

- IV. Approval of the Agenda for, August 31, 2021 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 Clark County Administrative Services regarding Starbucks in Jean, NDOT roadwork, community events, and any other updates from Clark County (for discussion only)
- VI. Planning and Zone
 - 1. **ET-21-400123 (UC-19-0153) –JONLUCK INVESTMENT LIMITED:**
USE PERMIT FIRST EXTENSION OF TIME for exotic animals (wolf dogs/hybrids).
WAIVER OF DEVELOPMENT STANDARDS to increase fence height.
DESIGN REVIEWS for the following: 1) exotic animals (wolf dogs/hybrids) facility; 2) a grading plan within a Hillside Area; and 3) alternative development standards in conjunction with an existing single family residence and accessory structures on a portion of 22.0 acres in an R-U (Rural Open Land) Zone. Generally located on the west side of Fayle Street (alignment), 750 feet north of Sandy Valley Road within Goodsprings. JJ/bb/jo (For possible action) **9/22/21 BCC**
 - 2. Review that the Transform Clark County land use plan map accurately applies compatible density or intensity conversion from the existing land use categories to the proposed land use categories. (For discussion only)
- VII. General Business
 - 1. Take public input and finalize requests for the next fiscal year budget (For possible action)
 - 2. Nominate a representative and a possible alternate to serve on the 2021-2020 Community Development Advisory Committee (CDAC) (For possible action)
- 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: September 28, 2021
- 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

**ATTACHMENT A
GOODSPRINGS CITIZENS ADVISORY COUNCIL
ZONING AGENDA
TUESDAY, 7:30 P.M., AUGUST 31, 2021**

09/22/21 BCC

1. **ET-21-400123 (UC-19-0153)-JONLUCK INVESTMENT LIMITED:**
USE PERMIT FIRST EXTENSION OF TIME for exotic animals (wolf dogs/hybrids).
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EXOTIC ANIMALS
(TITLE 30)

FAYLE ST/SANDY VALLEY RD
(GOODSPRINGS)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400123 (UC-19-0153)-JONLUCK INVESTMENT LIMITED:

USE PERMIT FIRST EXTENSION OF TIME for exotic animals (wolf dogs/hybrids)
WAIVER OF DEVELOPMENT STANDARDS to increase fence height.

DESIGN REVIEWS for the following: **1)** exotic animals (wolf dogs/hybrids) facility; **2)** a grading plan within a Hillside Area; and **3)** alternative development standards in conjunction with an existing single family residence and accessory structures on a portion of 22.0 acres in an R-U (Rural Open Land) Zone.

Generally located on the west side of Fayle Street (alignment), 750 feet north of Sandy Valley Road within Goodsprings. JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:

202-26-703-035 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Increase a perimeter fence height to 8 feet where 6 feet is the standard per Chapter 30.64 (a 33% increase).

DESIGN REVIEWS:

1. Exotic animals (wolf dogs/hybrids) facility.
2. Grading plan for an exotic animal (wolf dogs/hybrids) facility within a Hillside Area.
3.
 - a. Reduce the front setback to an accessory structure to zero feet where a minimum of 40 feet is required per Table 30.40-1 (a 100% reduction).
 - b. Reduce the side setback to an accessory structure to zero feet where a minimum of 5 feet is required per Table 30.40-1 (a 100% reduction).

LAND USE PLAN:

SOUTH COUNTY (GOODSPRINGS) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 475 Fayle Street
- Site Acreage: 22 (portion)
- Project Type: Exotic animals

History

This facility has existed within Clark County for approximately 10 years and was previously approved through UC-0033-09 and UC-0484-13 in the Enterprise area south of the M Resort. Prior to 2009, the facility operated in Pahrump since 2005. While operating in the Enterprise area, the facility encountered zero issues with surrounding residents and there are no Clark County Public Response Office (CCPRO) complaints for this facility. Additionally, there were no Clark County Animal Control issues or complaints on file. Clark County Animal Control previously reviewed and inspected the original facility in 2009. However, in late 2016, a residential builder purchased several parcels surrounding the original facility and began building single family residences directly adjacent to the wolf hybrid sanctuary. The applicant has now moved to a more rural location (current site) within Goodsprings.

Site Plans & Project Scope

The plans depict an exotic animal (wolf dogs/hybrids) facility that functions as a sanctuary and is not open to the public. The overall parcel is approximately 22 acres with the facility occupying a small portion of the overall parcel. The applicant currently has 2 wolf hybrids. At the time of the original request the applicant had 4 animals, but was approved for up to 12 wolf hybrids which will be located on the parcel and housed in 4 habitat areas that are generally northeast and northwest of the existing single family residence. The habitat areas range in size from 1,325 square feet to 1,980 square feet and are set back a minimum of 25 feet from the nearest property line. The habitat areas are approximately 1,000 feet from the nearest single family residence and have a natural physical barrier in the form of greater than 50% slopes on the overall 22 acre parcel.

The plan also depicts accessory structures located on the southeast portion of the parcel. The applicant is requesting waivers of development standards to allow a reduction in setback to 1 of several accessory structures. All structures and fencing exist and no new construction is proposed.

The entire parcel is within 12% or greater slopes with center portions of the overall 22 acre parcel having greater than 50% slopes; and therefore, is subject to Hillside development standards. The single family residence, accessory structures, and habitat areas are within the 12% to 25% slope area of the overall parcel and will comply with all provisions.

Elevations

The structures are as follows: 1) habitat areas with shelters, wood platform and play structures within each habitat; and 2) 10 foot to 12 foot high fencing with security curving on top of the fence for each habitat area. All structures and fencing exist and no new construction is proposed. There is also additional fencing along the property's perimeter and around the outside of each pen which provides an added level of security for the animals. A portion of the 8 foot perimeter fence is along the eastern property line on the southern portion of the site.

KAEMPFER

CROWELL

ATTORNEYS AT LAW

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June 11, 2021

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, Nevada 89155

ET-21-400123
PLANNER
COPY

Re: Justification Letter – Required Review (UC-19-0153)
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 21.7 acres in Goodsprings, Nevada (the “Property”). The Property is more particularly described as Assessor’s Parcel Number 202-26-703-035. The Property is zoned Rural Open Land (R-U) and is master planned Residential Rural (RR). The Applicant is requesting a review of the previously approved special use permit for his existing wolf sanctuary.

By way of background, 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. He then relocated to a new home located directly south of The M Resort in Clark County (APN 191-09-701-001) in order to be closer to his place of work. While living behind The M Resort, the Applicant encountered absolutely zero issues with surrounding residents or hotel guests and ran his sanctuary for several years. He then moved to 475 S. Fayle Street in Goodsprings and obtained approval for his wolf sanctuary via application UC-19-0153. A required review within two years was a condition of approval.

Since relocating to Goodsprings, the Applicant has not had any issues with the animals on the Property. He currently has two wolf hybrids on site. The Applicant has over 14 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 new sanctuary in Goodsprings, we respectfully request the use permit to remain active on the Property.

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



Elisabeth E. Olson

EF-21-400123

**PLANNER
COPY**