



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 updates from Clark County (for discussion only)

VI. Planning and Zoning

1. **ET-21-400059 (UC-19-0342)-STEELHEAD, GIL LLC:**  
**DESIGN REVIEW FIRST EXTENSION OF TIME** to construct a bathroom building in conjunction with an existing restaurant, retail store, and tavern on 1.4 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Spring Street (SR-161) and Fayle Street within Goodsprings. JJ/md/jo (For possible action) **BCC 6/2/21**
2. **APPLICATION NUMBER: WC-21-400058 (UC-19-0594) - BLAKE, DONN I. & MARY E. REV TR & FLEMING, STEPHEN NEVADA TRUST:**  
**WAIVERS OF CONDITIONS** of a use permit for the following: 1) 6 months to remove the watchman's manufactured home from the site; and 2) 1 year to remove landscaping and structures within the right-of-way in conjunction with a previously approved existing watchman's manufactured home and existing accessory structures (shipping containers) on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the north side of Spring Street (SR 161) and the east side of Revere Street within Goodsprings. (For possible action) **BCC 6/2/21**

VII. General Business

1. Mario Gomez, NDOT District Engineer, will share information and answer questions about the upcoming I-15/SR 161 project and other NDOT related concerns. (for discussion only)

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 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](mailto:meggan@clarkcountynv.gov), before 4:30 pm on May 25, 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.

IX. Next Meeting Date: June 29, 2021

X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:

Goodsprings Community Center, 375 W. San Pedro Ave, Goodsprings, NV 89019  
Goodsprings Justice Court, 23120 S Las Vegas Blvd, Jean, NV 89019  
Goodsprings Library, 365 San Pedro Ave, Jean, NV 89019  
Jean Post Office, 18500 S Las Vegas Blvd, Jean, NV 89019  
Pioneer Saloon, 310 W. Spring St, Goodsprings, NV 89019 <https://notice.nv.gov>

**ATTACHMENT A  
GOODSPRINGS CITIZENS ADVISORY COUNCIL  
ZONING AGENDA  
TUESDAY, 7:30 P.M., MAY 25, 2021**

06/02/21 BCC

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**DESIGN REVIEW FIRST EXTENSION OF TIME** to construct a bathroom building in conjunction with an existing restaurant, retail store, and tavern on 1.4 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Spring Street (SR 161) and Fayle Street within Goodsprings. JJ/md/jo (For possible action)
  
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**WAIVERS OF CONDITIONS** of a use permit for the following: **1)** 6 months to remove the watchman's manufactured home from the site; and **2)** 1 year to remove landscaping and structures within the right-of-way in conjunction with a previously approved existing watchman's manufactured home and existing accessory structures (shipping containers) on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the north side of Spring Street (SR 161) and the east side of Revere Street within Goodsprings. JJ/md/jd (For possible action)

RESTROOM BUILDING  
(TITLE 30)

SPRING ST (SR 161)/FAYLE ST  
(GOODSPRINGS)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400059 (UC-19-0342)-STEELHEAD, GIL LLC:**

**DESIGN REVIEW FIRST EXTENSION OF TIME** to construct a bathroom building in conjunction with an existing restaurant, retail store, and tavern on 1.4 acres in a C-2 (General Commercial) Zone.

Generally located on the northwest corner of Spring Street (SR 161) and Fayle Street within Goodsprings. JJ/md/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

202-26-601-019; 202-26-610-110; 202-26-610-111

**LAND USE PLAN:**

SOUTH COUNTY (GOODSPRINGS) - COMMERCIAL GENERAL

SOUTH COUNTY (GOODSPRINGS) - RURAL NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 310 W. Spring Street
- Site Acreage: 1.4
- Project Type: Historic designation with accessory uses
- Number of Stories: 1 (restroom building)
- Building Height (feet): 18.5 (restroom building)
- Square Feet: 219 (restroom building)
- Parking Required/Provided: 63/79

**History & Request**

The subject property, the Pioneer Saloon, was approved as a historical designation (Pioneer Saloon) for a tavern, restaurant, and retail sales and services with accessory uses via UC-19-0342 by the Board of County Commissioners in June 2019. The Notice of Final Action imposed a condition permitting the applicant 18 months to construct the bathroom building, located at the southwest corner of the project site. The requested extension of time is required for the restroom building. The remaining entitlements associated with the previous land use application, UC-19-0342, have commenced. Therefore, an extension of time is only necessary to construct the

previously approved restroom building. The applicant states the pandemic caused a delay of the saloon operation, which made it difficult to construct the restroom facility.

### Site Plans

The previously approved plans depict a project site consisting of 1.4 acres featuring an existing tavern (Pioneer Saloon) with a restaurant, retail store, watchman's manufactured home, storage building, 2 shipping containers, outside bar, and an existing food cart/trailer (cook trailer). The existing tavern consists of 1,861 square feet and the retail store measures 615 square feet. An outside bar area, measuring 228 square feet, is located to the west of the tavern and is accessed through the interior of the building. Immediately to the east of the tavern is an existing 4,400 square foot outside dining and drinking area, which is enclosed by an existing 4.5 foot high non-decorative perimeter fence (corrugated metal sheets framed by wood posts) that was approved by action of UC-0099-15 in April 2015 by the Board of County Commissioners, but subsequently expired in April 2018. Additionally, the accessory wedding chapel use is located within the outside dining and drinking area. An attached covered patio area consisting of 385 square feet, which will be utilized for outdoor live entertainment, is located on the northwest side of the tavern. A detached covered patio, with an area of 1,224 square feet, is located immediately to the north of the tavern. The outside dining and drinking area is not accessed through the interior of the tavern, as required per Code. A proposed restroom building consisting of 219 square feet is located 20 feet to the west of the 615 square foot retail store. The restroom building will replace the existing restroom structure, which cannot be permitted due to structural deficiencies. The restroom building will maintain a 20 foot setback from Spring Street. An existing storage area measuring 447 square feet is located immediately to the north of the retail store. The retail store has direct interior access to the storage area. A 276 square foot covered patio area is located to the east of the storage building. The watchman's manufactured home, consisting of 1,400 square feet, is located at the northwest corner of the site. The manufactured home is set back 10 feet from the west property line and 8 feet from the north property line. Two shipping containers measuring 320 square feet each are located approximately 14 feet to the east of the manufactured home. Eight feet of separation exists between the shipping containers, with an open concrete slab located between the structures. The shipping containers are set back 8 feet from the north property line. The existing food cart/trailer, consisting of 232 square feet, is located to the northwest of the first storage building. A second storage building, measuring 125 square feet, is located at the northeast corner of the site. The building is set back 9 feet from the north property line and 28 feet from the east property line, along Fayle Street. An existing propane sales area with an area of 162 square feet is located at the northeast corner of the site. The sales area is set back 6 feet from the northeast property line, adjacent to Fayle Street. The existing trash enclosure is centrally located within the site. Access to the project site is granted via existing driveways adjacent to Spring Street and Fayle Street. Parking for the site is located to the west and north of the existing buildings. A portion of the parking lot consists of asphalt, while the remaining portion of the parking lot consists of chat. The re-design of the parking lot will ensure minimum drive aisle widths of 24 feet, and will include landscape planters to improve the aesthetics of the site. The existing site requires 63 parking spaces where 79 parking spaces are provided.

### Landscaping

The previously approved plans depict a 5.5 foot wide landscape area along the west and north property lines of the site, with 24 inch box large Evergreen trees planted 20 feet on center. The width of the street landscape area ranges between zero to 13 feet along Spring Street, while the width of the landscape area adjacent to Fayle Street measures 6 feet. A combination of small and large trees are depicted within the landscape area along Fayle Street and Spring Street, in addition to shrubs and groundcover. A waiver of development standards was included with UC-0307-08 to reduce the street landscaping along Spring Street and Fayle Street. In lieu of the required landscape finger islands, multiple landscape planters ranging between 3.5 feet to 8 feet in width are dispersed throughout the interior of the parking lot, containing a mixture of small and large trees.

### Elevations

The existing restaurant, retail store, and tavern have a rustic and rural character, and the additions and modifications to the site maintain the same appearance. The freestanding restroom building has a height of 18.5 feet and will be constructed with a CMU block exterior. A corrugated steel awning will be located at the midpoint of the front elevation of the building. The awning will be supported by a series of columns featuring CMU block. The doors to the restroom building consist of wood and will remain unpainted to maintain a natural appearance. The building will be painted with neutral, earth tone colors. The shipping containers are 9 feet high and consist of a metal exterior. The containers are painted with neutral, earth tone colors. The food cart/trailer measures 8 feet in height with black metal paneling for the exterior. The outdoor bar area, located on the northeast side of the tavern, is protected by 4 foot high railings. The storage building, located at the northeast corner of the project site, is 11.5 feet high and consists of a wood exterior and a corrugated metal roof.

### Floor Plan

The existing tavern and restaurant consists of 1,861 square feet and features storage areas, walk-in cooler, bar area, restroom facilities, and a dining area. The retail store consists of 615 square feet with a 447 square foot storage area. The accessory storage building consists of 125 square feet. The food cart/trailer (cook trailer) measures 232 square feet and includes a counter area, cook area, storage closet, sinks, and a stove. The shipping containers measure 320 square feet each while the proposed restroom building has an area of 219 square feet. The outdoor bar area, located on the northeast side of the tavern, consists of 228 square feet.

### Signage

Signage is not a part of this request.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0342:

#### Current Planning

- 18 months to construct the bathroom building;
- Live entertainment Sunday through Thursday between 12:00 p.m. and 8:00 p.m., and Friday and Saturday between 11:00 a.m. and midnight with any live entertainment after 10:00 p.m. to be indoors;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a design review must be approved by the Board of County Commissioners prior to all new construction or alteration to the exterior of a building with Historical Designation unless the Zoning Administrator determines that the proposal is minor in nature and impact; 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; 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 the completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (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.

Applicant's Justification

The applicant states the COVID-19 pandemic caused a delay of the tavern operation, which made it difficult to construct the new restroom facility. The owner intends on constructing the restroom building by the end of 2021; therefore, requests an extension of time to build the facility. The proposed restroom building will be constructed with exterior materials matching that of the existing buildings on the site. The building will be painted with neutral, earth tone colors.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-19-0342	Established a historical designation (Pioneer Saloon) for a for a tavern, restaurant, and retail sales and services with accessory uses; waivers for reduced parking lot landscaping; reduced setback for a non-decorative fence; and increased fence height; design reviews for food cart/trailer; existing accessory structures (shipping containers, storage building); parking lot re-design; proposed restroom building; and additions and/or modifications including, but not limited to, an outdoor bar area, outside dining, drinking, and cooking areas, and covered patio areas	Approved by BCC	June 2019
UC-18-0143	Food cart/trailer not located within an enclosed building - expired	Approved by BCC	April 2018

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0099-15 (ET-0045-17)	Second extension of time to reduce setback for non-decorative perimeter fence with design reviews for a manufactured restroom building and additions/modifications to an existing tavern and restaurant - expired	Approved by BCC	June 2017
UC-0099-15 (ET-0045-16)	First extension of time for use permits, waivers of development standards, and design reviews for outside dining, drinking, and cooking, a fence; a manufactured restroom building; and additions/modifications to an existing tavern and restaurant - expired	Approved by BCC	June 2016
UC-0099-15	Original application for use permits, waivers, and design reviews for outside dining, drinking, and cooking; fence; a manufactured restroom building; and additions/modifications to an existing tavern and restaurant - expired	Approved by BCC	April 2015
UC-0807-08 (ET-0010-15)	Fifth extension of time to review the watchman's manufactured home, parking lot redesign, and accessory structures in conjunction with an existing tavern and retail/general store - removed the time limit	Approved by BCC	April 2015
UC-0022-14	Outside dining, drinking, and cooking - expired	Approved by BCC	March 2014
UC-0807-08 (ET-0087-13)	Fourth extension of time to review the watchman's manufactured home, parking lot redesign, and accessory structures in conjunction with an existing tavern and retail/general store - until March 6, 2015 to review as a public hearing	Approved by BCC	March 2014
UC-0807-08 (ET-0151-12)	Third extension of time to review the watchman's manufactured home, parking lot redesign, and accessory structures in conjunction with an existing tavern and retail/general store - until September 6, 2013 to review as a public hearing	Approved by BCC	March 2013
UC-0807-08 (ET-0182-10)	Second extension of time to review the watchman's manufactured home, parking lot redesign, and accessory structures in conjunction with an existing tavern and retail/general store - until December 7, 2012 to commence and review as a public hearing	Approved by BCC	June 2010

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0807-08 (ET-0267-09)	First extension of time to review the watchman's manufactured home, parking lot redesign, and accessory structures in conjunction with an existing tavern and retail/general store - until November 4, 2010 to review as a public hearing	Approved by BCC	November 2009
UC-0807-08	Use permits, waivers, and design review for a watchman's manufactured home, parking lot redesign, and accessory structures in conjunction with an existing tavern and retail/general store - 1 year to commence and review as a public hearing	Approved by BCC	January 2009

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Rural Neighborhood (up to 2 du/ac)	C-2	Single family residential
South	Commercial General	C-2	Undeveloped parcel containing old accessory & uninhabited structures
East	Rural Neighborhood (up to 2 du/ac)	C-2	Undeveloped
West	Rural Neighborhood (up to 2 du/ac) & Commercial General	C-2	Single family residential

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Since approval of the original application in June 2019, the applicant has commenced the project through the construction of several improvements to the site including the parking lot addition and the installation of interior parking lot landscaping to the north of the existing buildings. The construction of the proposed restroom building is necessary to serve the patrons of the restaurant and tavern. Therefore, staff recommends approval of the extension of time subject to an additional 18 months to construct the building.

**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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- 18 months to construct bathroom building;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 that 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.

**Public Works - Development Review**

- No comment.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** ENGINEERING & CONSULTING ALLIANCE

**CONTACT:** PHILLIP REGESKI, ECA, 1740 DELL RANGE BOULEVARD, SUITE 454H,  
CHEYENNE, WY 82009

WATCHMAN'S MANUFACTURED HOME  
(TITLE 30)

SPRING ST (SR 161)/REVERE ST  
(GOODSPRINGS)

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-21-400058 (UC-19-0594)-BLAKE, DONN I. & MARY E. REV TR & FLEMING,  
STEPHEN NEVADA TRUST:**

**WAIVERS OF CONDITIONS** of a use permit for the following: **1)** 6 months to remove the watchman's manufactured home from the site; and **2)** 1 year to remove landscaping and structures within the right-of-way in conjunction with a previously approved existing watchman's manufactured home and existing accessory structures (shipping containers) on 1.0 acre in a C-2 (General Commercial) Zone.

Generally located on the north side of Spring Street (SR 161) and the east side of Revere Street within Goodsprings. JJ/md/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

202-26-601-004

**LAND USE PLAN:**

SOUTH COUNTY (GOODSPRINGS) - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 48 Revere Street
- Site Acreage: 1
- Project Type: Watchman's manufactured home/accessory structures
- Number of Stories: 1
- Building/Height (feet): 8.5 (shipping containers)/9 (watchman's manufactured home)/7 (storage buildings, wood shed, outhouse)/9 (carport and garage)/25 (windmill)
- Square Feet: 320 (shipping containers)/160 (shipping container)/924 (watchman's manufactured home)/59 and 169 (storage buildings)/69 (outhouse)/368 (garage)/368 (carport)/123 (wood shed)

**Site Plans**

The previously approved plans depict an existing 1 acre site zoned C-2 with multiple accessory structures and an existing manufactured home. An existing manufactured home measuring 924 square feet is located at the northwest corner of the site with a setback of 5 feet from the north

(side), 44 feet from the west (front), 123 feet from the east (rear), and 175 feet from the south (side) property lines. The applicant is proposing to utilize the residence as a watchman's manufactured home. Three existing accessory structures (shipping containers) are located at the south portion of the site with a setback of 12 feet from Spring Street. The shipping containers measure 320 square feet each and have been placed within an excavated area measuring between 7 feet to 8 feet in depth. The excavated area consists of an area measuring a minimum of 1,000 square feet. Additional existing accessory structures are located on the property that include 2 storage buildings, outhouse, woodshed, and garage with a carport. The garage and carport are set back 24.5 feet from the east property line along Vegas Street. A fourth shipping container measuring 160 square feet is located immediately to the north of the garage and carport. The shipping container is set back a minimum of 24.5 feet from Vegas Street. An existing 25 foot high windmill is located at the southwest portion of the site, between the existing storage containers and the wood shed. Access to the site is granted via existing gates along Revere Street (west property line) and Vegas Street (east property line). The property is enclosed by a 4 foot high nondecorative fence (wood posts with wire) located along the perimeter of the site. The existing fence is also located within the Nevada Department of Transportation's (NDOT) right-of-way, Spring Street. The previously approved use permit, UC-19-0594, meets the definition of complete within the Development Code.

#### Landscaping

Existing landscaping with mature trees is located along Spring Street, Vegas Street, and Revere Street. Mature trees are also located within the interior of the project site. Existing landscaping, consisting of trees, is also located within NDOT's right-of-way on Spring Street.

#### Elevations

The previously approved plans depict 4 shipping containers with an overall height of 8.5 feet with exterior metal siding. Per photographs submitted with the application, the shipping containers are painted with neutral, earth tone colors. The fourth shipping container has a height of 8.5 feet and is painted dark brown to match the existing storage buildings within the project site. The existing manufactured home has an overall height of 9 feet and is painted light blue with a white trim. The existing windmill has an overall height of 25 feet. The existing carport and garage have an overall height of 9 feet and are constructed of wood. The existing outhouse, wood shed, and storage buildings measure 7 feet in height and are constructed of wood.

#### Floor Plan

Three shipping containers measure 320 square feet while the fourth shipping container measures 160 square feet. The watchman's manufactured home has an overall area of 924 square feet. The garage and carport each measure 368 square feet in area. The outhouse measures 69 square feet and the 2 storage buildings have an overall area of 59 square feet and 169 square feet, respectively.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0594:

#### Current Planning

- 1 year to complete with any extension of time to be a public hearing;

- 6 months to remove the watchman's manufactured home from the site.
- Applicant is advised that 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; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- 1 year to remove landscaping and structures within the right-of-way.

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

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (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)**

- Applicant is advised that the property appears to have an existing septic system; and to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

**Applicant's Justification**

The applicant states the existing watchman's manufactured home is necessary to prevent vandals from entering the subject property and removing historical items from the project site. Furthermore, the applicant requests the existing historical structures be allowed to remain within the Vegas Street right-of-way.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VC-0499-89 (ET-0287-94)	First extension of time to permit a manufactured home as a permanent single family residence with a condition of an additional 5 years to remove - expired	Approved by PC	October 1994
VC-0499-89	Permit a manufactured home as a permanent single family residence in a C-2 zone where a residence and mobile home are not permitted and a waiver for off-site improvements - expired	Approved by PC	September 1989
VC-0479-88	Established and maintained an overhead electrical service for an existing water well on a lot without a principal use	Approved by PC	September 1988

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Right-of-way	C-2	Undeveloped
South	Commercial General	C-2	Undeveloped
East	Commercial General & Rural Neighborhood (up to 2 du/ac)	C-2	Metal storage building

## Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Rural Neighborhood (up to 2 du/ac)	C-2	Stone cabin & accessory structures

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

### Analysis

#### Current Planning

##### Waiver of Conditions #1

Aerial photographs confirm the existing watchman's manufactured home has been located on the subject property for over 20 years. There are no active enforcement complaints on the subject property. Staff finds the watchman's manufactured home should have little to no impact on the surrounding land uses and properties; therefore, staff recommends eliminating the time limit to remove the home from the property.

#### Public Works - Development Review

##### Waiver of Conditions #2

Staff recommended a vacation of Vegas Street from Spring Street to Main Street to allow any structures and landscaping in the right-of-way to remain. Although the applicant initially agreed to process the vacation, no application was submitted, and instead, the applicant is asking to be able to leave non-standard improvements in the right-of-way, which are a liability for the County.

#### Staff Recommendation

Approval of waiver of conditions #1; denial of waiver of conditions #2.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) will no longer fulfill its intended purpose.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### PRELIMINARY STAFF CONDITIONS:

#### Building Department - Fire Prevention

If approved:

- No comment.

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

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTEST:**

**APPLICANT:** STEPHEN FLEMING  
**CONTACT:** DYANN WIDMAN, P.O. BOX 19333, JEAN, NV 89019

**DRAFT**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

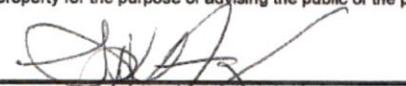
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>WC-19-0594</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WC-21-400058</u> DATE FILED: <u>4/8/21</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>GOODSPRING 6:30</u> TAB/CAC DATE: <u>5/25/21</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>6/02/2021 9:00</u> FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>STEPHEN NEVADA FLEMING</u> ADDRESS: <u>5320 W. SAHARA AVENUE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-378-0662</u> CELL: _____ E-MAIL: <u>SNEVADAF@AOL.COM</u>
	<b>APPLICANT</b>  NAME: <u>STEPHEN NEVADA FLEMING</u> ADDRESS: <u>5320 W. SAHARA AVENUE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-378-0662</u> CELL: _____ E-MAIL: <u>SNEVADAF@AOL.COM</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>DYANN KAY WIDMANN</u> ADDRESS: <u>210 W. MAIN ST - P.O. BOX 19333</u> CITY: <u>JEAN</u> STATE: <u>NV</u> ZIP: <u>89019</u> TELEPHONE: _____      CELL: <u>702-480-3464</u> E-MAIL: <u>LADYDY4444@GMAIL.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 202-26-601-00A

PROPERTY ADDRESS and/or CROSS STREETS: 48. REVERE ST.

PROJECT DESCRIPTION: Watchman's Manufactured Home.

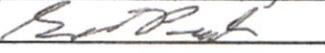
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

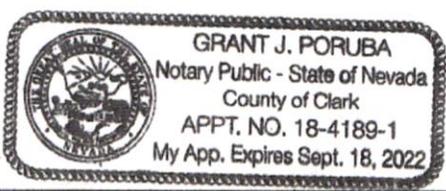



STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 5th, 2020 (DATE)

By Stephen N. Fleming

NOTARY PUBLIC: 



\*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.

Justification Letter  
RE 48 Revere ST. Goodsprings, NV 89019  
(APR-20-100609)

WC-21-400058

This is to support a request to waive the condition "6 months to remove the watchman's manufactured home from the site".

For more than 100 years there has been a residence on this property. How many properties in Clark County do you know of that fit into that category? The only time (about 2 months) that on one lived on the property was right after my grandmother passed away. During that short window of time 2 vandals broke in and ended up starting a fire that burned down our historic store and family home. The Metro officers charged with patrolling our area are asked to cover all the way from Blue Diamond to Primm. Our loss was not the only loss in Goodsprings so fortunately a new, conscientious officer was assigned to our area. The new Metro officer recommended that we place a mobile home on the property to replace our burned down home We could lease it so that there would be someone that could watch the remaining historic structures, maintain the trees and vines, etc. We came to an agreement with Officer Lamb. He would obtain a mobile home, get all necessary permits and occupy it or collect the rent from any tenants. He completed that and residency and security on our property was quickly restored.

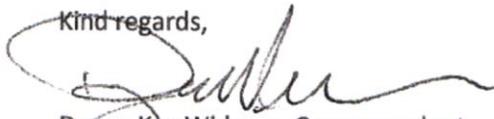
A few years later he sold the home to Gene and Charlene Berry. Charlene has passed away and Gene has now lived on the property for 20+ years. He takes care of the old structures, trees, vines, repairs things and runs the weedwhacker. He pays no rent. In addition to the historic structures, all related to life in a mining town in the early 1900s, we have a number of historical items that have been donated to the Goodsprings Historical Society stored on the property. (a wagon, mining equipment, etc.)

The principle use of the property is historic preservation. Without someone living on the property it is unfortunately likely that many items will disappear.

Additional reasons that the condition should be waived: When our Use Permit came before the Goodsprings CAC it was approved including the watchman trailer.

Gene Berry was notified in writing that the Commission had decided that his mobile home could not stay on the property. Gene is an 82yr old veteran and has tried to find a place to move his 1978 mobile home. Estimated cost to move and set up is \$10,000- \$12,000(an amount that will bankrupt him). Most of the mobile home parks do not accept homes as old as his. The shutdown has hampered his search and no affordable private lots that meet county regulations have been identified. Eviction would be a very sad situation.

Kind regards,



Dyann Kay Widman, Correspondent  
OBO  
Steven N. Fleming, Property Owner.

**PLANNER  
COPY**



# LAND USE APPLICATION

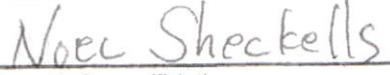
## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-19-0342 (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-21-400059</u> DATE FILED: <u>4/8/21</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>GOODSPRINGS 6:30</u> TAB/CAC DATE: <u>5/25/21</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>6/02/2021 9:00</u> FEE: <u>\$300.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>GIL STEELHEAD, LLC</u> ADDRESS: <u>310 W. SPRING STREET</u> CITY: <u>GOODSPRINGS</u> STATE: <u>NV</u> ZIP: <u>89019</u> TELEPHONE: <u>702-874-9362</u> CELL: <u>541-778-5408</u> E-MAIL: <u>THEPIONEERSALOON@YAHOO.COM</u>
	<b>APPLICANT</b>  NAME: <u>ENGINEERING &amp; CONSULTING ALLIANCE</u> ADDRESS: <u>1740 DELL RANGE BLVD., SUITE 454-H</u> CITY: <u>CHEYENNE</u> STATE: <u>WY</u> ZIP: <u>82009</u> TELEPHONE: <u>307-757-5070</u> CELL: <u>307-757-5070</u> E-MAIL: <u>pregeski@engalliance.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>PHILLIP REGESKI</u> ADDRESS: <u>1740 DELL RANGE BLVD., SUITE 454-H</u> CITY: <u>CHEYENNE</u> STATE: <u>WY</u> ZIP: <u>82009</u> TELEPHONE: <u>307-757-5070</u> CELL: <u>307-757-5070</u> E-MAIL: <u>pregeski@engalliance.com</u> REF CONTACT ID #: <u>192641</u>

ASSESSOR'S PARCEL NUMBER(S): 202-26-601-019; 202-26-610-110; 202-26-610-111  
 PROPERTY ADDRESS and/or CROSS STREETS: 310 SPRINGS STREET, GOODSPPRINGS  
 PROJECT DESCRIPTION: EXT. OF TIME TO CONSTRUCT RESTROOM

(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.


  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Oregon  
 COUNTY OF Good Spings  
 SUBSCRIBED AND SWORN BEFORE ME ON Dec. 17, 2020 (DATE)  
 By Noelle Sheckells  
 NOTARY PUBLIC: Sherrilyn Scott



\*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.



## JUSTIFICATION LETTER

Department of Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, Nevada 89155

**Project:** Pioneer Saloon in Goodsprings, Nevada.  
Use Permit UC-19-0342 – Bathroom Construction Ext. of Time  
**Project owner:** Gil Steelhead, LLC, a Nevada Limited Liability Company  
**Owner's representative:** Phillip Regeski, P.E. project manager  
Engineering & Consulting Alliance (ECA)  
**APN:** 202-26-601-019; 202-26-610-110; 202-26-610-111

Dec. 18, 2020

### **INTRODUCTION**

The Pioneer Saloon has been operating under the USE PERMIT UC-19-0342. The USE PERMIT requires that an existing portable restroom on the project site be removed and a new restroom be constructed. The restroom requirements are supposed to be completed by Dec. 19, 2020. The covid 19 pandemic caused a delay of the saloon operation, which made it difficult to construct the new restroom.

The owner has plans to complete the new restroom building. And he is asking that an EXTENSION OF TIME be approved to allow until Dec. 19, 2021 for the restroom to be constructed.

### **EXTENSION OF TIME FOR THE CONSTRUCTION OF THE RESTROOM**

The USE PERMIT included a DESIGN REVIEW for several items. The DESIGN REVIEW item 4 is for the construction of the new restroom. It is only item 4 that we are asking to be addressed with this EXTENSION OF TIME.

## **JUSTIFICATION**

### **DESIGN REVIEW item 4**

#### **Proposed new detached restroom and removal of existing old detached restrooms**

The existing restroom building fits the architectural design of the Pioneer Saloon and the store buildings. However, it is not permissible because of the structural deficiencies. That restroom will be removed and properly disposed of.

The proposed new restroom building will be constructed to reflect the color of the desert. The wall and roof materials will be CMU block and wood to match the existing walls and building on the site.

Phillip Regeski, P.E.

*Project Manager*