



- IV. Approval of the Agenda for March 26,2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Receive a report from Metro regarding activity and statistics during the past month and other area crime concerns (for discussion only)
  - 2. Receive a report from BLM Law Enforcement about recent events in the area and public lands policing concerns (for discussion only)
  - 3. Receive a report from the Goodsprings Library regarding current and upcoming programs and activities (for discussion only)
  - 4. Receive a report from Clark County Administrative Services regarding Public Works requests, splash pad replacement project, and any other updates from Clark County (for discussion only)
- VI. Planning and Zoning
 

**ZC-23-0775-LAS VEGAS HORSE RIDES, LLC:**  
**ZONE CHANGE** to reclassify 0.5 acres from a C-2 (Commercial General) Zone to an R-E (Rural Estates Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate sidewalk and street landscaping; 2) reduce setback in conjunction with an existing residence on 0.5 acres. Generally located on the southwest corner of Main Street and Revere Street within Goodsprings (description on file).  
 JJ/jud/syp (For possible action) **04/03/24BCC**
- 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: April 30, 2024, 6:00 p.m.
- X. Adjournment.

**POSTING LOCATION:** This meeting was legally noticed and posted at the following location:  
 Goodsprings Community Center, 375 W. San Pedro Ave, Goodsprings, NV 89019



# Goodsprings Citizens Advisory Council

January 30, 2024

## MINUTES

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Board Members: Chair - Monica Nordhof Vice Chair – Shannon Wiegand  
Colleen Hicks Dyann Widman Debbie Smith

Secretary: Jeri Pinkerton, 702-806-8660, pinkerton.family@yahoo.com

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

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- I. Call to Order, Pledge of Allegiance, Roll Call  
The meeting was called to order at 6:30 p.m.
- II. Public Comment
- III. Approval of November 28, 2023 Minutes  
**Moved by: Debbie Smith**  
**Action: Approved**  
**Vote: 5-0/Unanimous**
- IV. Approval of Agenda for January 30, 2024  
**Moved by: Colleen Hicks**  
**Action: Approved**  
**Vote: 5-0/Unanimous**
- V. Informational Items
  1. Receive a report from Metro regarding activity and statistics during the past month and other areas of crime concerns (for discussion only)  
**No report**
  2. Receive a report from BLM Law Enforcement about recent events in the area and public lands policing concerns (for discussion only)  
**No report**
  3. Receive a report from the Goodsprings Library regarding current and upcoming programs and activities (for discussion only)

**Librarian Rachel Davis reported that Bingo last Wednesday went well and the next Bingo will be on February 28 at 6:30. The Winter Reading Challenge ends January 31<sup>st</sup>. Book Club is on February 9<sup>th</sup> at 3 pm and To Kill a Mockingbird will be the book for the March 8<sup>th</sup> Book Club meeting. There will be a Social Security 101 presentation on Wednesday, February 21<sup>st</sup> at 11 am. Submissions for the Leap Year Time Capsule are due by 7 pm on February 29<sup>th</sup>.**

4. Receive a report from Clark County Administrative Services regarding upcoming land use application, 2024 meeting calendar, and any other updates from Clark County (for discussion only)

**Land Use application ZC-0775-23 was held until the February 27<sup>th</sup> meeting due to changes/clarification being needed on the overall request. Meetings will be held on even months and will now begin at 6:00 pm.**

VI. Planning and Zoning

**None**

VII. General Business

**None**

VIII. Comments by the General Public

**The Old Timers Reunion will be held on Saturday, May 4<sup>th</sup>.**

IX. Next Meeting Date: **February 27, 2024, 6:00 p.m.**

X. Adjournment. 6:45 p.m.

RUTAR

SUZANA RUTAR, Architect Ltd.,  
A Professional Corporation

December 8, 2023

Clark County Comprehensive Planning  
Current Planning Division  
500 South Grand Central Pkwy.  
P.O. Box 551744  
Las Vegas, Nevada 89155-1744

REVISED  
01/08/2024  
JUD  
ZC-23-0775

Re: Goodsprings Zone Change, Use Permit and Waivers of Development Standards  
Review to Current Title 30  
**Justification Letter**  
315 W Main St.  
APN # 202-26-610-084

To Whom It May Concern:

Please accept this as the required justification letter for Zone Change, Use Permit and Waivers of Development Standards on parcel at 315 W. Main Street in Goodsprings, NV (APN # 202-26-610-084). We are proposing to change zone from C-2 to R-E to allow horses on site and provide residence to the owner. The existing building will remain the same. The owner would like to keep 5 horses on property which is allowed in District 5. The Owner has received violation from Clark County Code Enforcement, case # CE221950, inspector has been notified that the Owner is working in obtaining all necessary approvals by Clark County Comprehensive Planning.

The intended use for the site is for Owner to be able to live on site and to have horses. The site is being used as an overflow lot for the horses. There will be no training, horseback rides, or boarding of horses on site. The owner owns a business in Las Vegas, MC Square Ranch and that is the location where all of the training lessons and riding occur. The proposed site will be a "vacation" site for the horses, as Owner stated. The arena will be used for their personal exercise only.

The new proposed arena is going to be 7,309 square feet (6,000 square feet is required for 5 horses) and will be enclosed with a 6'-0" high tubular steel fence. The arena will have clay-based sand and will use sprinklers for dust control as needed, 2 times per day. The rest of the yard will be covered in crushed gravel. The proposed four (4) horse stalls are going to be 240 square feet each and enclosed with 10'-0" high tubular steel fence. The new proposed tack/hay shed is 288 square feet each and proposed 12'-0" in height. Existing perimeter fence to remain which varies between 5'-0" and 6'-0" in height. There are numerous access gates into the property and they will remain closed at all times. All gates will have self-locking or latching device to prevent accidental loss of horses from the premises.

1950 E. Warm Springs Road · Las Vegas, Nevada 89119  
Phone: (702) 263-6176 · Fax: 1 (844) 361-2582  
Email: Simona@SRutar.com

SUZANA RUTAR, Architect Ltd.,  
A Professional Corporation

Owner will meet Site Environmental Standards. There will not be noise produced at the site, as there will not be any training on site. As mentioned above, the site is being used as an overflow lot for the horses. The horses will be exercised at the arena, but since there will be no training, no noise will be produced. There will be no light pollution or light shining directly into the sites adjacent. Since there is no training or horseback rides on site, there is no light required, or any new light will be installed. There is an existing light that is attached to the house and will provide sufficient lighting. Owner is not adding any new landscape but keeping all as existing. Existing landscape is mature and remain on site.

We are also requesting for following Waivers of Development Standards:

- Waive street landscape and detached sidewalk where required per 30.64.030. All landscape is existing and will remain existing. There are currently no sidewalks anywhere in the area, therefore we are asking for existing rural environment to remain as is.
- Reduce residence front setback to 22'-6" where 40'-0" is required, per Table 30.40-1. The setback is for an existing residence which is not being modified. Existing residence to remain.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 702-263-6176.

Sincerely,



Simona Stephens  
Project Architect

SUZANA RUTAR Architect, Ltd.  
A Professional Corporation

**ATTACHMENT A  
GOODSPRINGS CITIZENS ADVISORY COUNCIL  
ZONING AGENDA  
TUESDAY, 6:30 P.M., MARCH 26, 2024**

03/20/24 BCC

1. **ZC-23-0775-LAS VEGAS HORSE RIDES, LLC:**  
**ZONE CHANGE** to reclassify 0.5 acres from a C-2 (Commercial General) Zone to an R-E (Rural Estates Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate sidewalk and street landscaping; and 2) reduce setback in conjunction with an existing residence and proposed agricultural livestock and accessory building. Generally located on the southwest corner of Main Street and Revere Street within Goodsprings (description on file). JJ/jud/syp (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-23-0775-LAS VEGAS HORSE RIDES, LLC:**

**ZONE CHANGE** to reclassify 0.5 acres from a C-2 (Commercial General) Zone to an R-E (Rural Estates Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate sidewalk and street landscaping; and **2)** reduce setback in conjunction with an existing residence and proposed agricultural livestock and accessory building.

Generally located on the southwest corner of Main Street and Revere Street within Goodsprings (description on file). JJ/jud/syp (For possible action)

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RELATED INFORMATION:

**APN:**

202-26-610-084

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Eliminate street landscaping including the detached sidewalk along Main Street where landscaping and detached sidewalks are required per Figure 30.64-17.
- b. Eliminate street landscaping including the detached sidewalk along Revere Street where landscaping and detached sidewalks are required per Figure 30.64-17.
2. Reduce the front setback to 22.5 feet where 40 feet is required per Table 30.40-1.

**LAND USE PLAN:**

SOUTH COUNTY (GOODSPRINGS) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 315 W. Main Street
- Site Acreage: 0.5
- Existing Land Use: Ranch Estate Neighborhood (up to 2 du/ac)
- Project Type: Agricultural livestock and agricultural accessory building
- Number of Stories: 1
- Building Height (feet): Up to 12

History, Site Plan & Request

The plans show a residential single story residence built in 1940. The residence is 1,691 square feet and is in a commercial zoning district. In 1990, the town of Goodsprings went through a large rezoning and this property among others, were rezoned to C-2 (Commercial General). However,



the residence did not obtain commercial occupancy. Currently, the property owner is requesting to rezone the property to R-E and house 5 horses on the site. The plans depict a 1,690 square foot residence located on the northwest portion of the site. The house is located 22.5 feet from the front property line, necessitating a waiver of development standards to reduce the front setback from 40 feet to 22.5 feet.

Additionally, the plans show a 7,309 square foot arena on the northeast portion of the site, which will have clay-based sand and will use sprinklers for dust control as needed, 2 times per day. Four horse stalls measuring 240 square feet each and a 288 square foot tack/hay shed are depicted on the southwest portion of the site. The existing perimeter fence will remain. All gates will have self-locking or latching devices to prevent accidental loss of horses from the premises. The application also includes a waiver of development standards to eliminate the required street landscaping as well as detached sidewalks.

Landscaping

There are no proposed changes to the existing landscape on-site. The applicant is requesting waivers to not install street landscaping along both street frontages.

Elevations & Floor Plan

The plans show an arena enclosed with a 6 foot high tubular steel fence. Four, 240 square foot horse stalls will be enclosed with 10 foot high tubular steel. The proposed tack/hay shed is 12 feet in height.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the intended use for the site is to live on-site and to have horses. There will be no training, horseback rides, or boarding of horses on-site. The arena will be used for personal exercise only. No noise will be produced at the site, and there will be no light pollution or light shining directly into the adjacent sites since there is no training or horseback rides on the site. There is an existing light that is attached to the house and will provide sufficient lighting.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-230-90	Rezone from R-U, R-T & C-2 to R-T & C-2 for several parcels in the town of Goodsprings	Approved by BCC	September 1990

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-T	Developed residential

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Ranch Estate Neighborhood (up to 2 du/ac)	C-2	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	C-2	Developed residential

### Clark County Public Response Office (CCPRO)

CE23-21950 is an active zoning violation for animals kept without shade and people residing in recreational vehicles on-site.

### 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

##### Zone Change

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the request to reclassify the site to R-E zoning to be compatible with the surrounding area. The planned land use for this area in the town of Goodsprings is for Ranch Estate Neighborhood making this request conforming with Policy SO-1.5 of the Master Plan, which encourages uses and activities in or adjacent to Goodsprings that are compatible with the community's historic character, quiet and rural setting, abundant wildlife, and natural environment. The rezoning of the property will allow agricultural livestock uses on the site in conjunction with the existing residential structure. For these reasons, staff finds the request for the R-E zone is appropriate for this location.

##### 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.

Staff typically does not support requests to eliminate sidewalks and street landscaping. However, staff understands the site is located within the rural town of Goodsprings and neighboring properties do not provide sidewalks and there are no sidewalks in the surrounding areas. Goal SO-1 of the Master Plan reinforces the distinct identity and unique characteristics of South County communities. Furthermore, staff finds that the request to reduce the front setback from 40 feet to 22.5 feet will not negatively impact the surrounding properties. The existing residence was built in 1940 and similar structures, as similar setbacks are also built on neighboring properties. Therefore, staff can support these requests.

## **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**

- No resolution of intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised within 2 years from the approval date the waivers of development standards application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### **Public Works - Development Review**

- Right-of-way dedication to include spandrel at the northeast corner of the site.

### **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:** LAS VEGAS HORSE RIDES, LLC  
**CONTACT:** SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS RD., LAS VEGAS, NV 89119

DRAFT