



Goodsprings Citizens Advisory Council

Goodsprings Community Center

375 W. San Pedro Avenue

Goodsprings, NV 89019

July 29, 2025

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: Kathleen Hinzer, Chairperson
Shannon Wiegand, Vice Chairperson
Dyann Widman
Monica Nordof
Debbie Smith

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

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

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

- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Council by majority vote.

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

- III. Approval of the Minutes for March 25, 2025. (For possible action)
- IV. Approval of the Agenda for July 29, 2025 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 Clark County Administrative Services regarding Labor Day celebration, Public Works update, and any other updates from Clark County (for discussion only)
- VI. Planning and Zoning
 1. **AR-25-400065 (UC-21-0439)-RAMM CORP:**
USE PERMITS THIRD APPLICATION FOR REVIEW for the following: 1) expansion of a recreational facility; 2) major training facility; 3) camping in conjunction with a recreational facility; and 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 RS80 (Residential Single-Family 80) Zone. Generally located west of Kingston Road and north of Sandy Valley Road within Goodsprings.
JJ/tpd/cv (for possible action) **08/20/25 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: September 30, 2025
- X. Adjournment.

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

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



Goodsprings Citizens Advisory Council

March 25, 2025

MINUTES

Board Members: Chair - Kathleen Hinzer Vice Chair – Shannon Wiegand
Monica Nordof Dyann Widman Debbie Smith

Secretary: Electra Smith, 702-370-6297, sandyvalleycac@gmail.com

Town Liaison: Meggan Holzer, 702-455-0341, meggan@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call
The meeting was called to order at 5:30 pm by Kathleen Hinzer, Chairperson. Kathleen Hinzer, Debbie Smith, Shannon Wiegand, Monica Nordof, and Dyann Widman were all present.
- II. Public Comment
None
- III. Approval of Minutes for January 28, 2025; **Unavailable**
Moved by:
Action: Tabled
Vote:
- IV. Approval of Agenda for March 25, 2025
Moved by: Dyann Widman
Action: Approved
Vote: 5-0/Unanimous
- V. Informational Items
 1. Received a report from Metro; **Officer IsBell reported the Resident Officers will no longer have Red Rock as their area.**
 2. Received a report from BLM Law Enforcement; **Officer Boyle reported Search and Rescue in Red Rock has been busy, there has been some dumping in the Las Vegas area and arrests have been made, and to always look under your car as the tortoises are on the move.**
 3. Receive a report from the Goodsprings Library; **There was none.**
 4. Receive a report from the Goodsprings Historical Society regarding events and other items of interest; **Meetings are being planned for the Historical Society reunion. Clark**

County is giving the Goodsprings Cemetery Association the cemetery property to maintain and keep records.

5. **Receive a report from Clark County Administrative Services; Meggan reported Sandy Valley road is up for bid, Parks and Recs is working on upgrades to Community Center, NV Energy's Circuit Replacement Project is replacing outside poles, upgrading transformers and replacing LED lights to alleviate power outages. Peace Park in Sandy Valley is having a Renaissance Fair and Shakespeare in the Park. Splash pad delayed until after summer. It was asked previously of shooting areas, Meggan passed out NO shooting maps.**

VI. Planning and Zoning
There was none

VII. General Business
There was none

VIII. Public Comment; **Kathleen Hinzer shares concern of no stop sign on Sham @ Exchange.**

IX. Next Meeting Date: **May 27, 2025**

X. Adjournment: **Meeting was adjourned at 6:05 p.m.**

**ATTACHMENT A
GOODSPRINGS CITIZENS ADVISORY COUNCIL
ZONING AGENDA
TUESDAY, 5:30 P.M., JULY 29, 2025**

08/20/25 BCC

1. **AR-25-400065 (UC-21-0439)-RAMM CORP:**
USE PERMITS THIRD APPLICATION FOR REVIEW for the following: 1) expansion of a recreational facility; 2) major training facility; 3) camping in conjunction with a recreational facility; and 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 RS80 (Residential Single-Family 80) Zone. Generally located west of Kingston Road and north of Sandy Valley Road within Goodsprings. JJ/tpd/cv (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-25-400065 (UC-21-0439)-RAMM CORP:

USE PERMITS THIRD APPLICATION FOR REVIEW for the following: **1)** expansion of a recreational facility; **2)** major training facility; **3)** camping in conjunction with a recreational facility; and **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 RS80 (Residential Single-Family 80) Zone.

Generally located west of Kingston Road and north of Sandy Valley Road within Goodsprings.
JJ/tpd/cv (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 LANDS

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

History & Site Plan

UC-21-0439 was previously approved in October 2021 with a 1 year to review. AR-23-400005 was the first application for review and was approved in April 2023. The second application for review was approved in May 2024 via AR-24-400042, to continue to monitor the site for any permits and site improvements. This request is the third application for review.

The previously approved 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 square foot 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 previously approved plans show artificial turf to the north and the south sides of the registration and VIP buildings.

Elevations

The previously approved elevations show the 1 story buildings to be 9.5 feet 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 previously approved 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 was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for AR-24-400042 (UC-21-0439):

Comprehensive Planning

- 1 year to review.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

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.

Listed below are the approved conditions for AR-23-400005 (UC-21-0439):

Comprehensive Planning

- 1 year to review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for review, will be reviewed for conformance with the regulations in place at the time of application; and that a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review.

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 five years.

Listed below are the approved conditions for UC-21-0439:

Current Planning

- 1 year to review as a public hearing;
- No overnight stays on the property (camping, cabins, glamping, etc.) until the well and septic are completed;
- Recreational activities limited to indoor and outdoor shooting, ax throwing, archery, heavy equipment use, and off-road vehicle driving;
- Off-road vehicle driving limited to applicant's property only and the public road from 1 portion of the property to another;
- Federal Aviation Administration approval required before installation and use of heliport;
- No shooting from helicopters unless approved by the Board of County Commissioners through a subsequent land use application;
- Building permits shall be approved for all structures prior to any gathering of over 12 people;
- Comply with Southern Nevada Health District and the Environmental Protection Agency regulations regarding the site clean-up of lead.
- 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 application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health (EH) Division at septics@snhd.org or (702) 759-0660 to apply for permits to construct Individual Sewage Disposal (Septic) Systems; and to contact the SNHD EH Division at foodrev@snhd.org or (702) 759-1258 to apply for permits for the proposed Food Establishment and Public Accommodation facilities.

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.

Applicant's Justification

The applicant states there have been no code enforcement cases, parking violations, or issues related to all approved uses. The applicant has continued to work with the BLM on various issues and continue to be a good neighbor within the community. Lastly, the applicant is requesting to remove the review period since the applicant has shown to be an excellent business operator and community member.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-24-400042 (UC-21-0439)	Second application for review for a recreational facility, training facility, camping, and heliport, with waivers for landscaping and parking paving and striping and design reviews for a recreational facility, training facility, cabins and accessory structures, and grading	Approved by BCC	May 2024
AR-23-400005 (UC-21-0439)	First application for review for recreational facility, training facility, camping, and heliport, with waivers for landscaping and parking paving and striping and design reviews for a recreational facility, training facility, cabins and accessory structures, and grading	Approved by BCC	April 2023
UC-21-0439	Recreational facility, training facility, camping, and heliport with waivers for landscaping and parking paving and striping and design reviews for a recreational facility, training facility, cabins and accessory structures, and grading	Approved by BCC	October 2021
RC-21-400101 (UC-0249-17)	Revocation hearing for UC-0249-17	Approved by BCC	November 2021
AR-18-400132 (UC-0249-17)	First application for review for a recreational facility, training facility, waive design standards for accessory structures with waivers for buffer landscaping, parking lot landscaping, trash enclosure, paving and striping and design reviews for a recreational facility, training facility, accessory structures, and grading plan for a hillside development	Approved by PC	July 2018
UC-0249-17	Recreational facility, training facility, waive design standards for accessory structures with waivers for buffer landscaping, parking lot landscaping, trash enclosure, paving and striping and design reviews for a recreational facility, training facility, accessory structures, and grading plan for hillside development	Approved by PC	May 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Open Lands (OL)	RS80	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

A review was required per AR-24-400042 (UC-21-0439) to monitor the progress of permits and the overall operation of the facility. Staff is not aware of any complaints from the public regarding the facility during the 1 year review period; however, records show no building permits have been obtained for the buildings and structures that were approved under UC-21-0439. Therefore, staff can support this request with an additional review in 1 year.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- 1 year to review.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access and fire protection water supply must comply with the Fire Code as amended; and that permits and operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: MARK MULHALL

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

DRAFT