



# Sandy Valley Citizens Advisory Council

July 9, 2024

## Minutes

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

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

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

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- I. Call to Order, Pledge of Allegiance, Roll Call  
**The meeting was called to order at 7:35 pm by Greg Neff. Brian Kahre, Jamie Scanlon, Greg Neff, and Randy Imhausen were present.**
- II. Public Comment  
**There was none**
- III. Approval of Minutes for May 14, 2024.  
**Moved by: Brian Kahre**  
**Action: Approved**  
**Vote: 4-0/Unanimous**
- IV. Approval of Agenda for July 9, 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 June, he also gave advice on heat exhaustion and hydration.**
  2. Received a report from Metro; **Officers Harrison and Isabel had nothing to report and were available for questions.**
  3. Receive a report from BLM Law Enforcement; **Metro Officer Harrison reported the fire restrictions on behalf of BLM.**
  4. Received a report from Sandy Valley School; **Electra reported Mr. Hadavi will be present at the next meeting. Electra announced there was a permanent CCSD officer at the school, Open House is on August 8, and new fencing will be placed on the back of the school to reinforce safety. Brian Kahre announced the first two games.**

5. Received a report from Parks and Recreation; **Shawna announced there was not much for July. Community Center programs will be posted.**
6. Received a report from County Administration; **Meggan reported August 4th EagleRider Motorcycle Group is doing a clean up at 6am. She is currently working on NV Shakespeare in the park, Missoula at the school, and asked for ideas on next year's health fair. She was available to answer questions regarding some residential roads, the pass, the spaceport, and the skatepark on the wish list.**
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. **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)

**Moved by: Brian Kahre**

**Action: Hold**

**Vote: 4-0/Unanimous**

**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)

**Moved by: Randy Imhausen**

**Action: Approved**

**Vote: 4-0/Unanimous**

**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)

**Moved by: Brian Kahre**

**Action: Approved**

**Vote: 4-0/Unanimous**

**07/17/24 BCC**

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)

**Moved by: Brian Kahre**  
**Action: Approved with conditions**  
**Vote: 4-0/Unanimous**

**07/17/24 BCC**

VII. General Business

VIII. Comments by the General Public; **Andrea Edwards announced Carwash and Bake Sale at Fire Station July 26. A statement was made on code enforcement and there was discussion.**

IX. Next Meeting Date: **August 13, 2024**

X. Adjournment; **the meeting was adjourned at 9:20 pm.**