



- 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.















AR-24-400048

LAS VEGAS OFFICE  
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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

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ELISABETH E. OLSON  
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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