



# SANDY VALLEY CITIZENS ADVISORY COUNCIL

Sandy Valley Community Center

650 W. Quartz Ave.

Sandy Valley, NV 89019

July 9, 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 Brian Kahre	Randy Imhausen, Vice Chairperson Jamie Scanlon Rusty Fogel
Secretary:	Electra Smith, (702) 370-6297, sandyvalleycac@gmail.com Clark County Department of Administrative Services 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155	
County Liaison:	Meggan Holzer, (702) 455-0341, meggan@clarkcountynv.gov Clark County Department of Administrative Services 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155	

### I. Call to Order, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Council by majority vote.

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

- III. Approval of Minutes for May 14, 2024 {For possible action}
- IV. Approval of the Agenda for July 9, 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 August desert cleanup between Sandy Valley and Goodspring 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)

**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)

**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)

**07/17/24 BCC**

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

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) **07/17/24 BCC**

VII. General Business

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Council by majority vote.

IX. Next Meeting Date: August 13, 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>



# Sandy Valley Citizens Advisory Council

May 14, 2024

## Minutes

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

Secretary: Electra Smith, (702) 370-6297, sandyvalleycac@gmail.com  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Meggan Holzer, (702) 455-0341, meggan@clarkcountynv.gov  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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- I. Call to Order, Pledge of Allegiance, Roll Call  
**The meeting was called to order at 7:32 pm by Greg Neff. Brian Kahre, Rusty Fogel, Greg Neff, and Randy Imhausen were present. Jamie Scanlon was absent.**
- II. Public Comment  
**There was none**
- III. Approval of Minutes for April 9, 2024.  
**Moved by: Brian Kahre**  
**Action: Approved**  
**Vote: 4-0/Unanimous**
- IV. Approval of Agenda for May 14, 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 April, he also discussed property cleanups for easier access.**
  2. Received a report from Metro; **Sergeant Pickerel announced 2 more officers were approved for the area and a CCSD officer will be full time at Sandy Valley School.**
  3. Receive a report from BLM Law Enforcement; **None**
  4. Received a report from Sandy Valley School; **Brian Kahre announced 18 students went on the Senior trip to California and had a good time. Graduation will be held on May 21st and Sport physicals on June 5th.**
  5. Received a report from Parks and Recreation; **Shawna announced her programs were posted and touched on basketball at the school, coffee talk, groceries to go. and pickleball.**

6. Received a report from County Administration; **Meggan reported no update on Sandy Valley road. BLM did their burrow and horse gathering in Goodsprings and RedRock. Pet clinic was successful and groomers were available. Meggan reported the concerns regarding properties being provided with electricity without the proper permitting was not started by her but other Sandy Valley Citizens and that she is always looking for ways to help people bring their properties up to code to deflect any fines. Meggan also discussed how not following the code requirements can affect our taxes, and safety and why there should be responsibility for permitting. The rumors that the County is trying to put out citizens is not an accurate rumor.**
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. **UC-23-0657-PROGRESSIVE FORCE CONCEPTS, LLC:**  
**USE PERMITS** for the following: 1) major training facility (outdoor shooting range); and 2) private recreational facility (outdoor shooting range).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive landscaping and screening requirements; and 2) reduce parking.  
**DESIGN REVIEWS** for the following: 1) minor training facility with accessory structures; and 2) final grading plan for a hillside development (slopes greater than 12%) on a portion of 76.3 acres in an R-U (Rural Open Land) Zone. Generally located 1.0 mile south of Sandy Valley Road, 2.6 miles east of Cherokee Street within Sandy Valley.  
JJ/lm/syp (For possible action)

**05/22/24 BCC**

**Moved by: Brian Kahre**

**Action: Approved**

**Vote: 4-0/Unanimous**

VII. General Business

**None**

VIII. Comments by the General Public; **Gail Beckman announced the Cinco De Mayo event was canceled due to winds. Bingo at the Idle Spur on Wednesday, Pancake breakfast at Senior Center Saturday with a Bake Sale, Service on Memorial Day at the Cemetary, and open mic at the Idle Spurs on Monday.**

IX. Next Meeting Date: **July 9, 2024**

X. Adjournment; **the meeting was adjourned at 8:40 pm.**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 219-06-810-039

PROPERTY ADDRESS/ CROSS STREETS: 920 Eagle Ave Sandy Valley 98019

### DETAILED SUMMARY PROJECT DESCRIPTION

This property has a pre-existing single-family home. A separate structure airplane hanger steel building. I am looking to install an additional steel building/shed in the dimensions of 40' x 60'. Sidewall height of 16' to a peak height of 18'. This steel building is professionally engineered and manufactured

### PROPERTY OWNER INFORMATION

NAME: John Plehn  
ADDRESS: 920 Eagle Ave  
CITY: Sandy Valley STATE: NV ZIP CODE: 89019  
TELEPHONE: 702-595-8809 CELL \_\_\_\_\_ EMAIL: jp44mag@sbcglobal.net

### APPLICANT INFORMATION (must match online record)

NAME: Sheldon Plehn  
ADDRESS: 920 Eagle Ave  
CITY: Sandy Valley STATE: NV ZIP CODE: 89019 REF CONTACT ID # 24-100403  
TELEPHONE: 702-338-2206 CELL 702-338-2206 EMAIL: time.itsgo@gmail.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Sheldon Plehn  
ADDRESS: 920 Eagle Ave  
CITY: Sandy Valley STATE: NV ZIP CODE: 89019 REF CONTACT ID # 24-100403  
TELEPHONE: \_\_\_\_\_ CELL 702-338-2206 EMAIL: Time.itsgo@gmail.com

\*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 and 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.

John Plehn  
Property Owner (Signature)\*

John Plehn  
Property Owner (Print)

03-27-24  
Date

### DEPARTMENT USE ONLY:

AC     AR     ET     PUDD     SN     UC     WS  
 ADR     AV     PA     SC     TC     VS     ZC  
 AG     DR     PUD     SDR     TM     WC    OTHER \_\_\_\_\_

APPLICATION # (s) WS-24-0181  
PC MEETING DATE 7/02/24  
BCC MEETING DATE \_\_\_\_\_  
TAB/CAC LOCATION Sandy Valley

ACCEPTED BY Tyles (Tpd)  
DATE 4/25/24  
FEES \$800.00  
DATE \_\_\_\_\_

## JUSTIFICATION LETTER

March 30, 2024

Land use application & request of Waiver

I am seeking to install a professionally engineered and manufactured steel building to be used as a shed. The dimensions of this shed will be 40 feet wide by 60 foot deep. The architectural designs I am looking to order stand 16 foot at the walls and 18 foot peak height. Complying with all spacing requirements from sides and street I will adhere to with ease. However, I am requesting a waiver of height limitations. The height limitations, I was informed of site 14 foot maximum height and I am looking for an 18 foot maximum height, or a waiver, authorizing 4 feet additional. The height limitations of 14 foot would not allow me to store the items I am looking to store in my shed it would prevent the building from being used as I would like it to be used.

This request is in reference to section 30.02.06.(B)

APN 219-06-810-039

Thank you for your attention and your time

Sheldon Plehn



# 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

<b>APPLICATION TYPE</b>  <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 #)	<b>STAFF</b> 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>
	<b>PROPERTY OWNER</b> 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>
	<b>APPLICANT</b> 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 #: _____
	<b>CORRESPONDENT</b> 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: \_\_\_\_\_

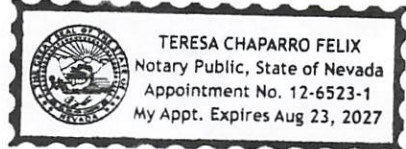
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

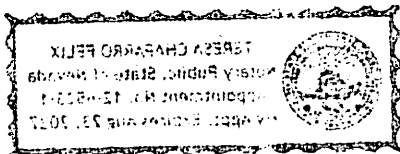
STATE OF NEVADA  
 COUNTY OF CLARK

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".



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 219-06-101-004

PROPERTY ADDRESS/ CROSS STREETS: 101 S Royalite St

### DETAILED SUMMARY PROJECT DESCRIPTION

F Use permit and design review

### PROPERTY OWNER INFORMATION

NAME: Hungry Jose, LLC c/o C/O A G Marquis Esq.  
ADDRESS: 10001 Park Run Dr.  
CITY: Las Vegas STATE: NV ZIP CODE: 89145  
TELEPHONE: \_\_\_\_\_ CELL 7028096357 EMAIL: amarquis@marquisaurbach.com

### APPLICANT INFORMATION (must match online record)

NAME: same as owner  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting  
ADDRESS: 1930 Village Center Circle Bldg 3-577  
CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # 176655  
TELEPHONE: \_\_\_\_\_ CELL 7024996469 EMAIL: stewplan@gmail.com

\*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.

Scott Marquis Property Owner (Signature)      Scott Marquis Property Owner (Print)      2-19-24 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 checked="" 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) UL-24-0246  
PC MEETING DATE \_\_\_\_\_  
BCC MEETING DATE 7/17/24  
TAB/CAC LOCATION Sandy Valley

ACCEPTED BY [Signature]  
DATE 5/20/24  
FEES \$1,200

DATE 7/19/24

*LAS Consulting*  
1930 Village Center Circle 3 #577  
Las Vegas, NV. 89134  
(702) 499-6469-cell

May 19, 2024

**PLANNER  
COPY**

UC-24-0240

Mr. Hunter White, Principal Planner  
Comprehensive Planning Department  
500 Grand Central Parkway  
Las Vegas, NV 89155

RE: Justification Letter – APR 23-101696/APN: 219-06-101-004

Dear Mr. White:

Please accept this as our request for a zone change, use permit, and a design review.

The property is 2.21 acres at the northwest corner of S. Royalite Street and Oregon Avenue, in Sandy Valley. The property is currently zoned Industrial (IL) and the land use guide designates the site as Outlying Neighborhood (up to 0.5 du/ac) and we are requesting Residential Single-Family 80 (RS80).

The site used to be the location of the Hungry Jose restaurant (never opened) then a convenience store, on the site. Initially, the applicant wanted to provide multi-family on the site and started converting the building to apartments. After further review the applicant decided that a house is more appropriate for the area and is converting the restaurant/C-Store to a single-family house. There is an existing mobile home on the site that is an accessory unit. The new code allows for an accessory dwelling on a parcel. The mobile home shows up on the 1998 aerial photo and it appears it has been there much longer than in 1998. While the mobile home doesn't completely match the existing primary structure, it has been painted and the roof line looks similar (see attached photo#1). This is in a rural area and is appropriate for the area, most of the lots have multiple structures on them in the immediate area, and they do not match each other architecturally.

We are requesting a waiver to allow the building to stay.



The property is located on a dirt road with no off sites. We were approved for a minor deviation to waive full off sites to match the existing condition. The new Title 30 requires If rural standards will be used along the street, a six-foot-wide landscaping strip with 1 large tree every 30 feet is required. If no landscaping will be provided, a waiver is needed. We are requesting a waiver to this since this would be the only property in the area that would have this type of landscaping. The entire neighborhood has open desert for landscaping and there are just natural plants for the yards. Planting this landscaping would look odd along the street since there isn't any other in the area and unlikely ever will be. In addition, there is no city water in the area, and everything is located on a well and septic. The second waiver is for the rear setback. This is an existing structure and Title 30 requires 50 feet and the existing building is 41 feet from the rear yard. We are requesting a waiver in order to not have to tear down the existing structure.

Since the site was previously developed, we are not changing the grade and therefore not providing a cross section.

#### **Applications Requested**

- Design Review for the buildings and site design.
- Zone Change-Conforming rezone from IL to RS80.
- Use Permit for an Accessory Dwelling Not Architecturally Compatible to the Principal Dwelling.
- Waiver of Development Standards to:
  - Eliminate Street Landscaping
  - Reduce rear setback to 41 feet where 50 feet are required.

We believe this is appropriate given the existing development in the immediate area. Thank you for your consideration in this matter.

Yours truly,

*Lucy Stewart*



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 219-06-101-004

PROPERTY ADDRESS/ CROSS STREETS: 101 S Royalite St

### DETAILED SUMMARY PROJECT DESCRIPTION

Rezone property from industrial (IL) to Residential Single-Family 80 (RS80)

### PROPERTY OWNER INFORMATION

NAME: Hungry Jose, LLC c/o C/O A G Marquis Esq.  
ADDRESS: 10001 Park Run Dr.  
CITY: Las Vegas STATE: NV ZIP CODE: 89145  
TELEPHONE: \_\_\_\_\_ CELL 7028096357 EMAIL: amarquis@marquisaurbach.com

### APPLICANT INFORMATION (must match online record)

NAME: same as owner  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting  
ADDRESS: 1930 Village Center Circle Bldg 3-577  
CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # 176655  
TELEPHONE: \_\_\_\_\_ CELL 7024996469 EMAIL: stewplan@gmail.com

\*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 and 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)

Scott Marquis  
Property Owner (Print)

2-19-24  
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 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 checked="" 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) ZL-24-0239

ACCEPTED BY HW

PC MEETING DATE \_\_\_\_\_

DATE 5/20/24

BCC MEETING DATE 7/17/24

FEES \$1,200

TAB/CAC LOCATION Sandy Valley

DATE 7/9/24

LAS Consulting  
1930 Village Center Circle 3 #577  
Las Vegas, NV. 89134  
(702) 499-6469-cell

PLANNER  
COPY  
20-20-0239

May 19, 2024

Mr. Hunter White, Principal Planner  
Comprehensive Planning Department  
500 Grand Central Parkway  
Las Vegas, NV 89155

RE: Justification Letter – APR 23-101696/APN: 219-06-101-004

Dear Mr. White:

Please accept this as our request for a zone change, use permit, and a design review.

The property is 2.21 acres at the northwest corner of S. Royalite Street and Oregon Avenue, in Sandy Valley. The property is currently zoned Industrial (IL) and the land use guide designates the site as Outlying Neighborhood (up to 0.5 du/ac) and we are requesting Residential Single-Family 80 (RS80).

The site used to be the location of the Hungry Jose restaurant (never opened) then a convenience store, on the site. Initially, the applicant wanted to provide multi-family on the site and started converting the building to apartments. After further review the applicant decided that a house is more appropriate for the area and is converting the restaurant/C-Store to a single-family house. There is an existing mobile home on the site that is an accessory unit. The new code allows for an accessory dwelling on a parcel. The mobile home shows up on the 1998 aerial photo and it appears it has been there much longer than in 1998. While the mobile home doesn't completely match the existing primary structure, it has been painted and the roof line looks similar (see attached photo#1). This is in a rural area and is appropriate for the area, most of the lots have multiple structures on them in the immediate area, and they do not match each other architecturally.

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Since the site was previously developed, we are not changing the grade and therefore not providing a cross section.

#### **Applications Requested**

- Design Review for the buildings and site design.
- Zone Change-Conforming rezone from IL to RS80.
- Use Permit for an Accessory Dwelling Not Architecturally Compatible to the Principal Dwelling.
- Waiver of Development Standards to:
  - Eliminate Street Landscaping
  - Reduce rear setback to 41 feet where 50 feet are required.

We believe this is appropriate given the existing development in the immediate area. Thank you for your consideration in this matter.

Yours truly,

*Lucy Stewart*

**ATTACHMENT A**  
**SANDY VALLEY CITIZENS ADVISORY COUNCIL**  
**ZONING AGENDA**  
**TUESDAY, 7:30 P.M., JULY 9, 2024**

07/16/24 PC

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 Sandy Valley. JJ/my/ng (For possible action)
  
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)

07/17/24 BCC

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)
  
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)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**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 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 single-family residence measuring 1,080 square feet. 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 a 320 square foot shipping container. The shipping container is set back 11 feet from the rear and 70 feet west of a 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 the shade structure east of the shade barn structure. The shade structure also has no separation from the shade barn structure. A 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 80 square foot horse corral. The horse corral is 63 feet from a 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 Plans**

The floor plan of the proposed single-family residence depicts a single story structure with an existing bathroom and bedroom. There is also a proposed living room, a proposed kitchen, and a proposed laundry room. The single-family residence measures 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**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
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 RV.

**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); had building permits been submitted prior to the construction of the accessory structures and proposed single-family residence, the reductions to the rear setback, side interior setback, and building separations could have been considered and acted upon through the land use application process. The applicant has not provided a justification to warrant the approval of the reduction to the interior side yard setbacks for the structures. Staff finds the site does not have unique circumstances or topographical features to justify the setback reductions and that the request is a self-imposed hardship.

**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 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**

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TERESA BUSTAMANTE

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

**DRAFT**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**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)

---

RELATED INFORMATION:

**APN:**

219-06-810-039

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase the height of an accessory structure (storage building) to 18 feet when 14 feet is required per Section 30.02.06 (a 29% increase).

**LAND USE PLAN:**

SOUTH COUNTY (SANDY VALLEY) - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 920 Eagle Avenue
- Site Acreage: 0.84
- Project Type: Accessory structure (storage building)
- Building Height (feet): 20 (aircraft hangar) /18 (storage building)
- Square Feet: 2,176 (house) /3,600 (aircraft hangar) /2,400 (storage building)

Site Plans

The plans depict an existing single-family residence on a 0.84 acre corner lot. The front of the house is facing south towards Eagle Avenue. The house is located on the eastern side of the property and is 1,920 square feet. In the middle of the lot there is an existing accessory building approximately 3,600 square feet, which is used as an aircraft hangar.

The applicant is proposing to build a detached accessory building for storing personal items. The storage building will be placed 22 feet from the west property line and 25 feet from the front property line.

Elevations

The storage building is 1 story and has a total height of 18 feet. It will be made from steel frames with a steal pitched roof. There will also be a framed opening with a steel rollup door which will be facing south, towards Eagle Avenue.

The house is made from plywood, that is painted in white color. The aircraft hangar is made from steel that is painted in off-white color. The framing of the roof, windows, and door frames for both structures have been painted a brown color.

Floor Plans

The plans show a storage building that is 40 feet in length and 60 feet in length, for a total of 2,400 square feet.

Applicant’s Justification

The applicant states that they are proposing a 2,400 square foot accessory structure for personal use. The applicant is applying for a waiver of development standards to increase the height to 18 feet when a maximum 14 feet is permitted in an RS5.2 zoning.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
SC-0303-99	Street name changes to 37 existing street alignments in Sandy Valley	Approved by BCC	March 1999

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	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**

Waiver 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.

Staff finds that the new storage building meets all the setbacks for an RS5.2 zoning. However, the applicant has not provided any mitigating measures to limit the potential negative impacts on the neighborhood and has not demonstrated that exceeding the maximum height will not adversely affect the neighboring properties. Staff cannot support 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:

- 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**

- 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](mailto: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:**

**APPLICANT:** SHELDON PLEHN

**CONTACT:** SHELDON PLEHN, 920 EAGLE AVENUE, SANDY VALLEY, NV 89019

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**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)

---

**RELATED INFORMATION:**

**APN:**

219-06-101-004

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 101 South Royalite Street
- Site Acreage: 2.21
- Existing Land Use: Single-Family Residential

**History**

The zoning on this property was established by ZC-1467-94 in October 1994. The original application was for an automobile repair and dismantling yard. The application included several variances that were approved to waive landscaping, on-site paving, and off-site improvements. The variances were subject to a 3 year review. The variances expired in October 1997.

**Applicant's Justification**

The applicant is proposing to reclassify 2.21 acres from industrial to RS80 Single-Family Residential. The property was previously considered for commercial and multi-family uses by the owner. A mobile home has been on the site and used as a secondary residence since before 1998. The proposed zoning to RS80 will allow for the conversion of the previous commercial building and restaurant into a principal residential use. The proposed residential zoning will fit the rural character of Sandy Valley. The property is next to residential and undeveloped land on the north, east, and south sides. The property to the west will remain zoned IL (Industrial Light).

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1467-94	Reclassified from R-U to M-1 zoning for vehicle repair - expired	Approved by BCC	October 1994
UC-0084-01	Convenience/Retail use in existing building - expired	Approved by PC	March 2001

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
UC-24-0240	Use permit for a mobile home as an accessory dwelling, with waivers to eliminate street landscaping and decrease rear setback is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The planned land use for this property is Outlying Neighborhood, allowing a residential density of up to 0.5 du/ac. The property is 2.21 acres and will have a primary and secondary residential home on the site. The site is able to accommodate the primary and secondary dwelling units and will be compatible with the existing rural development in this area of Sandy Valley. For these reasons, staff finds the request for the RS80 Zone is appropriate for this location.

**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:**

**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](mailto: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)**

- 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.

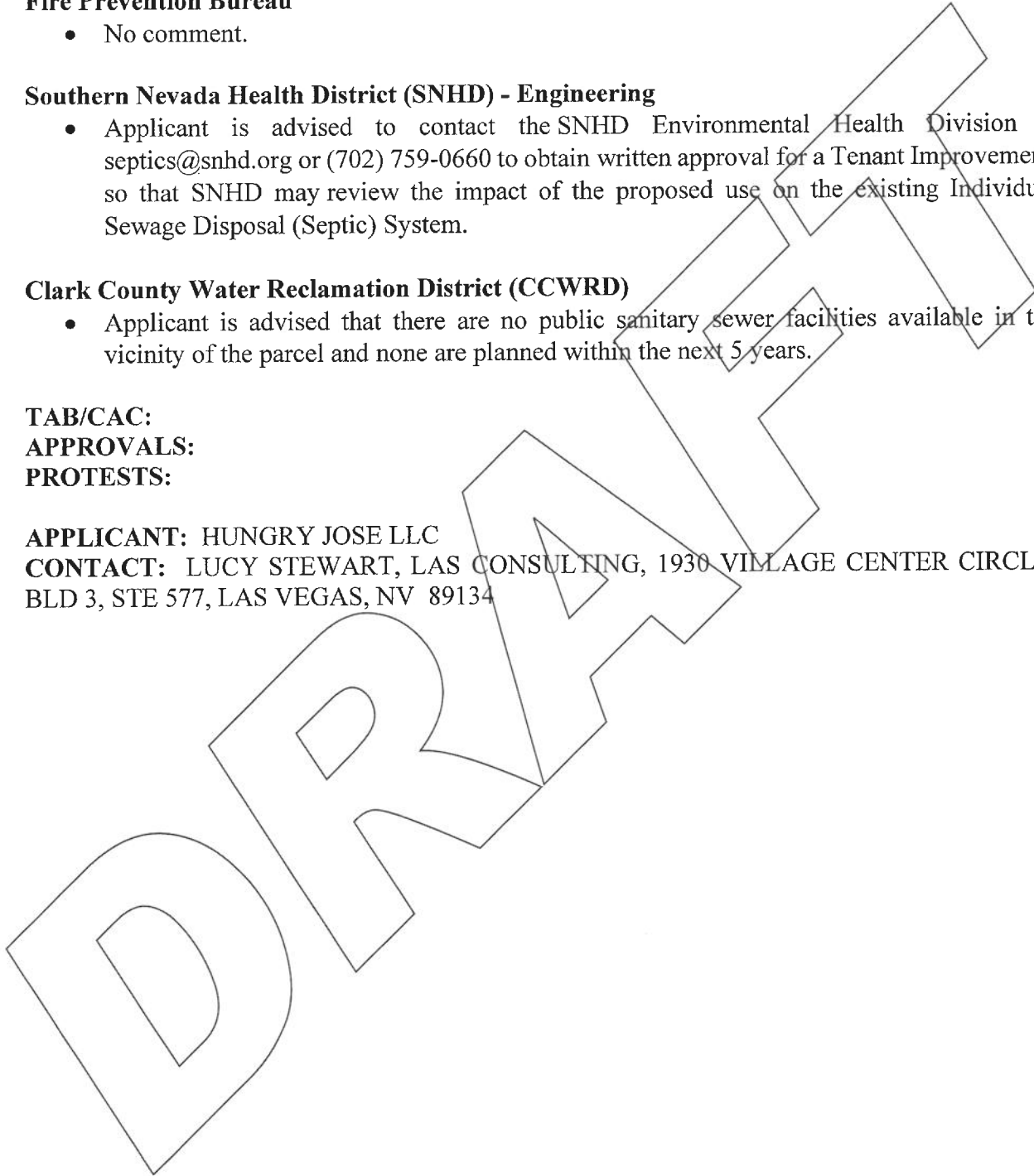
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** HUNGRY JOSE LLC

**CONTACT:** LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,  
BLD 3, STE 577, LAS VEGAS, NV 89134



**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**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)

**RELATED INFORMATION:**

**APN:**

219-06-101-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate street landscaping.
2. Reduce the rear yard setback for an existing residence to 41 feet where a minimum of 50 feet is required per Table 30.02.02 (an 18% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 101 South Royalite Street
- Site Acreage: 2.21
- Project Type: Accessory dwelling
- Number of Lots/Units: 1/2

**Site Plan**

The zoning on this property was established by ZC-1467-94 in October 1994. The original application was for an automobile repair and dismantling yard. The application included several variances that were approved to waive landscaping, on-site paving, and off-site improvements. The variances were subject to a 3 year review. The variances expired in October 1997.

The plan depicts an existing 2,523 square foot single-family residence on 2.21 acres. The front of the house faces east with access from Royalite Street. The rear yard setback is 41 feet from the



house to the property line and 28 feet from a patio cover to the rear property line. The property west of this site is zoned Industrial Light and was approved for outside storage and landscape waivers in February 2024 with UC-23-0880. The side yard includes an existing 1,350 square foot accessory dwelling (manufactured home) with an attached covered patio. The accessory dwelling is approximately 97 feet from the north property line, 103 feet from the west property line, 130 feet from the east property line, and 80 feet from the existing single family residence. An existing shed is located 34 feet from the southwest corner of the accessory dwelling.

### Landscaping

There are approximately 6 trees and a large shrub on the east side of the main house. This application includes a request to eliminate the required 6 foot wide landscape strip and trees adjacent to the streets.

### Elevations

The applicant is requesting to allow the existing manufactured home to remain without being architecturally compatible with the existing residence. The accessory dwelling has a total height of 11 feet. The main house and manufactured home are not architecturally compatible as the shingles, siding, and rooflines are different types. The main house roof is partly pitched and flat, with the manufactured home having a flat metal roof. Both the primary residence and the accessory dwelling are painted with tan and desert colors. The primary residence has stucco siding, and the accessory dwelling has painted metal siding.

### Floor Plans

The plan shows an accessory dwelling that is 13 feet wide with a 12 foot wide family room addition. The accessory dwelling is 1,350 square feet and includes 2 bedrooms, kitchen, living room, family room, and bathroom. A 440 square foot covered patio is attached to the accessory dwelling manufactured home. The main house is 2,523 square feet with 2 bedrooms, a den, living area, kitchen, bathroom, and family room. The main house has attached covered patio covers on the north (669 square feet), south (308 square feet), east (491 square feet), and west (223 square feet) side of the home. A 500 square foot shed is adjacent to the north side of the covered patio on the north side of the home.

### Applicant's Justification

The applicant indicates that although the main house and the manufactured home are not architecturally compatible due to the roofline differentiation and materials, both homes are painted similar colors and have been in place for several years. The applicant also stated that both homes are harmonious with the surrounding area. This site was considered for a restaurant, gas station, and convenience store since 1994 when it was zoned M-1 (Light Manufacturing). The property was approved this year for a Public Works minor deviation to not install off-site improvements. A waiver is being requested to not install a 6 foot wide landscape strip with trees every 30 feet as required for streets built to a non-urban standard.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1467-94	Reclassify from R-U to M-1 zoning for vehicle repair - expired	Approved by BCC	October 1994
UC-0084-01	Convenience/Retail use in existing building - expired	Approved by PC	March 2001

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
ZC-24-0239	A zone change to reclassify 2.21 acres from an IL (Light Industrial) Zone to an RS80 (Residential Single Family 80) Zone is a companion item on this agenda.

**Clark County Public Response Office (CCPRO)**

CE23-02191 is an active case for residential uses on industrial property.

**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**

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Architectural compatibility and building design standards are implemented to ensure that development on a single parcel is visually appealing. The flat roofline and color that the applicant has for the accessory dwelling (manufactured home) is closely matched to the primary residence. The main house has a modified hip and flat roof with a darker paint. The accessory dwelling will not have a negative impact on adjacent properties or the character of the

neighborhood and Sandy Valley in general. The accessory dwelling is in harmony with the purpose, goals, objectives, and standards of Policy 1.1.3 of the Master Plan, which encourages the integration of detached or attached accessory dwelling units (ADUs) as part of new development and/or in established neighborhoods to support aging-in place and expand the supply of dwelling units. Therefore, staff can support this request.

#### 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

The property has several existing trees and a large shrub on the east side of the home. The site conditions are not changing with this application beyond a reclassification with a companion item on this agenda, and a waiver for existing rear setback to the main house. The property obtained a minor deviation from Public Works to not install off-site improvements. The intensity and density of this site is decreasing or staying the same with the residential use. Staff supports the waiver of development standards to eliminate street landscaping in this instance.

#### Waiver of Development Standards #2

The rear yard setback waiver is required due to the main building being converted to a residential use in conjunction with a reclassification to residential property as a companion item on this agenda. The 9 foot decrease in the minimum 50 foot rear yard setback will not negatively impact the surrounding area or use of adjacent property. There is a 6 foot screen fence located on the rear property line to limit the impact from the adjacent industrial zoned property. Staff supports this request.

#### **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**

- 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**

- 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](mailto: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)**

- 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:**

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