



# SANDY VALLEY CITIZENS ADVISORY COUNCIL

Sandy Valley Community Center

650 W. Quartz Ave.

Sandy Valley, NV 89019

September 14, 2021

7:30pm

## AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Electra Smith at 702-370-6297.
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/SandyValleyCAC>

Board/Council Members:    Brian Kahre, Chairperson    Lori Marker, Vice Chairperson  
    Randy Imhausen                     Debbie Madril                     Greg Neff

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

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

address and please **spell** your last name for the record. If any member of the Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Council by majority vote.

- III. Approval of Minutes for August 10, 2021. (For possible action)
- IV. Approval of the Agenda for September 14, 2021 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, 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 Family Dollar, gas station, NDOT construction on the I-15, proposed development in Jean, community events, and any other updates from Clark County. (For discussion only)
- VI. Planning and Zoning
  - 1. **DR-21-0420-SCHOOL BOARD OF TRUSTEES: DESIGN REVIEW** for a proposed expansion to an existing public school (elementary, junior high, and high school) with ancillary improvements on 24.0 acres in a P-F (Public Facility) Zone. Generally located on the north side of Pearl Avenue and the west and east sides of Hopi Street within the South County. JJ/nr/jo (For possible action) **10/6/21 BCC**
- VII. General Business
  - 1. Denis Cederburg, Director of Clark County Public Works, will discuss the status of road and trail projects in the area and respond to questions from the community (For discussion only)
  - 2. Nominate a representative and possible alternate to serve on the Community Development Advisory Committee (For possible action)
  - 3. Receive input on requests for the next budget cycle. (For possible action)
- 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: October 12, 2021.

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

August 10, 2021

## Minutes

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Board/Council Members: Brian Kahre, Chairperson  
Lori Marker, Vice Chairperson  
Greg Neff  
Randy Imhausen  
Debbie Madril

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 7:40 pm by Brian Kahre. Randy Imhausen, Brian Kahre, and Debbie Madril were present. Greg Neff arrived late and Lori Marker was absent.

II. Public Comment

There was none

III. Approval to table Minutes for July 13, 2021.

**Moved by: Debbie**

**Action: Approved**

**Vote: 3-0/ Unanimous**

Approval to table Minutes for June 8, 2021.

**Moved by: Debbie**

**Action: Approved**

**Vote: 3-0/ Unanimous**

IV. Approval of Agenda for August 10, 2021

**Moved by: Debbie**

**Action: Approved**

**Vote: 3-0/Unanimous**

V. Informational Items

1. Received a report from SVVFD; Chief Ken Smith reported the number of calls during the month of August. Chief Smith reported that our fire department's well has been out for 4 months, and has the ability to use Public Works well which has now been down for 2 months. There is approximately 16,000 gallons of water which should be sufficient for a

structure fire but if there happens to be a 2nd fire, we do not know where that water will come from.

2. Received a report from Metro; Officer Kent had nothing new to report and was available for questions.
3. Received a report from Sandy Valley School; Mr. Hadavi, Principal announced the Elementary Building is completed and school started on Monday. High School addition is in the design phase and should be complete by October 2022. They will continue Football at Keystone for the next 2 seasons.
4. Received a report from Parks and Recreation; Shawna Robinson was available with nothing to report.
5. No report from Valley Electric.
6. Received a report from County Administration; Meggan Holzer, County Liaison reported Family Dollar is breaking more ground. The proposed gas station poured concrete and is the first of its kind in the Country. After recent flooding, Public Works was out within 3 days cleaning up the roads. There was good discussion at the Coffee with the Commissioner event. No update on the Construction on I15. The outcome of the acreage in Sandy Valley will stay 2.5 acres under Transform Clark County. Questions regarding the American Community Survey - It is 100% voluntary. Questions regarding tax bill line item \$2.00 for Mesquite Valley Water Basin - goes to the Water Engineer for work in the Basin. Commissioner Jones will be out next month.

#### VI Planning and Zoning

1. Review that the Transform Clark County land use plan map accurately applies compatible density or intensity conversions from the existing land use categories to the proposed land use categories. (for discussion only); Nancy Amundsen and Sami Real discussed the changes to the land use plan map. Goals are to be consistent and stable in the neighborhood and to provide clarity.

#### VII General Business

1. Review last year's budget requests and receive input on requests for the next budget cycle. (for discussion only); Meggan reported last year's requests, and some new suggestions were discussed.

#### VIII Comments by the General Public

Gail Beckman announced a Sandy Mesquite Cultural Exchange next Saturday at 10 am - 5 pm. The American Legion will sponsor a 9/11 20 year anniversary event at the Idle Spur on 9/11 from 11am - 2 pm.

#### IX Next Meeting Date

The next regular meeting will be September 14, 2021.

#### X Adjournment

The meeting was adjourned at 8:36pm.

**ATTACHMENT A**  
**SANDY VALLEY CITIZENS ADVISORY COUNCIL**  
**ZONING AGENDA**  
**TUESDAY, 7:30 P.M., SEPTEMBER 14, 2021**

10/06/21 BCC

1. **DR-21-0420-SCHOOL BOARD OF TRUSTEES:**  
**DESIGN REVIEW** for a proposed expansion to an existing public school (elementary, junior high, and high school) with ancillary improvements on 24.0 acres in a P-F (Public Facility) Zone. Generally located on the north side of Pearl Avenue and the west and east sides of Hopi Street within the South County. JJ/nr/jo (For possible action)

PUBLIC SCHOOL  
(TITLE 30)

PEARL AVE/HOPI ST  
(SANDY VALLEY)

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-21-0420-SCHOOL BOARD OF TRUSTEES:**

**DESIGN REVIEW** for a proposed expansion to an existing public school (elementary, junior high, and high school) with ancillary improvements on 24.0 acres in a P-F (Public Facility) Zone.

Generally located on the north side of Pearl Avenue and the west and east sides of Hopi Street within the South County. JJ/nr/jo (For possible action)

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RELATED INFORMATION:

**APN:**  
201-32-301-001; 201-32-701-001 ptn

**LAND USE PLAN:**  
SOUTH COUNTY (SANDY VALLEY) - PUBLIC FACILITIES

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 1420 E. Pearl Avenue
- Site Acreage: 24
- Project Type: Public school expansion redesign
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 9,846 (new buildings)
- Parking Required/Provided: 236/175

Site Plans

The plans show modifications to the approved plans from ZC-18-0530. A new gated fire lane with turnaround is shown directly to the west of the existing baseball field with 3 new classroom buildings to the north of the baseball field. On the west side of the fire lane is a proposed combination space with artificial turf football field and baseball field with associated bleachers, dugouts, support buildings, and sports field lighting. A parking area with a dedicated bus drop-off lane is shown south of the redesigned sports field area. The parking area is shown to have 149 new spaces. Access to the expansion area for the school is from Pearl Avenue.

Landscaping

Landscaping is proposed along Pearl Avenue and 12 landscape islands are proposed within the proposed parking area. Landscaping is also provided along the northern boundary of the parking area and on all exterior sides of the proposed classroom buildings.

Elevations

The elevations show 3 new single story buildings with varied heights, the maximum height of the buildings being 25 feet. The parapet wall will create a varying roof line producing multiple heights and the exterior of the building has recesses and pop-outs to break-up the vertical and horizontal surfaces. Roofing materials include metal roofing with metal mechanical equipment screens. The buildings are constructed of decorative block, stucco finish, painted block walls, metal siding and roofing, and aluminum entry and window systems.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that the proposed buildings will meet the needs of the school and upgrade the campus. The proposed buildings will provide equitable classroom space, amenities and accommodate the student population.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-18-0530	Reclassified 30 acres from R-U to P-F zoning for the expansion of a public school	Approved by BCC	September 2018
ZC-0184-15	Reclassified 10 acres from R-E to P-F zoning for a school gymnasium and other ancillary improvements	Approved by BCC	May 2015
VC-0171-90	Variance to construct chain-link fencing, maintain existing accessory building separations, and permit fencing on property lines	Approved by PC	April 1990
UC-0096-82	Elementary and junior high school	Approved by PC	July 1982

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential Rural (up to 0.5 du/ac)	R-U	Single family residential & undeveloped
South	Residential Rural (up to 0.5 du/ac)	R-U	Single family residential & undeveloped
East	Residential Rural (up to 0.5 du/ac) & Open Land (Open Space/Grazing/Vacant Land; Residential (up to 1 du/10 ac))	R-U	Undeveloped
West	Residential Rural (up to 0.5 du/ac)	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**

Staff finds the redesign with new classroom buildings, athletic fields, and accessory buildings is architecturally compatible with the existing school facility. The establishment of school facilities complies with School Policy 1 of the Comprehensive Master Plan which states that Clark County will work with the Clark County School District to provide for school facilities. Furthermore, by expanding and upgrading the existing campus and facilities the proposed development complies with the Goals of the South County Land Use Plan which promotes the efficient use of public services and facilities. Staff finds the proposed redesign will not have an adverse or negative impact on the surrounding residential land uses; therefore, staff can support 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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**

- Drainage study and compliance;
- Traffic study and compliance.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CLARK COUNTY SCHOOL DISTRICT - FACILITIES SERVICES  
**CONTACT:** CCSD REAL PROPERTY, 1180 MILITARY TRIBUTE PL, HENDERSON, NV  
89074

DRAFT

APR 21-100971



# 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 <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <b>WAIVER OF DEVELOPMENT STANDARDS (WS)</b> <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>DR-21-0420</u> DATE FILED: <u>8/5/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Sandy Valley</u> TAB/CAC DATE: <u>9/14/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/06/21</u> FEE: _____
	<b>PROPERTY OWNER</b> NAME: <u>School Board of Trustees</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-799-5214</u> CELL: _____ E-MAIL: _____
	<b>APPLICANT</b> NAME: <u>Clark County School District - Facilities Services</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-799-5214</u> CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: <u>Lucia Gonzalez - CCSD Real Property Management</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-799-5214 ext. 5419</u> CELL: <u>702-343-0926</u> E-MAIL: <u>Gonzal13@nv.ccsd.net</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 201-32-301-001 and 201-32-701-001 ptn.

PROPERTY ADDRESS and/or CROSS STREETS: 1420 E. Pearl Avenue, Sandy Valley, NV 89019

PROJECT DESCRIPTION: New Sandy Valley High School and Sports Field and Site Modifications

(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.

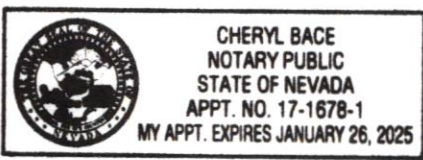
[Signature]  
Property Owner (Signature)\*

JEFF WAGNER  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 12, 2021 (DATE)

By Jeff Wagner  
NOTARY PUBLIC: Cheryl Bace



\*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.

Linda P. Cavazos, President  
Irene A. Cepeda, Vice President  
Evelyn Garcia Morales, Clerk  
Lola Brooks, Member  
Danielle Ford, Member  
Lisa Guzmán, Member  
Katie Williams, Member

Jesus F. Jara, Ed.D., Superintendent

July 12, 2021

Clark County  
Department of Comprehensive Planning  
500 S. Grand Central Parkway  
P.O. Box 551744  
Las Vegas, NV 89155-1744

**PLANNER  
COPY**  
DR-21-0420

Re: Justification Letter for a Waiver of Development Standards and Design Review

Please consider this letter a request by the Clark County School District (District) for approval of a waiver of development standards and a design review for the construction of a new high school and modifications to previously approved outdoor amenities for Sandy Valley Junior High School located at 1420 E. Pearl Avenue, Sandy Valley, NV 89019; Assessor's Parcel Number 201-32-701-001. The property is zoned public facilities (P-F) and the District holds a Recreation and Public Purposes Lease with the Bureau of Land Management on the site.

The design review is for a new high school and revisions to the outdoor amenities approved on zone change ZC-18-0530. The single-story high school buildings are 9,846 square feet and consist of seven classrooms, offices, storage and a break room. The elevations will be of masonry and metal siding with a varying metal roofline and will match the elementary school. The maximum height of the buildings will be twenty-one feet two inches (21'-2"). The new buildings will be used in conjunction with the existing facilities to improve the educational opportunities and expand the capacity of the high school.

Modifications and improvements have been made to the sports field in order to bring the scope of work in line with the projected budget. The changes include:

- Combining the football and baseball fields;
- Removing the running track around the football field; and
- Removing a portion of the parking lot.

A waiver of development standards is requested to reduce the required parking from 236 parking spaces to 149 parking spaces. Although this project increases the number of classrooms on this campus, the overall campus enrollment is less than fifty seven percent (57%) based on the latest student enrollment report from March 1, 2021.

Based on the above information, the District respectfully requests approval of these applications. If you have any questions or require additional information, please do not hesitate to contact Lucia Gonzalez, Coordinator II, at 702-799-5214 extension 5419 or via email at [Gonzal13@nv.ccsd.net](mailto:Gonzal13@nv.ccsd.net).

Cordially,



Linda K. Perri, Director  
CCSD Real Property Management

Cc: Ibrahim Kako, CCSD Project Manager  
Brandon McLaughlin, LGA Architecture  
File

*Board, Commission or Committee  
Application*



**General Information**

Name of Board, Commission or Committee: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Home Address: \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Work Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

Employer: \_\_\_\_\_ Occupation: \_\_\_\_\_

**Availability**

Please provide the times you are available to serve on this Board/Commission/Council.

**Relevant Affiliations**

Please list below any other committees you are currently serving on. Please list, if applicable, the jurisdiction and the term of appointment. If you were appointed by an individual and not by a local jurisdiction please include that information.

**Skills and Experience**

Please provide a brief description of your qualifications; include any special skills, interests, experience or training which you possess that would benefit the work of this Board, Commission or Council:

Please attach a **required** resume/letter of interest.

*I certify that the information provided is true and accurate to the best of my knowledge.*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

You may deliver this application to the Clark County Social Service Department, 1600 Pinto Lane, Las Vegas NV 89106 or mail to the following address:

Community Resources Management Unit  
Attn: CDAC Coordinator 1600 Pinto Lane, Las Vegas – NV 89106  
*(This document becomes a public record once it has been received by Clark County.)*