



- IV. Approval of the Agenda for April 30, 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, Addressing issues, and any other updates from Clark County (for discussion only)
- VI. Planning and Zoning
  - 1. **AR-24-40042 (UC-21-0439) - RAMM CORP:**  
**USE PERMITS SECOND APPLICATION FOR REVIEW** for the following: **1)** expansion of a recreational facility; **2)** major training facility; **3)** camping in conjunction with a recreational facility; and **4)** a heliport.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** landscaping; and **2)** parking area paving and striping.  
**DESIGN REVIEWS** for the following: **1)** expansion of a recreational facility; **2)** a major training facility; **3)** camping cabins and accessory structures; and **4)** a grading plan in conjunction with a hillside development (slopes greater than 12%) on a portion of 375.3 acres in a RS80 (Residential Single-Family 80) Zone. Generally located 2.2 miles west of Kingston Road, 1.3 miles north of Sandy Valley Road within Goodsprings. JJ/jm/ng (For possible action) **05/22/24 BCC**
- VII. General Business
  - 1. Representatives from Clark County Real Property Management and Gary Guy Wilson Architects will present information regarding the design of the new splash pad and receive input from the community on the color of the deck surfacing (for possible action)
  - 2. Receive a presentation regarding a proposed rail-to-truck transload terminal and fuel blending facility on a 20-acre parcel in Jean, generally located on the north and south sides of Prison Road, east of Las Vegas Blvd. adjacent to the UPRR tracks. (for discussion only)
- 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: June 25, 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

March 26, 2024

### MINUTES

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Board Members: Dyann Widman, Chair      Shannon , Vice Chair  
Colleen Hicks      Monica Nordhof      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 6:00 pm**

**Dyann Widman, Monica Nordhof, and Debbie Smith were in attendance**

**Colleen Hicks and Shannon Wiegand were absent, excused**

II. Public Comment

**None**

III. Approval of January 30, 2024 Minutes

**Moved by: Dyann Widman**

**Action: Approved**

**Vote: 3-0/Unanimous**

IV. Approval of Agenda for April 30, 2024

**Moved by: Dyann Widman**

**Action: Approved**

**Vote: 3-0/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)

**No report**

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)

**Meggan Holzer reported that she did not have an update on the paving requests. The splash pad replacement project is in process and more information will be presented at a future meeting.**

VI. Planning and Zoning

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: 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)

**04/03/24 BCC**

Moved: Monica Nordhof

Action: Denial

Vote: 3/0, Unanimous

VII. General Business

**None**

VIII. Comments by the General Public

**None**

IX. Next Meeting Date: April 30, 2024, 6:00 p.m.

X. Adjournment: 8:00 pm

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

05/22/24 BCC

1. **AR-24-400042 (UC-21-0439)-RAMM CORP:**  
**USE PERMITS SECOND APPLICATION FOR REVIEW** for the following: 1) expansion of a recreational facility; 2) major training facility; 3) camping in conjunction with a recreational facility; and 4) a heliport.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) landscaping; and 2) parking area paving and striping.  
**DESIGN REVIEWS** for the following: 1) expansion of a recreational facility; 2) a major training facility; 3) camping cabins and accessory structures; and 4) a grading plan in conjunction with a hillside development (slopes greater than 12%) on a portion of 375.3 acres in a RS80 (Residential Single-Family 80) Zone. Generally located 2.2 miles west of Kingston Road, 1.3 miles north of Sandy Valley Road within Goodsprings. JJ/jm/ng (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-24-400042 (UC-21-0439)-RAMM CORP:**

**USE PERMITS SECOND APPLICATION FOR REVIEW** for the following: **1)** expansion of a recreational facility; **2)** major training facility; **3)** camping in conjunction with a recreational facility; and **4)** a heliport.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** landscaping, and **2)** parking area paving and striping.

**DESIGN REVIEWS** for the following: **1)** expansion of a recreational facility; **2)** a major training facility; **3)** camping cabins and accessory structures; and **4)** a grading plan in conjunction with a hillside development (slopes greater than 12%) on a portion of 375.3 acres in a RS80 (Residential Single-Family 80) Zone.

Generally located 2.2 miles west of Kingston Road, 1.3 miles north of Sandy Valley Road within Goodsprings. JJ/jm/ng (For possible action)

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RELATED INFORMATION:

**APN:**

202-17-000-003; 202-20-000-001; 202-20-000-003; 202-20-000-005

**USE PERMITS:**

1. Expansion of a recreational facility (ax throwing, archery, heavy equipment use, and off-road vehicles).
2. Major training facility (indoor and outdoor shooting ranges).
3. Camping in conjunction with a recreational facility.
4. Heliport.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Elimination of landscaping adjacent to a less intensive use where required per Figure 30.64-14 (a 100% reduction).
  - b. Elimination of parking area landscaping where required per Figure 30.64-14 (a 100% reduction).
2. Elimination of parking area paving and striping where required per Section 30.60.020.

**DESIGN REVIEWS:**

1. Expansion of a recreational facility (ax throwing, archery, heavy equipment use, and off-road vehicles).
2. Major training facility (indoor and outdoor shooting ranges).
3. Camping cabins and accessory membrane (tent) structures.
4. Final grading plan within a Hillside and Foothills Transition Boundary Area.

**LAND USE PLAN:**  
**SOUTH COUNTY (GOODSPRINGS) - OPEN LANDS**

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 375.3 (portion)
- Project Type: Recreational facility/major training facility
- Number of Stories: 1 to 2
- Building Height (feet): 16.2 (tents)/9.5 (1 story buildings)/19 (2 story buildings)
- Parking Required/Provided: 87/102

Site Plans

The previously approved plans show an outdoor recreational facility and major training facility with camping cabins and outdoor uses with associated buildings and tent structures on 4 sites spread across 4 parcels totaling 375.3 acres. The 4 sites are located 3 miles northwest from the town of Goodsprings within a box canyon, behind 5,000 foot high mountains.

The main site shown on the plans is where the majority of the proposed recreational and major training facility uses are taking place. The site includes the following: a 2,560 1 story workshop building, a helipad, a 640 square foot registration building, a 640 square foot VIP building, an 800 square foot tent in between the registration building and the VIP building, a 1,920 square foot 1 story shooting range with 8 lanes, an axe throwing/archery area with a 600 square foot membrane tent staging area, a 400 square foot membrane tent staging area near the tactical shooting range, a car crushing and digging area for heavy equipment, a wedding chapel area, and unpaved parking areas.

Site 1 has a 2 story 1,280 square foot cabin with associated parking. Site 2 has two, 2 story cabins with associated parking areas and the 4,800 square foot 2 story main building with associated parking space. Site 3 has three, 2 story cabins with associated parking.

Landscaping

Landscaping is not proposed on the site. The previously approved plans do show artificial turf to the north and the south sides of the registration and VIP buildings.

Elevations

The previously approved elevations show the 1 story buildings to be 9.5 feet high and the 2 story buildings to be 19 feet high. The exterior of the buildings will be painted metal with tempered glass windows. Each building, except the workshop, will have ADA access ramps and metal guardrails at the entrances. The proposed accessory membrane (tent) structures are 16 feet 2 inches high with the opening to the tent structure at 10 feet high. All of the buildings on the site are repurposed metal containers and are architecturally compatible with each other.

### Floor Plans

The previously approved plans show an open floor plan with a restroom for the VIP building and the registration building. The workshop building is an open floor plan with outward opening double doors on each section. The main building has 3 sections. The ground level of the building has an area for a kitchen and registration, an open area which is covered by the second floor and an open area with restrooms and a bar. The second floor includes 2 open deck areas above the first floor building area and an enclosed area for group event space. The open deck area is enclosed with a guardrail and has exterior stairs. The wedding chapel area is comprised of an area with artificial turf and a tiered area for wedding guests.

### Signage

Signage is not a part of this request.

### Previous Conditions of Approval

Listed below are the approved conditions for AR-23-400005 (UC-21-0439):

#### Comprehensive Planning

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

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

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

Listed below are the approved conditions for UC-21-0439:

#### Current Planning

- 1 year to review as a public hearing;
- No overnight stays on the property (camping, cabins, glamping, etc.) until the well and septic are completed;
- Recreational activities limited to indoor and outdoor shooting, ax throwing, archery, heavy equipment use, and off-road vehicle driving;
- Off-road vehicle driving limited to applicant's property only and the public road from 1 portion of the property to another;
- Federal Aviation Administration approval required before installation and use of heliport;
- No shooting from helicopters unless approved by the Board of County Commissioners through a subsequent land use application;
- Building permits shall be approved for all structures prior to any gathering of over 12 people;
- Comply with Southern Nevada Health District and the Environmental Protection Agency regulations regarding the site clean-up of lead.



- 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Department of Aviation**

- Applicant may be required to file Federal Aviation Administration (FAA) Form 7480-1, "Notice of Landing Area Proposal" with the FAA, per 14 CFR Part 157;
- Applicant must comply with all heliport planning report requirements described in Table 30.44-1 "Heliport" of the Code.
- Applicant is advised that all helicopter noise complaints and inquiries regarding operations from this facility will be forwarded to the operator of this heliport.

**Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised to contact the SNHD Environmental Health (EH) Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to apply for permits to construct Individual Sewage Disposal (Septic) Systems; and to contact the SNHD EH Division at [foodrev@snhd.org](mailto:foodrev@snhd.org) or (702) 759-1258 to apply for permits for the proposed Food Establishment and Public Accommodation facilities.

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

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

**Applicant's Justification**

The applicant states that there have been no Code Enforcement cases, parking violations, or issues related to all approved uses. They state one small fire, unrelated to any approved use, occurred on-site but was quickly dealt with by the on-site water truck for which an incident report is available. They have also worked with the BLM on various issues and continue to be a good neighbor within the community. They are requesting a 1 year review per the Notice of Final Action that was approved in October of 2021.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
AR-23-400005 (UC-21-0439)	First application for review for recreational facility, training facility, camping, and heliport, with waivers for landscaping and parking paving and striping and design reviews for recreational facility, training facility, cabins and accessory structures, and grading	Approved by BCC	April 2023

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-21-0439	Recreational facility, training facility, camping, and heliport with waivers for landscaping and parking paving and striping and design reviews for recreational facility, training facility, cabins and accessory structures, and grading	Approved by BCC	October 2021
RC-21-400101 (UC-0249-17)	Revocation hearing for UC-0249-17	Approved by BCC	November 2021
AR-18-400132 (UC-0249-17)	First application for review for recreational facility, training facility, waive design standards for accessory structures with waivers for buffer landscaping, parking lot landscaping, trash enclosure, paving and striping and design reviews for recreational facility, training facility, accessory structures, grading plan for hillside development	Approved by PC	July 2018
UC-17-0249	Recreational facility, training facility, waive design standards for accessory structures with waivers for buffer landscaping, parking lot landscaping, trash enclosure, paving and striping and design reviews for recreational facility, training facility, accessory structures, grading plan for hillside development	Approved by PC	May 2017

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, East & West	Open Lands (OL)	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**

A review was required per AR-23-400005 (UC-21-0439). The applicant has demonstrated compliance with conditions. Staff is not aware of any code violations nor any complaints from the public regarding these uses during the 1 year review period. 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Remove the time limit.

**Public Works - Development Review**

- No comment.

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

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

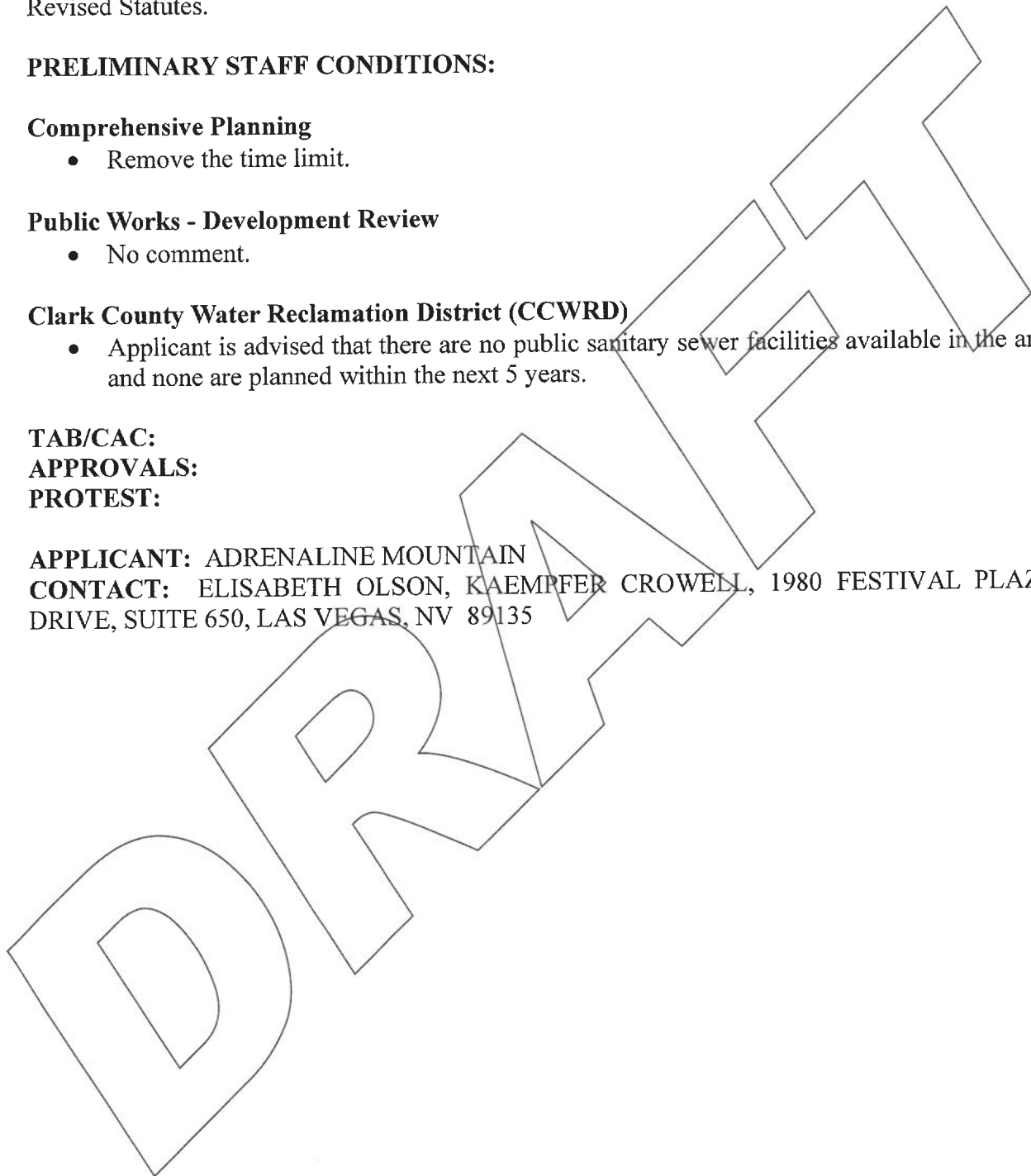
**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** ADRENALINE MOUNTAIN

**CONTACT:** ELISABETH OLSON, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
DRIVE, SUITE 650, LAS VEGAS, NV 89135



AR-24-400048



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 202-26-703-035

PROPERTY ADDRESS/ CROSS STREETS: West side of Fayle Street and 750 feet north of Sandy Valley Road

### DETAILED SUMMARY PROJECT DESCRIPTION

Required Review for wolf sanctuary

### PROPERTY OWNER INFORMATION

NAME: JONLUCK Investment Limited  
ADDRESS: 13480 South Hills Drive  
CITY: Reno STATE: NV ZIP CODE: 89511  
TELEPHONE: n/a CELL n/a EMAIL: N/A

### APPLICANT INFORMATION

NAME: Christopher Caracci  
ADDRESS: 475 S. Fayle Street  
CITY: Goodsprings STATE: NV ZIP CODE: 89019 REF CONTACT ID # n/a  
TELEPHONE: n/a CELL n/a EMAIL: n/a

### CORRESPONDENT INFORMATION

NAME: Liz Olson - Kaempfer Crowell  
ADDRESS: 1980 Festival Plaza Drive, Ste. 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # N/A 164965  
TELEPHONE: 702-792-7000 CELL n/a EMAIL: eolson@kcnvlaw.com

\*Correspondent will receive all project communication

(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.

[Signature] Property Owner (Signature)\*  
Kourt MFWL Property Owner (Print)  
3/20/24 Date

### DEPARTMENT USE ONLY:

- |                              |  |                              |                               |                             |                             |                             |
|------------------------------|--|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC  | <input checked="" 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 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) AR-24-400048 (UC-24-0153) ACCEPTED BY DD  
PC MEETING DATE \_\_\_\_\_ DATE 04/11/2024  
BCC MEETING DATE 07/17/2024  
TAB/CAC LOCATION Goodsprings DATE 06/25/2024 FEE - \$1,400

AR-24-400048

LAS VEGAS OFFICE  
1980 Festival Plaza Drive, Suite 650  
Las Vegas, NV 89135  
T: 702.792.7000  
F: 702.796.7181

KAEMPFER

CROWELL

ELISABETH OLSON  
eolson@kcnvlaw.com  
O: 702.792.7000

April 10, 2024

**VIA EMAIL**

**[Dane.detommaso@clarkcountynv.gov](mailto:Dane.detommaso@clarkcountynv.gov)**

Mr. Dane Detommaso  
Clark County Comprehensive Planning  
500 Grand Central Parkway  
Las Vegas, NV 89155

**Re: Goodsprings Town Board  
Wolf Sanctuary Required Review for ET-21-400123**

Dear Dane:

As you know, this firm represents the above-referenced application. We respectfully request the pending required review for ET-21-400123 be scheduled for the **June 25, 2024** Goodsprings Town Board meeting and the **July 17, 2024** Board of County Commissioners meeting. This request is to allow the item to be scheduled for the next available Goodsprings Town Board meeting and the corresponding Board of County Commissioners Meeting.

Thank you for your consideration of this request. Please contact our office with any questions.

Very truly yours,

**KAEMPFER CROWELL**



Elisabeth E. Olson

EEO/lak  
cc: Meggan Holzer (via email)

AR-24-400048

LAS VEGAS OFFICE  
1980 Festival Plaza Drive, Suite 650  
Las Vegas, NV 89135  
T: 702.792.7000  
F: 702.796.7181

KAEMPFER

CROWELL

ELISABETH E. OLSON  
[eolson@kcnvlaw.com](mailto:eolson@kcnvlaw.com)  
D: 702.792.7039

April 2, 2024

**VIA EMAIL**

Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
First Floor  
Las Vegas, Nevada 89155

**Re: *Justification Letter – Required Review (ET-21-400123)***  
***Christopher Caracci***  
***APN: 202-26-703-035***

To Whom It May Concern:

This firm represents Christopher Caracci. (the "Applicant") in the above referenced matter. The property is located on a portion of approximately 21.72 acres in Goodsprings, Nevada. (the "Property"). The Property is zoned RS80 and has been previously approved for a special use permit to allow for a wolf sanctuary. The Applicant is submitting the required review conditioned on the most recent approval, ET-21-400123.

The Applicant has been running an animal sanctuary for abandoned and abused wolf-dog hybrids since 2005. The sanctuary originally began in Pahrump, where the Applicant lived at the time. He then relocated to a new home located directly south of The M Resort in order to be closer to his place of work. While living behind The M Resort, the Applicant encountered zero issues with the surrounding residents or hotel guests and ran his sanctuary for several years. He then moved to the Property in Goodsprings and obtained approval for his wolf sanctuary via application UC-19-0153. In October, 2021, he obtained approved of the first required review. He has also met all additional conditions from Planning and Public Works.

Since relocating to Goodsprings, the Applicant has not had any issues with the animals on the Property. He currently has nine (9) wolf hybrids on site where a total of twelve (12) are permitted. The Applicant has over 17 years of experience rescuing and caring for these animals. He is incredibly knowledgeable about the animals and cares tremendously about protecting them and will continue to do so moving forward. Because the Applicant has not had any issues or concerns with the sanctuary, we respectfully request the use permit to remain active on the Property. Additionally, since the Applicant has operated the sanctuary for several years without a single issue, we request that no additional reviews be placed on the Property moving forward.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in black ink, appearing to read "Elisabeth E. Olson". The signature is fluid and cursive, with a large initial "E" and "O".

Elisabeth E. Olson