



Goodsprings Citizens Advisory Council

Goodsprings Community Center

375 W. San Pedro Avenue

Goodsprings, NV 89019

September 29, 2026

5:30pm

AGENDA

Note:

- 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 Electra Smith at 702-370-6297
 - o Supporting material is also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - o Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/GoodspringsCAC>

Board/Council Members: Shannon Wiegand, Vice Chairperson
Dyann Widman
Monica Nordof
Debbie Smith

Secretary: Electra Smith, 702-370-6297, sandyvalleycac@gmail.com
Clark County Department of Administrative Services
500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Meggan Holzer, 702-455-0341, meggan@clarkcountynv.gov
Clark County Department of Administrative Services
500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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 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 Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Council by majority vote.

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TUCK SEGERBLOM
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for July 28, 2026. (For possible action)
- IV. Approval of the Agenda for September 29, 2026 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 the Goodsprings Historical Society regarding upcoming events and other items of interest (for discussion only)
 5. Receive a report from the Goodsprings Cemetery Committee (for discussion only)
 6. Receive a report from Clark County Administrative Services with updates on Sandy Valley Road, Transmission Corridor Project, Goodsprings School and playground, CAC recruitment, and any other updates from Clark County (for discussion only)
- VI. Planning and Zone
1. **ZC-26-0529-BILINSKI, THOMAS:**
ZONE CHANGE to reclassify 0.84 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located east of Revere Street and north of Exchange Avenue within Goodsprings (description on file). JJ/gc (For possible action)
10/07/26 BCC
 2. **WS-26-0530-BILINSKI, THOMAS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; and 2) allow a proposed accessory structure (garage) prior to the principal use (residence) on 0.84 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Revere Street and north of Exchange Avenue within Goodsprings. JJ/bb/kh (For possible action)
10/07/26 BCC
 3. **TA-26-0567-BSR 6276, LLC ET. AL.:**
TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md
(For possible action) 10/20/26 PC
- 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.

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TUCK SEGERBLOM
KEVIN SCHILLER, County Manager

IX. Next Meeting Date: January 26, 2027

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

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TUCK SEGERBLOM
KEVIN SCHILLER, County Manager

**ATTACHMENT A
GOODSPRINGS CITIZENS ADVISORY COUNCIL
ZONING AGENDA
TUESDAY, 5:30 P.M., SEPTEMBER 29, 2026**

10/07/26 BCC

1. **ZC-26-0529-BILINSKI, THOMAS:**
ZONE CHANGE to reclassify 0.84 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located east of Revere Street and north of Exchange Avenue within Goodsprings (description on file). JJ/gc (For possible action)
2. **WS-26-0530-BILINSKI, THOMAS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; and 2) allow a proposed accessory structure (garage) prior to the principal use (residence) on 0.84 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Revere Street and north of Exchange Avenue within Goodsprings. JJ/bb/kh (For possible action)

10/20/26 PC

3. **TA-26-0567-BSR 6276, LLC ET. AL.:**
TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0529-BILINSKI, THOMAS:

ZONE CHANGE to reclassify 0.84 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS20 (Residential Single-Family 20) Zone.

Generally located east of Revere Street and north of Exchange Avenue within Goodsprings (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

202-26-610-023

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 220 Revere Street
- Site Acreage: 0.84
- Existing Land Use: Accessory structures

Applicant's Justification

The applicant states that the current RS5.2 zoning would require landscaping on the site, where RS20 would not. Landscaping would be a burden on the water supply for the community, as properties in Goodsprings are on well water.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400066 (UC-18-0124)	Second extension of time for a use permit for an accessory structure prior to the principal use - expired	Approved by PC	June 2022
ET-20-400050 (UC-18-0124)	First extension of time for a use permit for an accessory structure prior to the principal use - expired	Approved by PC	July 2020
UC-18-0124	Accessory structure prior to residential single-family home with height waiver - expired	Approved by PC	April 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2	Single-family residential & undeveloped

Related Applications

Application Number	Request
WS-26-0530	Waivers of development standards to reduce setbacks and allow an accessory structure (garage) prior to the principal use (residence) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RS20 zoning is conforming to the Ranch Estate Neighborhood (RN) land use category on the site and is compatible with the surrounding area. RS20 allows for larger lot, low density, single-family residential development typically found in rural areas. Although the majority of the properties in the immediate area are zoned RS5.2, this property meets the minimum lot size for RS20 where some of the other properties in the area do not. The request complies with Policy SO-1.5 which encourages uses and activities in or adjacent to Goodsprings that are compatible with the community's historic character, quiet and rural setting, abundant wildlife, and natural environment. For these reasons, staff finds the request for RS20 zoning is appropriate for this location.

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:**Fire Prevention Bureau**

- No comment

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: THOMAS BILINSKI

CONTACT: THOMAS BILINSKI, ROADKILL RANCH, 10494 WINDY REED STREET, LAS
VEGAS, NV 89178

DRAFT

10/07/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0530-BILINSKI, THOMAS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** setbacks; and **2)** allow a proposed accessory structure (garage) prior to the principal use (residence) on 0.84 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located east of Revere Street and north of Exchange Avenue within Goodsprings. JJ/bb/kh (For possible action)

RELATED INFORMATION:

APN:

202-26-610-023

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the side street setback of an existing detached accessory storage building to 10 feet where 15 feet is required per Section 30.02.04 (a 33.3% reduction).
b. Reduce the front setback of a single-family residential home to 35 feet where 40 feet is required per Section 30.02.04 (a 12.5% reduction).
2. Allow a proposed accessory structure (garage) prior to the principal use (residence) where not allowed per Section 30.03.01D.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 220 Revere Street
- Site Acreage: 0.84
- Project Type: Accessory structure (garage)
- Number of Stories: 1
- Building Height (feet): Container home 22/garage 24
- Square Feet: 2,688

Site Plan

The approved plans depict an accessory structure (garage) being constructed prior to the principal use (residence). The garage is centrally located on the site surrounded with a single-family pad site located at the southwest corner of the property. The site has access to Revere Street to the west.

Landscaping

A 6 foot street landscaping strip is required on RS5.2 zoned lots and not required on RS20 zoned lots within the non-urban area which includes Goodsprings. The applicant is requesting a companion zone change from RS5.2 to RS20.

Elevations

The plans show a 24 foot high metal garage building with a pitched roof. A 12 foot high door is located on the south side of the building. A modified container structure is being reviewed as part of building permit BD23-14433 for construction as a single-family home with a maximum height of 22 feet.

Floor Plans

The plans depict a 2,688 square foot building consisting of three, 8 foot by 40 foot, storage containers connected in a "U" shape pattern and covered by a common roof.

Applicant's Justification

The applicant indicates that he has been making progress towards the construction of the garage with the approval of a building permit (BD20-48401) on December 1, 2021, and the placing of footings for the garage, and that progress toward the construction of a house is evidenced by the digging of a well on the property and BD23-14433 that is in plan check.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400066 (UC-18-0124)	Second extension of time for a use permit for an accessory structure prior to the principal use - expired	Approved by PC	June 2022
ET-20-400050 (UC-18-0124)	First extension of time for a use permit for an accessory structure prior to the principal use	Approved by PC	July 2020
UC-18-0124	Accessory structure prior to residential single-family home with height waiver	Approved by PC	April 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2	Single-family residential & undeveloped

Related Applications

Application Number	Request
ZC-26-0529	A zone change from RS5.2 to RS20 is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standard #1

The front and side setbacks of the identified pad site for home construction met the RT setbacks in 2023. The current zone is RS5.2 where the setbacks would meet current standards. The proposed RS20 zone standards require both setback waivers for the new home construction. The front setback of 35 feet and street side setback of 10 feet were compatible with future development of the surrounding area if the property continued to be zoned RS5.2, however, the setbacks for RS20 could be met within the space available on this property with an adjustment of the home footprint. Staff cannot support the waiver requests.

Waiver of Development Standard #2

The applicant has obtained a permit for the garage (BD20-48491), including extensions and made progress on completing the structure. The applicant will be making improvements to the property for a principal dwelling and submitted building permit BD23-14433 that is currently being reviewed. The applicant needs to obtain an active building permit for the principal residential home prior to the final approval of the accessory structure and meet the RS20 setback standards. Having active building permits for both buildings will allow the applicant to finish the home in the designated amount of time while completing the accessory building. Staff cannot support the waiver request.

Staff Recommendation **Denial.**

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

If approved:

- Obtain a building permit for the single-family residential home prior to certificate of occupancy for the accessory garage.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added

conditions to an extension of time and application for review; 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THOMAS BILINSKI

CONTACT: THOMAS BILINSKI, ROADKILL RANCH, 10494 WINDY REED STREET,
LAS VEGAS, NV 89178

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TA-26-0567-BSR 6276, LLC ET. AL.:

TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md
(For possible action)

RELATED INFORMATION:

BACKGROUND:

Project Description

Section 30.04.10.A.2 within the Non-Essential Water Features in Title 30 currently reads:

This section 30.04.10 shall not apply to the following uses:

- i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
- ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
- iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
- iv. A body of water which stores water used in a mining reclamation project.
- v. Non-essential water features deemed to be a hazard to air navigation are prohibited.

The applicant is proposing that this section of code be amended to read:

- i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
- ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
- iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
- iv. A body of water which stores water used in a mining reclamation project.
- v. Non-essential water features deemed to be a hazard to air navigation are prohibited.
- vi. A body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency.

The applicant states the proposed text amendment satisfies the applicable standards for approval because it: (1) promotes the public health, safety, and welfare of Clark County residents; (2) is

consistent with the goals and policies of the Master Plan; (3) does not conflict with other provisions of the Code; (4) addresses a significant community safety need by enhancing wildfire suppression capabilities; and (5) responds to changing conditions in the area, including the occurrence of multiple recent wildfires.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

According to the Clark County, Nevada Multi-Jurisdictional Hazard Mitigation Plan (2024), Clark County and its participating jurisdictions, which includes the Clark County Unincorporated area, and Tribal areas of the Las Vegas Paiute Tribe and the Moapa Band of Paiutes/Moapa River Indian Reservation, experienced 760 weeks of consecutive drought in 2018 to present. The range and magnitude were between "slightly dry" and "extremely dry," making it vulnerable to drought conditions now and in the future. A drought could pose a risk to critical facilities and/or infrastructure in Clark County and its participating jurisdictions.

The intent of this request is to allow water features for the storage of water to be used for fire suppression as agreed upon with a State or Federal agency. This code change would affect all of unincorporated Clark County. As proposed, there is no indication of how these water features would be designed, the capacity of these water features, the source of the water to be stored, or other potential uses for the stored water. These water features could potentially remove tens of thousands of gallons of water for homes and irrigation and increase evaporation loss. The proliferation of non-essential water features will place an additional burden on the existing water supply. Furthermore, this request may encourage additional non-essential water features within residential and nonresidential development.

The sustainable management of Southern Nevada's water resources are critical to the continued vitality of the region. Goal 3.3 of the Master Plan aims to maintain and protect the quality, supply, and reliability of Clark County's water resources for current and future residents. Policy 3.3.2 encourages water conservation by utilizing the SNWA Joint Water Conservation Plan to ensure conservation opportunities are optimized and reinforced. Title 30 permits water features enclosed within a climate-controlled structure to prevent evaporation. The proposed text amendment conflicts with and does not comply with the Multi-Jurisdictional Hazard Mitigation Plan or Master Plan; therefore, staff recommends denial.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 18, 2026 at 9:00 a.m., unless otherwise announced.

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:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BSR 6276 LLC

CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE. 650, LAS VEGAS, NV 89135



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): TA-26-0567 *IMPORTANT* Goodsprings meets at 5:30 pm

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Goodsprings CAC ~~0000~~

Date: Click to enter a date. 09/29/26

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: Click to enter a date. 10/20/26 Time: 7:00 PM

PM Location: 500 S. Grand Central Pkwy. Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 11/18/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy. Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:
Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Mallory Cristales, Secretary
(213) 949-0805
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 174-02-011-002 to -020 and 174-02-095-003

PROPERTY ADDRESS/ CROSS STREETS: Bonnie Springs Road

DETAILED SUMMARY PROJECT DESCRIPTION

Text Amendment

PROPERTY OWNER INFORMATION

NAME: BSR 6276, LLC

ADDRESS: 6415 S. Tenaya Way, #105

CITY: Las Vegas

STATE: NV ZIP CODE: 89113

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: BSR 6276, LLC

ADDRESS: 6415 S. Tenaya Way, #105

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Bob Gronauer - Keempler Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000 CELL _____ ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(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 and 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)

Joel Lamb
Property Owner (Print)

1/5/26
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 174-02 011-001

PROPERTY ADDRESS/ CROSS STREETS: Bonnie Springs Road

DETAILED SUMMARY PROJECT DESCRIPTION

Text Amendment

PROPERTY OWNER INFORMATION

NAME: Alan L. Molasky Trustee of the Alan L. Molasky 2005 Irrevocable Trust

ADDRESS: 6021 South Fort Apache Rd, Suite 100

CITY: Las Vegas STATE: NV ZIP CODE: 89148

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: BSR 6276, LLC

ADDRESS: 6415 S Tenaya Way #105

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Liz Olson

ADDRESS: 1980 Festival Plaza Drive Suite 650

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 7027927085 CELL _____ ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(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 and 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.

Alan L. Molasky
Property Owner (Signature)*

Alan L. Molasky
Property Owner (Print)

4/7/2016
Date

August 25, 2026

VIA HAND DELIVERY

Mr. Jason Allswang
CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, NV 89155

Re: Justification Letter – Text Amendment

Dear Jason:

This firm represents BSR6276, LLC (the “Applicant”) in the above referenced matter. The Applicant is requesting a text amendment as it relates to the property, more specifically described as Assessor’s Parcel Numbers 174-02-011-001 through 013 and 174-02-095-003 (the “Property”).

As you know, the Applicant has entered into an Agreement with the Nevada Division of Forestry (“NDF”) to provide a water reservoir intended for fire suppression and life safety purposes on the Property. The reservoir will serve as a critical resource for mitigating future wildfire risks in the surrounding area and will promote the health, safety, and general welfare of Clark County, consistent with Section 30.06.04.C.1 of the Unified Development Code. To facilitate this public safety initiative, the Applicant requests an amendment to Section 30.04.10.A.2 to add the following amendment in red:

2. This §30.04.10 shall not apply to the following uses:

- i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
- ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
- iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
- iv. A body of water which stores water used in a mining reclamation project.
- v. Non-essential water features deemed to be a hazard to air navigation are prohibited.
- vi. A body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency.

The proposed text amendment satisfies the applicable standards for approval because it: (1) promotes the public health, safety, and welfare of Clark County residents; (2) is consistent with the goals and policies of the Master Plan; (3) does not conflict with other provisions of the Code; (4) addresses a significant community safety need by enhancing wildfire suppression capabilities; and (5) responds to changing conditions in the area, including the occurrence of multiple recent wildfires.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Bob J. Gronauer