy Denman
Denman Development Solutions
(702) 291-8199

PLANNED
COPY

WC-21-400023

ATTACHMENT A
SANDY VALLEY CITIZENS ADVISORY COUNCIL
ZONING AGENDA
TUESDAY, 7:30 P.M., APRIL 13, 2021

04/21/21 BCC

1. **WC-21-40023 (WS-0961-17)-HURRY IT UP WE ARE BURNING DAYLIGHT LLC:**
WAIVER OF CONDITIONS of a waiver of development standards requiring that the driveway must be built to full commercial standards in conjunction with a proposed retail store on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Quartz Avenue and the west side of Hopi Street within Sandy Valley. JJ/nr/jd (For possible action)

04/21/21 BCC AGENDA SHEET

RETAIL STORE
(TITLE 30)

HOPI ST/QUARTZ AVE
(SANDY VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-21-40023 (WS-0961-17)-HURRY IT UP WE ARE BURNING DAYLIGHT LLC:

WAIVER OF CONDITIONS of a waiver of development standards requiring that the driveway must be built to full commercial standards in conjunction with a proposed retail store on 1.9 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Quartz Avenue and the west side of Hopi Street within Sandy Valley. JJ/nr/jd (For possible action)

RELATED INFORMATION:

APN:

201-32-410-018

LAND USE PLAN:

SOUTH COUNTY (SANDY VALLEY) - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 1490 Quartz Avenue
- Site Acreage: 1.9
- Project Type: Retail store
- Number of Stories: 1
- Building Height (feet): 15 to 24
- Square Feet: 8,320
- Parking Required/Provided: 34/34

Site Plans

The approved plans depict a retail store (Family Dollar) that will be centrally located on the site. The building is depicted with the following setbacks: 82 feet from Hopi Street; 106 feet from Quartz Avenue; and 107 feet from the west property line. Parking is proposed on the west and south sides of the building. The trash enclosure will be located on the northwest corner of the parking lot and set back a minimum of 94 feet from the north and west property lines. The site has 1 access point from Hopi Street and 1 access point from Quartz Avenue. Parking is distributed throughout the site.

Landscaping

The approved plans depict proposed landscaping along both rights-of-way that exceed Title 30 provisions for street landscaping. The plans also depict required buffering along the north and west property lines.

Elevations

The plans show a 1 story, approximately 24 foot high building with a 1:12 roof pitch with earth tone colors. The applicant has submitted a color schedule indicating the paint colors for all portions of the building elevations. The front of the building will face Quarry Avenue. The front elevation of the building consists of split-face decorative block and stucco siding with decorative pre-finished metal roofing as an embellishment (canopy) near the main entrance. The front elevation also contains a small parapet wall that extends the entire building width. All other elevations consist of decorative pre-finished metal roofing and decorative metal siding.

Floor Plans

The plans depict an 8,320 square foot building. The main entrance to the building will be along the south side. The sales area portion of the building will occupy the majority of the floor area and the remainder of the building will include an office, restrooms, and receiving area. The office and restrooms will be located along the west portion of the building.

Previous Conditions of Approval

Listed below are the approved conditions for WS-0961-17:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- 10 year review for the off-sites only;
- Driveway must be built to full commercial standards;
- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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; that fire protection may be required for this facility and to contact Fire Prevention for further information; and that automatic fire sprinklers will be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

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

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the nature of the area is rural and the condition requiring commercial driveways is not in keeping with the area. The proposed retail store will have areas in which customers can tie up their horses and commercial driveways are not conducive to horse traffic.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-19-900896 (WS-0961-17)	Extension of time to complete various permits	Approved by ZA	January 2020
WS-0961-17	Retail store with waivers of off-sites and alternative designs	Approved by BCC	January 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Rural	R-U	Undeveloped
South & East	Commercial General	R-U & C-2	Undeveloped
West	Commercial General	R-U	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Public Works - Development Review

Staff has no objection to allowing access to the site without driveway improvements. The request will allow the commercial development on the site while leaving the non-urban street standards in place to match the surrounding area.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: J. DAPPER

CONTACT: CATHY DENMAN, DENMAN DEVELOPMENT SOLUTIONS, 7213 N. JONES BLVD, LAS VEGAS, NV 89131

