

- IV. Approval of the Agenda for, September 28, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
1. Receive a report from Metro regarding activity and statistics during the past month and other area crime concerns (for discussion only)
 2. Receive a report from Clark County Administrative Services regarding maintenance requests, ET-21-400123, and any other updates from Clark County (for discussion only)
- VI. Planning and Zone
1. **UC-21-0439-GUBLER D M & CE FAMILY TR, LLC:**
USE PERMITS for the following: 1) expansion of a recreational facility; 2) major training facility; 3) camping in conjunction with a recreational facility; 4) a heliport.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) parking area paving and striping.
DESIGN REVIEWS for the following: 1) expansion of a recreational facility; 2) a major training facility; 3) camping cabins and accessory structures; and 4) a grading plan in conjunction with a hillside development (slopes greater than 12%) on a portion of 375.3 acres in an R-U (Rural Open Land) Zone. Generally located 2.2 miles west of Kingston Road, 1.3 miles north of Sandy Valley Road within Goodsprings. JJ/nr/jo (For possible action) **10/6/21 BCC**
 2. **ET-21-400138 (UC-19-0342)-STEELHEAD, GIL LLC:**
USE PERMIT FIRST EXTENSION OF TIME to establish a Historical Designation (Pioneer Saloon) for a tavern, restaurant, and retail sales and services with accessory uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking lot landscaping; 2) reduce the setback for a non-decorative fence; and 3) increase fence height.
DESIGN REVIEWS for the following: 1) food cart/trailer, 2) existing accessory structures (shipping containers, storage building); 3) parking lot redesign; 4) proposed restroom building; and 5) additions and/or modifications including, but not limited to, an outdoor bar area, outside dining, drinking, and cooking areas, and covered patio areas 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 St (SR 161) and Fayle St within Goodsprings. JJ/md/ja (For possible action) **10/20/21 BCC**
- 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.
- IX. Next Meeting Date: October 26, 2021
- X. Adjournment.

POSTING LOCATION: This meeting was legally noticed and posted at the following location:
Goodsprings Community Center, 375 W. San Pedro Ave, Goodsprings, NV 89019

ATTACHMENT A
GOODSPRINGS CITIZENS ADVISORY COUNCIL
ZONING AGENDA
TUESDAY, 6:30 P.M., SEPTEMBER 28, 2021

10/06/21 BCC

1. **UC-21-0439-GUBLER D M & C E FAMILY TR, LLC:**
USE PERMITS for the following: **1)** expansion of a recreational facility; **2)** major training facility; **3)** camping in conjunction with a recreational facility; **4)** a heliport.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; and **2)** parking area paving and striping.
DESIGN REVIEWS for the following: **1)** expansion of a recreational facility; **2)** a major training facility; **3)** camping cabins and accessory structures; and **4)** a grading plan in conjunction with a hillside development (slopes greater than 12%) on a portion of 375.3 acres in an R-U (Rural Open Land) Zone. Generally located 2.2 miles west of Kingston Road, 1.3 miles north of Sandy Valley Road within Goodsprings. JJ/nr/jo (For possible action)

10/20/21 BCC

2. **ET-21-400138 (UC-19-0342)-STEELHEAD, GIL LLC:**
USE PERMIT FIRST EXTENSION OF TIME to establish a Historical Designation (Pioneer Saloon) for a tavern, restaurant, and retail sales and services with accessory uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking lot landscaping; **2)** reduce the setback for a non-decorative fence; and **3)** increase fence height.
DESIGN REVIEWS for the following: **1)** food cart/trailer; **2)** existing accessory structures (shipping containers, storage building); **3)** parking lot redesign; **4)** proposed restroom building; and **5)** additions and/or modifications including, but not limited to, an outdoor bar area, outside dining, drinking, and cooking areas, and covered patio areas 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 Faye Street within Goodsprings. JJ/md/ja (For possible action)

RECREATIONAL FACILITY
(TITLE 30)

KINGSTON RD/SANDY VALLEY RD
(GOODSRPINGS)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0439-GUBLER D M & C E FAMILY TR, LLC:

USE PERMITS for the following: 1) expansion of a recreational facility; 2) major training facility; 3) camping in conjunction with a recreational facility; 4) a heliport.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) parking area paving and striping.

DESIGN REVIEWS for the following: 1) expansion of a recreational facility; 2) a major training facility; 3) camping cabins and accessory structures; and 4) a grading plan in conjunction with a hillside development (slopes greater than 12%) on a portion of 375.3 acres in an R-U (Rural Open Land) Zone.

Generally located 2.2 miles west of Kingston Road, 1.3 miles north of Sandy Valley Road within Goodsprings. JJ/nr/jo (For possible action)

RELATED INFORMATION:

APN:

202-17-000-003; 202-20-000-001; 202-20-000-003; 202-20-000-005 ptn

USE PERMITS:

1. Expansion of a recreational facility (ax throwing, archery, heavy equipment use, and off-road vehicles).
2. Major training facility (indoor and outdoor shooting ranges).
3. Camping in conjunction with a recreational facility.
4. Heliport.

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Elimination of landscaping adjacent to a less intensive use where required per Figure 30.64-11 (a 100% reduction).
b. Elimination of parking area landscaping where required per Figure 30.64-14 (a 100% reduction).
2. Elimination of parking area paving and striping where required per Section 30.60.020.

DESIGN REVIEWS:

1. Expansion of a recreational facility (ax throwing, archery, heavy equipment use, and off-road vehicles).
2. Major training facility (indoor and outdoor shooting ranges).
3. Camping cabins and accessory membrane (tent) structures.

4. Final grading plan within a Hillside and Foothills Transition Boundary Area.

LAND USE PLAN:

SOUTH COUNTY (GOODSPRINGS) - OPEN LAND (UP TO 1 DU/10 AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 375.3 (portion)
- Project Type: Recreational facility/major training facility
- Number of Stories: 1 to 2
- Building Height (feet): 16.2 (tents), 9.5 (1 story buildings), 19 (2 story buildings)
- Parking Required/Provided: 87/102

Site Plans

The plans show an outdoor recreational facility and major training facility with camping cabins and outdoor uses with associated buildings and tent structures on 4 sites spread across 4 parcels totaling 375.3 acres. The 4 sites are located 3 miles northwest from the town of Goodsprings within a box canyon, behind 5,000 foot high mountains.

The main site shown on the plans is where the majority of the proposed recreational and major training facility uses are taking place. The site includes the following: a 2,560 1 story workshop building, a helipad, a 640 square foot registration building, a 640 square foot VIP building, an 800 square foot tent in between the registration building and the VIP building, a 1,920 square foot 1 story shooting range with 8 lanes, an axe throwing/archery area with a 600 square foot membrane tent staging area, a 400 square foot membrane tent staging area near the tactical shooting range, a car crushing and digging area for heavy equipment, a wedding chapel area, and unpaved parking areas.

Site 1 has a 2 story 1,280 square foot cabin with associated parking. Site 2 has two, 2 story cabins with associated parking areas and the 4,800 square foot 2 story main building with associated parking space. Site 3 has three, 2 story cabins with associated parking.

Landscaping

Landscaping is not proposed on the site. The plans do show artificial turf to the north and the south sides of the registration and VIP buildings.

Elevations

The elevations show the 1 story buildings to be 9 feet 6 inches high and the 2 story buildings to be 19 feet high. The exterior of the buildings will be painted metal with tempered glass windows. Each building, except the workshop, will have ADA access ramps and metal guardrails at the entrances. The proposed accessory membrane (tent) structures are 16 feet 2 inches high with the opening to the tent structure at 10 feet high. All of the buildings on the site are repurposed metal containers and are architecturally compatible with each other.

Floor Plans

The plans show an open floor plan with a restroom for the VIP building and the registration building. The workshop building is an open floor plan with outward opening double doors on each section. The main building has 3 sections. The ground level of the building has an area for a kitchen and registration, an open area which is covered by the second floor and an open area with restrooms and a bar. The second floor includes 2 open deck areas above the first floor building area and an enclosed area for group event space. The open deck area is enclosed with a guardrail and has exterior stairs. The wedding chapel area is comprised of an area with artificial turf and a tiered area for wedding guests.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed uses are designed to be in remote locations so that the facility will not have a negative impact on the surrounding area. The applicant states that several employees are certified in first-aid and emergency protocols are in place for various types of emergencies. Due to the remote location, and proximity to the Goodsprings area, signs are posted surrounding the site to warn of the live fire areas and the firing line is fenced off and monitored. The access to the site is via 1 road which has 24 hour security. The entire site has 24 hour security and surveillance throughout the site. In addition to security the facility has increased the height of the backstop berms for the shooting ranges. An all-terrain firetruck, water truck, 15,000 gallon water storage, and an additional water trailer are on-site in case of emergency. The applicant intends to install a wildland fire sprinkler system on-site in addition to the mentioned fire suppression measures. The waivers are requested to keep a majority of the leased land in a natural state. The requested use permits are for the expansion of the uses approved with UC-17-0249. The applicant wants to ensure that the proposed expansion of the existing facilities will be safe and strives to be a good neighbor who intends to continue to mitigate any concerns moving forward.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400132 (UC-0249-17)	Review for a recreational and minor training facility	Approved by PC	July 2018
UC-0249-17	Recreational and minor training facility	Approved by PC	May 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Open Land	R-U	Undeveloped

Related Applications

Application Number	Request
RC-21-400101 (UC-0249-17)	A revocation of use permits, waivers of development standards, and design reviews is scheduled for the November 3, 2021 Board of County Commissioners meeting.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Use Permits, Waivers of Development Standards, & Design Reviews

The site is located within the South County area of Goodsprings Planning Area and is designated for Open Land in the South County Land Use Plan. The Open Land designation in the plan delineates a portion of this planned land use for grazing, open space, and recreational uses. The land use plan goes on to discuss issues and challenges in the South County. One of the issues discussed is that "County development regulations were designed for urban areas and do not always consider different conditions found in rural areas". Goal 1 encourages the land use plans to promote, development that is compatible with adjacent land use, the natural environment, and that the use is well integrated with appropriate circulation systems, services, and facilities. Goal 2 encourages residential, public facility, commercial, office professional, business and design/research park, and industrial land uses within the South County. As part of the policies outlined in the land use plan, Policy 2.2 states that, new development or uses, adjacent to existing land uses, are appropriately buffered with transitional space and/or uses. Policy 26.4 states that new construction, outside a Fire Protection Service zone is, encourage to incorporate fire suppression sprinkler systems into all new structures.

The proposed expansion of use is located approximately 3 miles to the northwest of the town site of Goodsprings. The facility is buffered from the town site of Goodsprings by natural topography that is over 5,000 feet in elevation and an increase in elevation by 800 feet from the town site.

The applicant has provided information regarding the construction of shooting range backstop berms, and sound tests with BLM Rangers and Metropolitan police officers. Due to the rural nature of the project site it is essential to have on-site emergency services and fire protection measure in place along with the addition of a helipad which can be used in case of an emergency. In the original application (UC-0249-17) staff voiced concerns regarding the compatibility of the proposed facility with the Land Use Plan, the rural nature of the area, and the proximity to the town of Goodsprings. The applicant has provided information demonstrating that additional measures have been taken into account for the safety of staff, guests, and the surrounding area. Access to the site will be limited and monitored by on-site security and surveillance. The use permits and the waivers of development standards are consistent with a rural recreational facility coupled with a major training facility in a non-urban setting. The proposed expansion of a recreational facility with a major training facility is consistent with the recreational uses for the Open Land planned land use category per the South County Land Use Plan. The use complies with Goal 1, Policy 2.2, and Policy 26.4. The applicant has demonstrated that the expansion of the approved facility will comply with the South County Land Use Plan; therefore, staff can support the request.

Department of Aviation

The community continues to express concerns regarding any type of helicopter overflight activity throughout the Las Vegas area. The heliport is not located at a Department of Aviation airport facility.

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

- Design review as a public hearing for significant changes to plans.
- 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; 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

- No comment.

Department of Aviation

- Applicant may be required to file Federal Aviation Administration (FAA) Form 7480-1, "Notice of Landing Area Proposal" with the FAA, per 14 CFR Part 157;
- Applicant must comply with all heliport planning report requirements described in Table 30.44-1 "Heliport" of the Code.
- Applicant is advised that all helicopter noise complaints and inquiries regarding operations from this facility will be forwarded to the operator of this heliport.

Clark County Water Reclamation District (CCWRD)

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

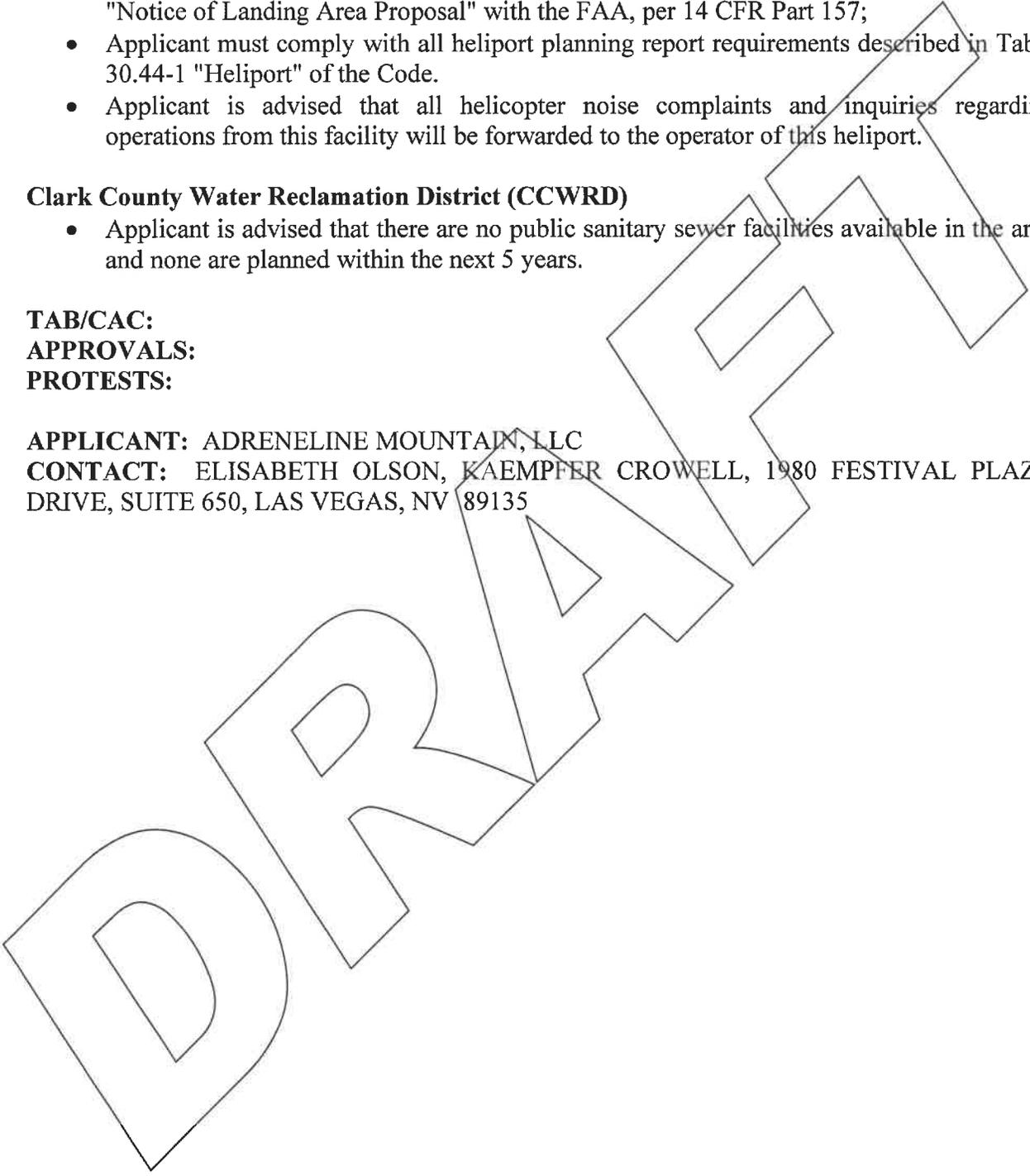
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ADRENELINE MOUNTAIN, LLC

CONTACT: ELISABETH OLSON, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



HISTORICAL DESIGNATION
(TITLE 30)

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

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400138 (UC-19-0342)-STEELHEAD, GIL LLC:

USE PERMIT FIRST EXTENSION OF TIME to establish a Historical Designation (Pioneer Saloon) for a tavern, restaurant, and retail sales and services with accessory uses.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking lot landscaping; **2)** reduce the setback for a non-decorative fence; and **3)** increase fence height.

DESIGN REVIEWS for the following: **1)** food cart/trailer; **2)** existing accessory structures (shipping containers, storage building); **3)** parking lot redesign; **4)** proposed restroom building; and **5)** additions and/or modifications including, but not limited to, an outdoor bar area, outside dining, drinking, and cooking areas, and covered patio areas 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/ja (For possible action)

RELATED INFORMATION:

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

USE PERMIT:
Establish a Historical Designation (Pioneer Saloon) for a tavern, restaurant, and retail sales and services with accessory uses including a food cart/trailer, recreational facility including an accessory wedding chapel, live entertainment (outdoors), banquet facility, museum, and outside dining, drinking and cooking.

- WAIVERS OF DEVELOPMENT STANDARDS:**
1. Reduced parking lot landscaping where required per Figure 30.64-14.
 2. Reduce the setback for an existing non-decorative perimeter fence (corrugated metal sheets framed by wood posts) to 6 feet where 10 feet is required per Section 30.64.020 (a 40% reduction).
 3. Allow an existing 4.5 foot high non-decorative fence where a decorative block wall with a maximum height of 3 feet is permitted per Section 30.64.020 (a 50% increase).

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 (tavern, restaurant, retail store, restroom building, watchman's manufacture home, well house, and storage building)
- Building Height (feet): 18.5 (restroom building)/9 (shipping containers)/11.5 (storage building)
- Square Feet: 1,861 (tavern and restaurant)/615 (retail store)/219 (restroom building)/320 (shipping containers)/125 (storage building)/232 (food cart/trailer)
- 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 (BCC) 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 applicant subsequently applied for an extension of time to construct the bathroom building, ET-21-400059 (UC-19-0342), that was approved by the (BCC) in June 2021. A second extension of time request for the previously approved application, UC-19-0342, is now being sought by the applicant due to a potential change in ownership of the subject properties. The applicant is seeking 18 additional months to construct the bathroom building as depicted on the previously approved site plan. Furthermore, the applicant indicates all necessary land use applications will be filed with the Comprehensive Planning Department for any improvements to the existing site.

Site Plan

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 (BCC), 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 redesign 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-0807-08 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 Plans

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 ET-21-400059 (UC-19-0342):

Current Planning

- Until December 19, 2021 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.

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 with 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 extension of time is being requested due to a potential change in ownership of the subject property. The future owners will ensure the business and property are updated to comply with all applicable requirements, including, without limitation, those of the Clark County Building and Fire Prevention Department and the Southern Nevada Health District to ensure the safety of its patrons. Even though the applicant has not yet taken over ownership, they have already hired a general contractor, as well as an architect/engineer to assist with the design and completion of the repairs and structural changes. Funds have been specifically earmarked for the build-out of new bathrooms and other repairs. The applicant recognizes that constructing a new bathroom building is a priority. The applicant estimates approximately 120 days to finalize a design for the bathroom building. Thereafter, an additional estimated 21 days are anticipated to submit for plan review and permitting. The applicant then estimates an additional 180 days for construction to commence. Because of existing labor and supply shortages, it is difficult for the applicant to estimate a precise construction schedule at this time, but the applicant believes that completing construction and finalizing inspections of the bathroom building within the 18 month extension is reasonable. The applicant has also begun to make plans to improve the property by removing unnecessary structures and updating or repairing several other aspects of the property, including, without limitation, the septic system, water supply, kitchen and bar(s), parking and landscaping. The applicant intends to file 1 or more new land use entitlement applications when these plans have been finalized to the extent required.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400059 (UC-19-0342)	First extension of time for a design review to construct a bathroom building in conjunction with an existing restaurant, retail store, and tavern	Approved by BCC	June 2021

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0342	Established a historical designation (Pioneer Saloon) 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 redesigned, 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
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, and design reviews for outside dining, drinking, and cooking, a fence, 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, a fence, 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 redesigned, 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 redesigned, and accessory structures in conjunction with an existing tavern and retail/general store	Approved by BCC	March 2014
UC-0807-08 (ET-0151-12)	Third extension of time to review the watchman's manufactured home, parking lot redesigned, and accessory structures in conjunction with an existing tavern and retail/general store	Approved by BCC	March 2013

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0807-08 (ET-0182-10)	Second extension of time to review the watchman's manufactured home, parking lot redesigned, and accessory structures in conjunction with an existing tavern and retail/general store	Approved by BCC	June 2010
UC-0807-08 (ET-0267-09)	First extension of time to review the watchman's manufactured home, parking lot redesigned, and accessory structures in conjunction with an existing tavern and retail/general store	Approved by BCC	November 2009
UC-0807-08	Use permits, waivers, and design review for a watchman's manufactured home, parking lot redesigned, and accessory structures in conjunction with an existing tavern and retail/general store	Approved by BCC	January 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
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 built many years ago
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.

The construction of the proposed restroom building is necessary to serve the patrons of the restaurant and tavern. The extension of time is necessary to ensuring the successful construction of the restroom building, in addition to completing any necessary improvements to the subject property including the site landscaping. Therefore, staff recommends approval of the extension

of time subject to an additional 2 years to complete the bathroom building and landscaping improvements.

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

- Until October 20, 2023 to complete the bathroom building and landscaping improvements;
- Expunge ET-21-400059 (UC-19-0342);
- 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; 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: PIONEER SALOON, LLC

CONTACT: RYAN SAXE, SALTZMAN MUGAN DHUSHOFF, 1835 VILLAGE CENTER
CIRCLE, LAS VEGAS, NV 89134

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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) <u>UC-19-0342</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-21-400138</u> DATE FILED: <u>8/24/21</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>GOODSPRINGE</u> TAB/CAC DATE: <u>9/28/21</u> PC MEETING DATE: <u>-</u> @ 6:30 P.M. BCC MEETING DATE: <u>10/20/21 @ 9:00 A.M.</u> FEE: <u>\$900</u>
	PROPERTY OWNER NAME: <u>Gil Steelhead, LLC</u> ADDRESS: <u>915 SE ROSE PLACE</u> CITY: <u>GRANTS PASS</u> STATE: <u>OR</u> ZIP: <u>97526</u> TELEPHONE: <u>SAME</u> CELL: <u>541-778-5408</u> E-MAIL: <u>THEPIONEERSALOON@YAHOO.COM</u>
	APPLICANT NAME: <u>Pioneer Saloon LLC</u> ADDRESS: <u>11557 Cantina Terlano Pl.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>702-874-9362/702-618-741-1631</u> CELL: _____ E-MAIL: <u>smstaats@yahoo.com</u> REF CONTACT ID #: _____ <u>serichter78@yahoo.com</u>
	CORRESPONDENT NAME: <u>Saltzman Mugan Dushoff PLLC - Attn: Ryan N. Saxe, Esq.</u> ADDRESS: <u>1834 Village Center Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-405-8500</u> CELL: _____ E-MAIL: <u>rsaxe@nvbusinesslaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 202-26-601-019; 202-26-610-110; 202-26-610-111

PROPERTY ADDRESS and/or CROSS STREETS: 310 W. Spring Street (SR 161), Goodsprings, Nevada

PROJECT DESCRIPTION: Historical Designation (Pioneer Saloon) for a tavern, restaurant, and retail sales and services with accessory uses.

(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.

[Signature]
 Property Owner (Signature)*

NOEL SHECKELLS
 Property Owner (Print)

STATE OF Oregon
 COUNTY OF Josephine

SUBSCRIBED AND SWORN BEFORE ME ON August 10, 2021 (DATE)
 By NOEL SHECKELLS

NOTARY PUBLIC: Wendy L Forney



*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.



SALTZMAN MUGAN DUSHOFF

ATTORNEYS AT LAW

1835 VILLAGE CENTER CIRCLE, LAS VEGAS, NEVADA 89134

MAIN (702) 405-8500 · FAX (702) 405-8501

ET-21-400138

August 11, 2021

**PLANNER
COPY**

Via Electronic Submission

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89155

Re: Application for Extension of Time of Special Use Permit (UC-19-0342)

Applicant: Pioneer Saloon, LLC
APN: 202-26-601-019; 202-26-610-110; 202-26-610-111
Address: 310 W. Spring Street (SR 161), Goodsprings, Nevada 89019

Dear Sir/Madam:

This firm represents Pioneer Saloon, LLC (the “Applicant”). Enclosed for processing, please find the Applicant’s Application for an Extension of Time of Special Use Permit UC-19-0342 (the “Use Permit”).

The Applicant and 1913 Land Holdings LLC, an affiliated entity under common control, are currently under contract to purchase the business and real property of the Pioneer Saloon from the current owner (the “Purchase Agreement”). The closing of the Purchase Agreement is conditioned upon the issuance of a temporary or permanent liquor license to the Applicant for on-premise and off-premise liquor service.

In conjunction with the anticipated closing of the Purchase Agreement, the Applicant is hereby requesting an eighteen (18) month extension of time on the existing Use Permit.

The Applicant is excited to take over ownership of the historic Pioneer Saloon and is committed to ensuring that the business and property are updated to comply with all applicable requirements, including, without limitation, those of the Clark County Building and Fire Prevention Department and the Southern Nevada Health District to ensure the safety of its patrons.

Even though the Applicant has not yet taken over ownership, they have already hired a general contractor, as well as an architect/engineer to assist with the design and completion of the repairs and structural changes. Funds have been specifically earmarked for the build out of new bathrooms and other repairs.

On August 5, 2021, Mr. Stephen Staats and Ms. Stephanie Richter, the “Principals” of the Applicant met with representatives of various Clark County departments including: Comprehensive Planning, Business License, Building and Fire Prevention and the Southern Nevada Health District to discuss outstanding issues and the extensive history of this property. At such meeting, a schedule of a path forward for the property was requested. In that regard, please note the following:

The Applicant recognizes that constructing a new bathroom building is a priority. The Applicant estimates approximately one hundred twenty (120) days to finalize a design for the bathroom building. Thereafter, an additional estimated twenty-one (21) days are anticipated to submit for plan review and permitting. The Applicant then estimates an additional one hundred eighty (180) days for construction to commence. Because of existing labor and supply shortages, it is difficult for the Applicant to estimate a precise construction schedule at this time, but the Applicant believes that completing construction and finalizing inspections of the bathroom building within the eighteen (18) month extension is reasonable.

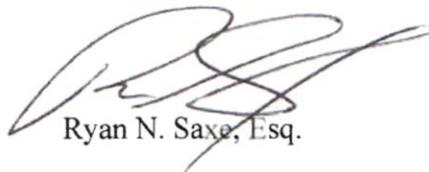
The Applicant has also begun to make plans to improve the property by removing unnecessary structures and updating or repairing several other aspects of the property, including, without limitation, the septic system, water supply, kitchen and bar(s), parking and landscaping. The Applicant intends to file one or more new land use entitlement applications when these plans have been finalized to the extent required.

The Applicant believes that an eighteen (18) month extension will provide a reasonable timeframe for them to make the required repairs and structural changes following the closing of the Purchase Agreement. Approval of this Application would allow the Applicant to continue existing operations while providing reasonable time to complete the several required updates that the current owner and operator of the Saloon has not been able to complete.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

SALTZMAN MUGAN DUSHOFF



Ryan N. Saxe, Esq.

RNS:AJG:lhv

Enclosures

cc: Stephanie Richter (w/o encls.)
Stephen Staats (w/o encls.)
Matthew D. Saltzman, Esq. (w/o encls.)

**PLANNER
COPY**

APR 21-100805



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" 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) (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 #)	STAFF APP. NUMBER: <u>UC-21-0439</u> DATE FILED: <u>8/11/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Goodsprings</u> TAB/CAC DATE: <u>9/28/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/06/21</u> FEE: <u>\$1825</u>
	PROPERTY OWNER NAME: <u>RAMM Corp</u> ADDRESS: <u>801 Colton Ave</u> CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89030</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Adrenaline Mountain, LLC</u> ADDRESS: <u>15357 Kingston Road</u> CITY: <u>Goodsprings</u> STATE: <u>NV</u> ZIP: <u>89124</u> TELEPHONE: <u>702 634 4867</u> CELL: <u>(702)561-9719</u> E-MAIL: <u>eric@shootlasvegas.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Chris Kaempfer and Liz Olson - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>EEO@kcnvlaw.com</u> REF CONTACT ID #: <u>166096</u>

ASSESSOR'S PARCEL NUMBER(S): 202-20-000-003 and 005
 PROPERTY ADDRESS and/or CROSS STREETS: 15357 Kingston Road
 PROJECT DESCRIPTION: SUPs for various recreational facility uses and design review

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted; (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


 Property Owner (Signature)* Eric Brashear
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 5/20/21 (DATE)
 By Eric L Brashear
 NOTARY PUBLIC Laura G


LAURA GONZALES
 Notary Public, State of Nevada
 No. 08-8240-1
 My Appt. Exp. Sept. 10, 2024

***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.

APR 21-100805



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" 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) (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 #)	STAFF APP. NUMBER: <u>UC-21-0439</u> DATE FILED: <u>8/11/21</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Goodsprings</u> TAB/CAC DATE: <u>9/28/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/06/21</u> FEE: <u>\$1825</u>
	PROPERTY OWNER NAME: <u>Gubler Family Trust</u> ADDRESS: <u>1500 Split Rock Dr. suite 109</u> CITY: <u>Ivins</u> STATE: <u>UT</u> ZIP: <u>84738</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Adrenaline Mountain, LLC</u> ADDRESS: <u>15357 Kingston Road</u> CITY: <u>Goodsprings</u> STATE: <u>NV</u> ZIP: <u>89124</u> TELEPHONE: <u>702-634-4867</u> CELL: <u>(702)561-9719</u> E-MAIL: <u>eric@shootlasvegas.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Chris Kaempfer and Liz Olson - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>EEO@kcnvlaw.com</u> REF CONTACT ID #: <u>166096</u>

ASSESSOR'S PARCEL NUMBER(S): 202-20-000-001 and 202-17-000-003
 PROPERTY ADDRESS and/or CROSS STREETS: Adjacent to 15357 Kingston Road
 PROJECT DESCRIPTION: SUPs for various recreational facility uses and design review

I, (We) the undersigned swear and say that I am, (We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. I, (We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

 Property Owner (Signature) Eric Brashear

 Property Owner (Print)
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 5/20/21 (DATE)
 By ERIC L BRASHEAR
 NOTARY PUBLIC: Laura Gonzales



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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ELISABETH E. OLSON

eolson@kcnvlaw.com
702.792.7052

**PLANNER
COPY**

UC-21-0439

August 3, 2021

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

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

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

***Re: Justification Letter – Special Use Permits, Waivers and Design Review
APN#s 202-17-000-003; 202-20-000-001; 003 and 005
Shoot Las Vegas***

This office, together with Mr. Bruce Woodbury, represents the applicant, Adrenaline Mountain, LLC dba Shoot Las Vegas (“Applicant”) with regard to the above referenced matter. The Applicant desires to provide certain activities on the above referenced parcels for which use permits are required, as well as a design review for various buildings on the property.

By way of background, a portion of the Property (APNs 202-20-000-003 and 005) were previously approved for a recreational facility and minor training facility (outdoor shooting range), various waivers for landscaping, parking lot requirements, and corresponding design review per application UC-0249-17. Here, the Applicant is requesting to add additional uses and buildings to its existing operation across the Property, including additional APNs 202-17-000-003 and 202-20-000-001.

Specifically, the Applicant is requesting review and processing of the following applications:

1. Use Permit for a Minor Training Facility (indoor & outdoor shooting ranges).
2. Use Permit for Recreational Facility (ax throwing, archery, heavy equipment use, and off-road vehicles).
3. Use Permit for camping in conjunction with a recreational facility.
4. Use Permit to waive applicable design standards for proposed accessory structures (storage container structures).
5. Waiver of Development Standards for elimination of parking lot landscaping.
6. Waiver of Development Standards for elimination of landscape buffer from less intensive use.
7. Waiver of Development Standards for paving and striping new parking areas.
8. Design Review for Minor Training Facility.
9. Design Review for Recreational Facility.

UC-21-0439

10. Design Review for Camping cabins and accessory structures.

All of the activities will be done on property leased to the Applicant. All of the property upon which these proposed activities will take place is zoned R-U with a master plan designation of OL (Open Land). Because of the nature of some of the activities, the uses are specifically planned so as to take place in remote locations of the valley, away from any city or population center.

As noted above, the requested uses are: ax throwing, archery, car crushing with heavy earth moving equipment, digging with the use of heavy earth moving equipment, use of off road vehicles and a shooting range. The shooting range firing line is conducted from inside trailers with the intent of erecting a container firing line made from six (6) shipping containers. All of the other aforementioned activities will take place outside. Additionally, the Applicant is proposing two story cabins located on the property for overnight stays. A helipad will also be provided. This helipad will be located on what is described in the plans as the "Main Site." The Main Site will also have container buildings from which registration and other office/business matters will be conducted. There will also be a wedding chapel provided on this Main Site. The project meets all county parking requirements and no waivers or deviations are necessary or requested.

As with the prior entitlement application on a portion of the Property, there will be no grading, alteration or disturbance to the Property and the natural topography will remain the same. The proposed uses and buildings will comply with the development standards listed within Chapter 30.56.100 of the Clark County Development Code for hillside developments.

The Applicant has been operating its business for several years. They have made several updates to the business to ensure the safety of guests and neighboring residents of Goodsprings. These changes include ceasing shooting onto the mountain and confined all shooting into the cleared dirt area and dirt berm and installation of dash cams into all company vehicles to monitor and control speeding in and around Goodsprings. The Applicant understands the importance of being a good neighbor and will continue to mitigate any potential concerns moving forward.

We respectfully request the review and processing of the above described applications. Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson