

- 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

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

- 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 31st. Book Club is on February 9th at 3 pm and To Kill a Mockingbird will be the book for the March 8th Book Club meeting. There will be a Social Security 101 presentation on Wednesday, February 21st at 11 am. Submissions for the Leap Year Time Capsule are due by 7 pm on February 29th.

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 27th 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 4th.

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

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 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