



Mountain Springs Citizens Advisory Council

Mountain Springs Fire Station

18500 State Highway 160

Mountain Springs, NV 89161

March 10, 2021

6:00pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Secretary Name at Secretary's Phone Number and is/will be available on the County's website at www.clarkcountynv.gov.
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to meggan@clarkcountynv.gov before 4:00 pm on February 10, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board/Council Members: Tanya Harrah Rick Schmalz Douglas Thompson Paul Whissel

Secretary: Sheryl Schmalz, 702-278-8433, sherylschmalz@gmail.com

County Liaison(s): Meggan Holzer, 702-455-0341, meggan@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this 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 Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to meggan@clarkcountynv.gov before 4:00 pm on February 10, 2021.

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- III. Approval of Minutes for February 10, 2021. (For possible action)
- IV. Approval of the Agenda for March 10, 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 Nevada Highway Patrol regarding traffic, safety, and other related issues (for discussion only)
 - 3. Receive a report from NDOT regarding updates and information about the SR160 project (for discussion only)
 - 4. Receive a report from Clark County Administrative Services regarding approved conditions for the Mountain Springs Saloon, information about trapping from NDOW, recruitment for one more CAC member, corrected naming of Sandy Valley Back Road, street/dead end signs, Transform Clark County, and other updates from Clark County (for discussion only)
- VI. Planning and Zoning
Receive a presentation and discuss the Ford Bronco Off-Road project proposed for the Kimball Boy Scout Camp site. (for discussion only)
- VII. General Business
None
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/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 Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to meggan@clarkcountynv.gov before 4:00 pm on February 10, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.
- IX. Next Meeting Date: April 14, 2021.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Mountain Springs Fire Station Bulletin Board, State Hwy 160, Mountain Springs, NV 89161
North Frontage Road Mail Cluster, State Hwy 160, Mountain Springs, NV 89161
Mountain Springs Saloon, 19050 State Hwy 160, Mountain Springs, NV 89161
South Frontage Road Bulletin Board, State Hwy 160, Mountain Springs, NV 89161
<https://notice.nv.gov>



Mountain Springs Citizens Advisory Council

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18500 State Highway 160

Mountain Springs, NV 89161

February 10, 2021

6:00pm

MINUTES

Board/Council Members: Tanya Harrah Rick Schmalz Douglas Thompson Paul Whissel

Secretary: Sheryl Schmalz, 702-278-8433, sherylschmalz@gmail.com

County Liaison(s): Meggan Holzer, 702-455-0341, meggan@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, and Roll Call

The meeting was called to order at 6:10 p.m.

- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this 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 Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

None

III. Approval of Minutes for October 14, 2020.

Motion by: Tanya Harrah

Action: Approved

Vote: 4/0 Unanimous

IV. Approval of the Agenda for February 10, 2021 and Hold, Combine, or Delete any Items. (For possible action)

Motion by Tanya Harrah to move item VIII – 1 to the beginning of the agenda in order to elect a Chairperson and Vice Chairperson for the current 2021 term and to approve the February 10, 2021 agenda as amended.

Action: Approved

Vote 4/0 Unanimous

Motion by: Tanya Harrah to nominate Rick Schmalz to Chairperson

Motion by: Rick Schmalz to nominate Tanya Harrah as Vice Chairperson

Action: Approved

Vote: 4/0 Unanimous

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)

Metro Sgt. Pickerel has been assigned to take over the Southwest Residents Section which covers Mountain Springs et.al. Residents can receive current, accurate area information on Facebook page <https://www.facebook.com/LVMPDSouthwestResidentSection>

2. Receive a report from Clark County Administrative Services regarding the status of the most recent review of UC-18-0863 for the Mountain Springs Saloon, possible community clean up, recruitment for one more CAC member, and other updates from Clark County (for discussion only)

Meggan stated that there have been no complaints regarding the Saloon’s outdoor live music and the County Commissioners voted to remove the time limit on UC-18-0863 resulting in no further reviews. Mark Baxter, resident, responded that the Saloon has not installed the agreed upon “sound reflection wall.” Meggan will follow up on this requirement.

Community clean-up will be scheduled later in the Spring. Meggan will look into having dumpsters placed on the “access roads” on both sides of SR 160.

The Mountain Springs Community Advisory Committee needs a fifth member.

Council members and residents provided a list of issues/questions to share with NDOT and asked for them to be invited to the next meeting.

3. Receive a report from NDOT regarding updates and information about the SR160 project (for discussion only)

No Report Given

VI. Planning and Zoning

None

VII. General Business

1. Elect a new Chair and Vice Chair of the Mountain Springs CAC (for possible action)

See Item IV

2. Review and approve the 2021 CAC meeting calendar (for possible action)

Motion by Tanya Harrah to approve 2021 Mountain Springs CAC calendar with correction of August date from the 10th to the 11th.

Action: Approved

Vote: 4/0 Unanimous

3. Review CAC bylaws (for discussion only)

Meggan indicated that the bylaws had been provided to the members via email and they should contact her with any questions or requests for changes.

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/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 Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date:

March 10, 2021

- X. Adjournment.
The meeting was adjourned at 7:45 p.m.

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>UC-21-0072</u> DATE FILED: <u>2/18/21</u></p> <p>PLANNER ASSIGNED: <u>JCT</u></p> <p>TAB/CAC: <u>MOUNTAIN SPRINGS</u> TAB/CAC DATE: _____</p> <p>PC MEETING DATE: <u>4/6/21</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$1,825</u></p> <p style="font-size: small;">* (LIAISON will send APPLICATION TO 3/10 CAC MTG AS A DISCUSSION ITEM) *</p>
	PROPERTY OWNER	<p>NAME: <u>Boy Scouts of America Las Vegas Area Council</u></p> <p>ADDRESS: <u>7220 S Paradise Rd</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u></p> <p>TELEPHONE: <u>702-736-4366</u> CELL: _____</p> <p>E-MAIL: <u>todd.walter@scouting.org</u></p>
	APPLICANT	<p>NAME: <u>Jackson Dawson Communications, Inc.</u></p> <p>ADDRESS: <u>One Parklane Blvd, 11th Floor</u></p> <p>CITY: <u>Dearborn</u> STATE: <u>MI</u> ZIP: <u>48126</u></p> <p>TELEPHONE: <u>(313) 593-0690</u> CELL: _____</p> <p>E-MAIL: <u>mhunter@jacksondawson.REF</u> CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Bob Gronauer - Kaempfer Crowell</u></p> <p>ADDRESS: <u>1980 Festiva Plaza Drive, Suite 650</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-792-7000</u> CELL: _____</p> <p>E-MAIL: <u>RJG@kcnvlaw.com</u> REF CONTACT ID #: <u>166096</u></p>

ASSESSOR'S PARCEL NUMBER(S): 174-32-000-001; 174-31-000-003 & 194-00-001-002; 003

PROPERTY ADDRESS and/or CROSS STREETS: 10877 Mt. Potosi Canyon Road

PROJECT DESCRIPTION: Use Permit for a recreational facility and design review

(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 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.

Warren Todd Walter Warren Todd Walter, Scout Execct
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 1-4-2021 (DATE)
 By Warren Todd Walter

NOTARY PUBLIC: [Signature]

NANCY J. HILL
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 08-03-22
 Certificate No: 94-2720-1

*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

KAEMPFER

CROWELL

ATTORNEYS AT LAW

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CARSON CITY OFFICE
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Tel: 775.884.8300
Fax: 775.882.0257

January 4, 2021

UC-21-0072

VIA ELECTRONIC SUBMITTAL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

**RE: *Justification Letter –Design Review/ Special Use Permit/ Waiver
Ford Bronco – Off Roadeo Experience
Jackson Dawson Communications, Inc.
APNs: 174-32-000-001, 174-31-000-003 and 194-00-001-002 and 003***

To Whom It May Concern:

This firm represents Jackson Dawson Communications, Inc. (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 1,136.84 gross acres located at 10877 Mount Potosi Canyon Road (the “Site”). The Applicant is requesting a special use permit for a recreational facility and a design review to allow for an off-road driving adventure to experience the new Ford Bronco and a wavier of development standards to slightly increase the building height of the pavilion building to 25’ 7.5” where 25’ is the maximum height for accessory structures in the R-U zone.

The property is currently is zoned Rural Open Land (R-U) and houses the Boy Scouts of America campgrounds. The Applicant is looking to utilize the Site and existing trail system for its driving experience operation for the next several years to help promote the new and highly anticipated Ford Bronco. There will be no new trails graded into the Site or adjacent hillside. The land is being retained as it stands to keep its unique character. The Applicant is making some upgrades/renovations to some of the buildings and replacing the Scout signage with new signage for the new use. We are respectfully requesting a waiver to allow the pavilion building to 25’ 7.5” where 25’ is the maximum height for accessory structures in the R-U zone. This slight increase is negligible and will have no negative impacts to the surround area. Otherwise, the Site is in compliance with a proposed recreation center within an R-U zoning designation. There will be 64 parking spaces provided where only 58 are required.

The Applicant is also requesting a special use permit to allow for live entertainment. Details of the proposed live entertainment are listed below. Lastly, the Applicant is requesting a waiver of parking landscaping throughout the Site. Due to the rural and unique nature of the

overall Site and proposed use, parking lot landscaping is out of character and would disrupt the rural landscape of the land. Therefore, we respectfully request support of this request.

Below is an outline and explanation of the proposed driving experience and details of how the recreational facility will operate.

Activity/Experience

- Owners of eligible Bronco and Bronco Sport vehicles will be invited to attend a Bronco Off-Roadeo 1.5-day experience.
- The experience for owners is complimentary, and each owner is welcome to add up to 2 guests for an additional guest fee.
- Bronco Off-Roadeo is the essence of the Bronco brand: an off-roading and outdoor adventure playground with experiences that will build confidence, expand skills and encourage guests to get out into the wild for years to come.
- Designed to challenge and excite both novices and experts, Bronco Off-Roadeo will welcome guests into the world of Bronco, celebrate the great outdoors and adventure-seeking lifestyle that comes with it, and ultimately, inspire you to Learn It, Love It and Live It.
- Participants are responsible for all lodging and travel to-and-from their selected destination.
- Additional lifestyle experiences (beyond the 1.5-day experience) would be paid for by the owner and can be scheduled to complement their schedule. To create this opportunity, we will partner with local experts to ensure our customers will experience the best the area has to offer.
- Our unique blend of exciting, hands-on and immersive experiences, led by a team of industry experts, will highlight the focused design and engineering that makes Bronco so capable – in a safe and controlled environment.
- The program highlights taking individual responsibility for safe and responsible off-pavement driving and recreational practices (trail, people, and vehicle preservation).
- After an exciting “day 1” in the world of Bronco – guests will meet back at camp for sharing tales from the trail, a casual, locally-catered dinner and socializing. Entertainment offerings (by schedule and availability), e.g., live music, yard games, outdoor movies,

stargazing, etc., will amplify the experience, showcase local talent and build community. Location of the live entertainment is noted on the site plan included with the submittal.

- On the next day, depending on interest and ability, the adventure continues with more opportunities to experience Bronco's off-road capability on beautiful natural trails.
 - Customers will learn key lessons in off-roading safely and respectfully.
 - For example: gain an understanding of recovery points and recovery equipment and practice preparing your vehicle in case something does not go as planned for you or someone else along the trail.
 - While driving on the off-road course, participants will learn about vehicle features, ground clearance, how to choose a "line" as well as other driving techniques and how they contribute to off-road capability.
 - Experts will guide guests around the course and teach them when to apply what they've learned to various types of terrain and obstacles while showing them how to pick the right path through challenging terrain.
- The experience culminates with an epic, curated trial drive experience that encompasses – inspired by the local terrain, seasonality, environment and must-see vistas – challenging trails, scenic vistas and the opportunity to explore and enjoy everything that Bronco has to offer.
- At the end of the experience, guests will leave with not only great memories, shareable photos/videos, and enhanced skills behind-the-wheel, but a new awareness and appreciation for everything the local area has to offer.
- Bronco Off-Roadeo is a place that unites those with a shared passion for the outdoors, a love of Bronco and a desire for adventure – regardless of previous off-road experience or technical abilities.

Hours of Operation

- Bronco Off-Roadeo will operate daily from 7AM until 9PM, with flexibility to adjust to accommodate daylight hours.
- Our onsite crews will be scheduled to work pre- and post-customer attendance to properly set-up and close-up the facility safely and efficiently.

- We will be closed for major holidays.
- The facility will be open to registered attendees and their guests, and not for walk in traffic.

Security/Safety

- Our first priority is safety. That includes ensuring that the facility, property and program vehicles are secured and maintained at all times.
- In addition to 24 hour onsite security, our staff will receive the proper training in safety and appropriate protocol procedures relevant to their role and program needs (e.g., first aide, fire safety, etc.).
- To ensure 24 hour security, an employee will utilize the Ranger House as a living unit.
- Maintaining the property, facilities and trails will help us to uphold the highest standards for the Off-Roadeo customer experience on an ongoing basis.
- Designated parking and onsite shuttle service will help to ensure that customers participating in Off-Roadeo stay within designated areas and within program parameters.
- Ample communication with participants pre-event (website, email, phone support) will reduce the risk of confusion once onsite and make sure that any facility rules and regulations are clearly communicated to customers and their guests.

Occupancy

- The Applicant anticipates an average of 18 Owners, plus a Guest, plus 15 Staff for a total of: 36 participants and 15 Staff per 1.5-day experience.

The Applicant will also utilize two of the existing buildings on the Site to store the vehicles and for guest registration. Included with this submittal are elevations and floor plans for the Pavillion and the Registration buildings. Both buildings will be renovated to ensure safety of the vehicles and comfort for the guests. Retail sales will also be available for guests on the Site

within the registration building. These sales would include shirts jackets, hats, etc., as well as the option to purchase photos and videos of their adventures.

The Applicant is excited to bring this new experience to Las Vegas and looks forward to working with the County moving forward.

Thank you in advance for your time and consideration. Please do not hesitate to contact us with any additional questions or concerns.

Sincerely,

KAEMPFER CROWELL



Bob Gronauer