Goodsprings Citizens Advisory Council

Goodsprings Community Center
375 W. San Pedro Avenue
Goodsprings, NV 89019
October 27, 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
    - Supporting material is also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
    - 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.

III. Approval of Minutes for September 29, 2026. (For possible action)

IV. Approval of the Agenda for October 27, 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 updates from Clark County (for discussion only)

VI. Planning and Zone

1. **TA-26-0591:**

TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action) **11/03/26 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 y**our last name for the record. If any member of the Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Council by majority vote.

IX. Next Meeting Date: 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

ATTACHMENT A
GOODSPRINGS CITIZENS ADVISORY COUNCIL
ZONING AGENDA
TUESDAY, 5:30 P.M., OCTOBER 27, 2026

11/03/26 PC

1. **TA-26-0591:**
TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action)

11/03/26 PC AGENDA SHEET

BANQUET FACILITY
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TA-26-0591:

TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action)

RELATED INFORMATION:

BACKGROUND:
Project Description
Table 30.03-1 (Summary Table of Allowed Uses) within Title 30 currently reads:

Civic and Institutional Uses						
Group Assembly						
	CG	**CC**	**CU**	**CR**	**IP**	**IL**
Banquet Facility	S	C	C	C	S	S

C=Permitted with conditions
S=Special Use

Section 30.03.05.A.1 currently reads:

Banquet Facility

Zoning District	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**
	S	C	C	C	S	S

i. Location and Access
   (a) Shall be accessed from an arterial or collector street.
   (b) A facility shall not be located within 200 feet of areas subject to §30.04.06, *Residential Adjacency* unless separated by an arterial or collector street.

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

DRAFT

Table 30.03-1 (Summary Table of Allowed Uses):

Civic and Institutional Uses									
Group Assembly									
	RS80	**RS40**	**RS20**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**
Banquet Facility	S	S	S	S	C	C	C	S	S

C=Permitted with conditions
S=Special Use

Section 30.03.05.A.1:

Zoning District	**RS80**	**RS40**	**RS20**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**
	S	S	S	S	C	C	C	S	S

i. Location and Access
   (a) Shall be accessed from an arterial or collector street.
   (b) A facility shall not be located within 200 feet of areas subject to §30.04.06, *Residential Adjacency* unless separated by an arterial or collector street.
   (c) In the RS20, RS40 and RS80 zoning districts, the property shall be a minimum of 5 acres. This condition shall not be waived.

Applicant's Justification
The applicant states the proposed text amendment serves the general prosperity, health, safety, and/or welfare of the entire County. As proposed, only properties meeting the minimum size requirement of 5 acres in the RS20, RS40, and RS80 zoning districts would be permitted to apply for a banquet facility. Further, the approval of a banquet facility for properties in RS20, RS40 and RS80 zoning district would be through a special use permit, which allows the determination on a case-by-case basis whether a proposed banquet facility is compatible with the surrounding area. The proposed text amendment is necessary to address a demonstrated community need. Clark County is home to a wide variety of wedding, event and celebration venues. This text amendment would provide an option for another type of banquet facility to host weddings, events and celebrations. Additional banquet facilities on larger properties will offer more choices to both residents and visitors alike.

The proposed text amendment is necessary to respond to substantial changes in conditions and/or policy. A banquet facility is currently allowed in certain zoning districts. However, it is a category that naturally lends itself to being permitted in the RS20, RS40 and RS80 zoning districts that meet the proposed minimum size requirements. This amendment may serve to assist in the preservation of larger tracts of land with well established, mature landscaping, particularly in areas that are developing or are slated for development in the future. It may also help to preserve existing properties that want to redevelop as a banquet use but maintain the character of the property.

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

Analysis
Comprehensive Planning
A banquet facility, as currently stated within Title 30, is classified within the land use category of Civic and Institutional Uses and the sub-category of Group Assembly. More specifically, this

DRAFT

sub-category includes buildings, structures, or facilities that provide a service to the public. A special use permit is currently required for a banquet facility within the CG (Commercial General), IP (Industrial Park), and IL (Industrial Light) zoning districts. A banquet facility is classified as a conditional use within the CC (Commercial Core), CU (Commercial Urban) and CR (Commercial Resort) zoning districts. Title 30 currently prohibits banquet facilities in all other zoning districts. The applicant is proposing to allow special use permits to be requested for banquet facilities within the RS80, RS40, or RS20 zoning districts subject to 3 conditions. of which the minimum site acreage cannot be waived or varied. The intent of requiring a special use permit to evaluate these types of facilities is threefold. First, the proposed use shall be in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30. Secondly, the proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare. Third, the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

There are multiple Group Assembly uses within Title 30 that require approval of a special use permit within the RS80, RS40, and RS20 zoning districts prior to operation such as daycare facilities, funeral homes, museums, and places of worship. Furthermore, a commercial use such as recreational or entertainment facility also requires approval of a special use permit within the RS80, RS40, and RS20 zoning districts. Although the intent of these residential zoning districts is to accommodate low-density, single-family residential development and agricultural uses, staff finds the conditions associated with the proposed text amendment should provide appropriate assurances to mitigate any impact on surrounding properties with a less intense use. Therefore, staff recommends approval.

Staff Recommendation
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 2, 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:

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (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)

- No comment.

DRAFT

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LAS VEGAS RACQUET CLUB, INC.
CONTACT: ELIZABETH SOROKAC, REISMAN SOROKAC, 8965 S. EASTERN AVENUE, SUITE 382, LAS VEGAS, NV 89123

DRAFT

AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: TA-26-0591

Property Owner or **Subdivision Name:** N/A

Public Hearing: Yes ☒ No ☐

Staff Report already created: Yes ☐ No ☒

Delete this application from the: **TAB/CAC** 10/28/26 Mountain Springs CAC; and 10/13/26 Goodsprings CAC **PC** _____ **BCC** _____

Add this application to the: **TAB/CAC** 10/27/26 Goodsprings CAC **PC** _____ **BCC** _____

Change(s) to be made:

☐ Held no date specific
☐ Withdrawn
☒ No change to meeting(s) All currently scheduled Rural and Urban TAB/CACs with the exception of Mountain Springs CAC and Goodsprings CAC; 11/3/26 PC; and 12/2/26 BCC.
☐ Amend Write-up
☐ Renotify
☐ Make a public hearing (Radius: _____)
☒ Rescheduling
☐ Other: _____
☐ Additional fees – $AMOUNT OF ADDITIONAL FEES: _____
☐ Refund
  ☐ 80%
  ☐ 100% (please include justification for full refund below)
  AMOUNT OF REFUND$: _____

Reason for Change: Delete Text Amendment from the 10/28/26 Mountain Springs CAC as the council will not meet again until 2027; delete from 10/13/26 Goodsprings CAC and add to the 10/27/26 Goodsprings CAC.

Change initiated by: MND **Date:** 10/5/26
Change authorized by: AL AI **Date:** 10/5/26
Change processed by: _____ **Date:** _____
Distribution e-mail sent by: _____ **Date:** _____
Follow up assigned to: _____ **Instructions:** _____

Verified by: _____ Date: _____ Rev. 08/2024

Parcel Number(s): N/A
Town Board(s): All TABs/CACs Rural & Urban

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700046 & ZC-26-0678

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

TAB/CAC: Goodsprings CAC 5:30 PM

Date: CANCELED

Location: 375 W. San Pedro Avenue, Goodsprings

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: 12/1/26 Time: 7:00 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: 1/6/27 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 Gilespie Street, Las Vegas

GOODSPRINGS
Electra Smith, Secretary
(702) 370-6297
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
Kathleen Hickman, 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

UPPER & 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
Kathleen Hickman, 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
Allison Acosta, Secretary
(702) 817-6803
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
Tyler Brady	(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 6/2/26

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 # APR-26-101619
ASSESSOR PARCEL #(s): 202-17-000-003 and 202-20-000-001

PROPERTY ADDRESS/ CROSS STREETS: 15357 Kingston Road

DETAILED SUMMARY PROJECT DESCRIPTION

Plan Amendment and Zone Change

PROPERTY OWNER INFORMATION

NAME: EBRE, LLC
ADDRESS: 7750 Fairfield Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89123
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Adrenaline Mountain, LLC
ADDRESS: 7750 Fairfield Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89123
TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Liz Olson / Lindsay Kaempfer-Ziegler - Kaempfer 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 # 345398

*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)*	Property Owner (Print)	Date
	Eric Brashear	9/21/26

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER
CROWELL

ELISABETH E. OLSON
eolson@kcnvlaw.com
D: 702.792.7039

September 21, 2026

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

Re: Justification Letter – Plan Amendment
APNs: 202-17-000-003 and 202-20-000-001

To Whom it May Concern:

Please be advised this firm represents the Applicant, Adrenaline Mountain, LLC (the "Applicant"), in the above referenced matter. The site is located on approximately 275.14 acres, west of Kingston Road and North of Sandy Valley Road within Goodsprings (the "Property"). The Property is more particularly described as a portion of Assessor's Parcel Numbers ("APNs") 202-17-000-003 and 202-20-000-001.

MASTER PLAN AMENDMENT

The Property is master planned Open Lands (OL), with a zoning designation of Residential Single Family 80 (RS80). The Applicant proposes an amendment to the comprehensive master plan from Open Lands (OL) to Neighborhood Commercial (NC) and a zone change from RS80 to Commercial General (CG) to allow for future commercial uses on the Property.

A change of the land use plan to NC satisfies the requirements set forth in Title 30:

1. **The proposed amendment is consistent with the overall intent of the Master Plan**:

The Property is currently master planned OL, which supports active and passive recreation, habitat conservation, grazing, and designated military facilities. The Applicant seeks to amend this designation to NC, which allows for a mix of retail, restaurants, offices, service commercial and other professional services. The Property currently operates as an outdoor adventure park, approved via application UC-21-0439, encouraging Nevada residents and tourists alike to enjoy the rural outdoors but currently lacks certain amenities to complete the recreational area such as a restaurant. This proposed amendment meets the following master plan goals for Goodsprings, where the Property is located:

> *Policy SO-1.5: GOODSPRINGS CHARACTER - Encourage 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.*

The proposed change to accommodate varying uses aligns with the rural character of community because it is needed only to enhance the interest in activities within Goodsprings that are centered on enjoying the natural landscape. The development does not seek to urbanize or fundamentally change the natural quality of the area.

2. The proposed amendment is required based on changed conditions or further studies:

The Applicant's business growth and need for complementary commercial amenities constitutes changed conditions supporting the proposed amendment to NC. The amendment also aligns with the overarching goals and policies of the Transform Clark County Master Plan:

> *Goal 3.5: Manage access to public lands to balance habitat, recreational, environmental, aesthetic, and economic value*
>
> *Policy 3.5.1: APPROPRIATE USES - Encourage multiple uses on open lands unless activities could pose a detriment to natural resources and habitats, or long-term health of the land.*

The Applicant seeks to increase its ability to cater to a clientele eager to explore the public lands area in Goodsprings by offering multiple uses that do not harm the area. The business's growth and need for complementary amenities support the change to NC and align with the master plan's intent to balance recreational and economic value with protection of natural habitats.

3. The proposed amendment is compatible with the surrounding area:

The surrounding area is highly rural, and the Applicant's business model is fully integrated with that fact. The proposed change to NC would support the complementary commercial uses associated with the existing outdoor adventure park.

4. Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies:

As stated above, the master plan encourages diversification of uses on public lands such that people can fully enjoy rural areas and stimulate rural economies in doing so. Allowing the change to NC is in keeping with the core goals of the master plan.

5. The proposed amendment will not have a negative effect on adjacent properties or on transportation services and facilities:

Because the Property is highly insular, adding amenities under the NC designation will not materially affect nearby properties. The Applicant provides its own private shuttle service from the strip or patrons utilize their own vehicles for access to the Property. Therefore, the change will not burden nearby properties or public infrastructure.

6. **The proposed amendment will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area:**

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already available or contemplated in the area.

7. **The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County:**

This project will benefit the community by expanding the available outdoor recreation in the area and supporting engagement with the natural environment. The proposed amendment will not cause any detriment to the public health, safety, or welfare. Fire services and police services similarly will not be substantially affected by the development of the Property.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/jcm

Enclosures:

cc:

Comprehensive Planning
Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-26-700046 & ZC-26-0678

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

TAB/CAC: 375 W. San Pedro Avenue, Goodsprings

Date: CANCELED

Location: 375 W. San Pedro Avenue, Goodsprings

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: 12/1/26 Time: 7:00 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: 1/6/27 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 Gilespie Street, Las Vegas

GOODSPRINGS
Electra Smith, Secretary
(702) 370-6297
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
Kathleen Hickman, 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

UPPER & 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
Kathleen Hickman, 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
Allison Acosta, Secretary
(702) 817-6803
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
Tyler Brady	(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 6/2/26

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 # APR-26-101619
ASSESSOR PARCEL #(s): 202-17-000-003 and 202-20-000-001

PROPERTY ADDRESS/ CROSS STREETS: 15357 Kingston Road

DETAILED SUMMARY PROJECT DESCRIPTION

Plan Amendment and Zone Change

PROPERTY OWNER INFORMATION

NAME: EBRE, LLC
ADDRESS: 7750 Fairfield Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89123
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Adrenaline Mountain, LLC
ADDRESS: 7750 Fairfield Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89123
TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Liz Olson / Lindsay Kaempfer-Ziegler - Kaempfer 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 # 345398

*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)*	Property Owner (Print)	Date
	Eric Brashear	9/21/26

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER
CROWELL

ELISABETH E. OLSON
eolson@kcnvlaw.com
D: 702.792.7039

September 21, 2026

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

Re: Justification Letter – Zone Change
APNs: 202-17-000-003 and 202-20-000-001

To Whom it May Concern:

Please be advised this firm represents the Applicant, Adrenaline Mountain, LLC (the "Applicant"), in the above referenced matter. The site is located on approximately 275.14 acres, west of Kingston Road and North of Sandy Valley Road within Goodsprings (the "Property"). The Property is more particularly described as a portion of Assessor's Parcel Numbers ("APNs") 202-17-000-003 and 202-20-000-001.

The Property is master planned Open Lands (OL), with a zoning designation of Residential Single Family 80 (RS80). The Applicant proposes an amendment to the comprehensive master plan from Open Lands (OL) to Neighborhood Commercial (NC) and a zone change from RS80 to Commercial General (CG) to allow for future commercial uses on the Property.

ZONE CHANGE

The Property currently operates as an outdoor adventure park, approved via application UC-21-0439, encouraging Nevada residents and tourists alike to enjoy the rural outdoors, but currently lacks certain amenities to complete the recreational area, such as a restaurant. Therefore, the Applicant requests a zone change from RS80 to CG, as the current RS80 is no longer appropriate for the Property. Residential development is unlikely because the Property is already used as an outdoor adventure park that relies on the rural landscape. Further, the zone change to CG will allow for uses that align with the Property's existing use as an outdoor recreation park through the addition of amenities, such as a restaurant.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

KAEMPFER
CROWELL

Sincerely,

KAEMPFER CROWELL

Elisabeth E. Olson

EEO/jcm

Enclosures:

cc: