



Goodsprings Citizens Advisory Council

Goodsprings Community Center

375 W. San Pedro Avenue

Goodsprings, NV 89019

August 26, 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 July 29, 2025. (For possible action)
- IV. Approval of the Agenda for August 26, 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. **ZC-25-0566-LAS VEGAS-CLARK COUNTY LIBRARY DISTRICT:**
ZONE CHANGE to reclassify 1.33 acres from an RS40 (Residential Single-Family 40) Zone, an RS80 (Residential Single-Family 80) Zone, and a CG (Commercial General) Zone to a PF (Public Facility) Zone. Generally located south of San Pedro Avenue and west of Vegas Street within Goodsprings (description on file). JJ/rk (for possible action) **09/17/25 BCC**
 - 2. **WC-25-0567-LAS VEGAS-CLARK COUNTY LIBRARY DISTRICT:**
WAVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) alternative driveway geometrics.
DESIGN REVIEW for a proposed public library on 1.33 acres in a PF (Public Facility) Zone. Generally located south of San Pedro Avenue and west of Vegas Street within Goodspings. JJ/jud/cv (For possible action) **09/17/25 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



Goodsprings Citizens Advisory Council

July 29, 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 March 25, 2025
Moved by: Monica Nordof
Action: Approved
Vote: 5-0
- IV. Approval of Agenda for August 26, 2025
Moved by: Dyann Widman
Action: Approved
Vote: 5-0/Unanimous
- V. Informational Items
1. Received a report from Metro; **There was none.**
 2. Received a report from BLM Law Enforcement; **There was none.**
 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; **There has not been a meeting, however, memberships are being collected and September's meeting is TBD.**
 5. Receive a report from Clark County Administrative Services; **Meggan reported Sandy Valley road will start in September and work will be done at night. NDOT is laying millings on the sides of 161. Splash pad delayed until after summer. Meggan had flyers for the Community BBQ and Movie in the Park. There was a request for**

signage at the cemetery regarding NRS codes and it was reported that Republic Services was not picking up bulk.

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)

Moved by: Monica Nordof subject to no further review

Action: Approved

Vote: 5-0

VII. General Business

There was none

VIII. Public Comment; **There was none**

IX. Next Meeting Date: **August 26, 2025**

X. Adjournment: **Meeting was adjourned at 6:08 p.m.**

**ATTACHMENT A
GOODSPRINGS CITIZENS ADVISORY COUNCIL
ZONING AGENDA
TUESDAY, 5:30 P.M., AUGUST 26, 2025**

09/17/25 BCC

1. **ZC-25-0566-LAS VEGAS-CLARK COUNTY LIBRARY DISTRICT:**
ZONE CHANGE to reclassify 1.33 acres from an RS40 (Residential Single-Family 40) Zone, an RS80 (Residential Single-Family 80) Zone, and a CG (Commercial General) Zone to a PF (Public Facility) Zone. Generally located south of San Pedro Avenue and west of Vegas Street within Goodsprings (description on file). JJ/rk (For possible action)

2. **WS-25-0567-LAS VEGAS-CLARK COUNTY LIBRARY DISTRICT:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) alternative driveway geometrics.
DESIGN REVIEW for a proposed public library on 1.33 acres in a PF (Public Facility) Zone. Generally located south of San Pedro Avenue and west of Vegas Street within Goodsprings. JJ/jud/cv (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0566-LAS VEGAS-CLARK COUNTY LIBRARY DISTRICT:

ZONE CHANGE to reclassify 1.33 acres from an RS40 (Residential Single-Family 40) Zone, an RS80 (Residential Single-Family 80) Zone, and a CG (Commercial General) Zone to a PF (Public Facility) Zone.

Generally located south of San Pedro Avenue and west of Vegas Street within Goodsprings (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

202-26-703-015; 202-26-703-022

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 185 S. Vegas Street
- Site Acreage: 1.33
- Existing Land Use: Single-family residence
- Proposed Land Use: Goodsprings Library

Applicant's Justification

This request is a zone boundary amendment to PF (Public Facility) zoning. The subject site consists of a single-family dwelling with a detached garage. There is a related application to address changes to the property. According to the applicant, the proposed project seeks to establish a permanent, accessible library facility that will enhance and expand library services for the local community, supporting its ongoing educational, cultural, and social needs. The proposed zoning is intended to be compatible with the character of the town of Goodsprings and respectful of the surrounding properties. The new public library facility will rehabilitate the 2 existing buildings and property to provide an improved, permanent space for the community to gather, learn, and engage.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0224-98	Reduced setbacks for a detached garage in R-U zoning	Approved by PC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	CG, RS80, & RS5.2	Undeveloped & single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS40	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS80 & RS40	Single-family residential
West	Public Use	CG & RS80	Goodsprings Park/school

Related Applications

Application Number	Request
WS-25-0567	A waiver of development standards and design review for a proposed library facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. P-F zoning is a conforming zone boundary amendment in all land use plan categories. Title 30 states that the PF zoning district is established in order to provide for the location and development of sites suitable for necessary public uses. Furthermore, the request complies with Goal 2.3 for the Master Plan where all County residents should have access to the high-quality health and social services they need. Staff finds that the requested zone change will not have a negative impact on the surrounding area. For these reasons, staff finds the request for PF zoning is appropriate for this location.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- No comment.

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)

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

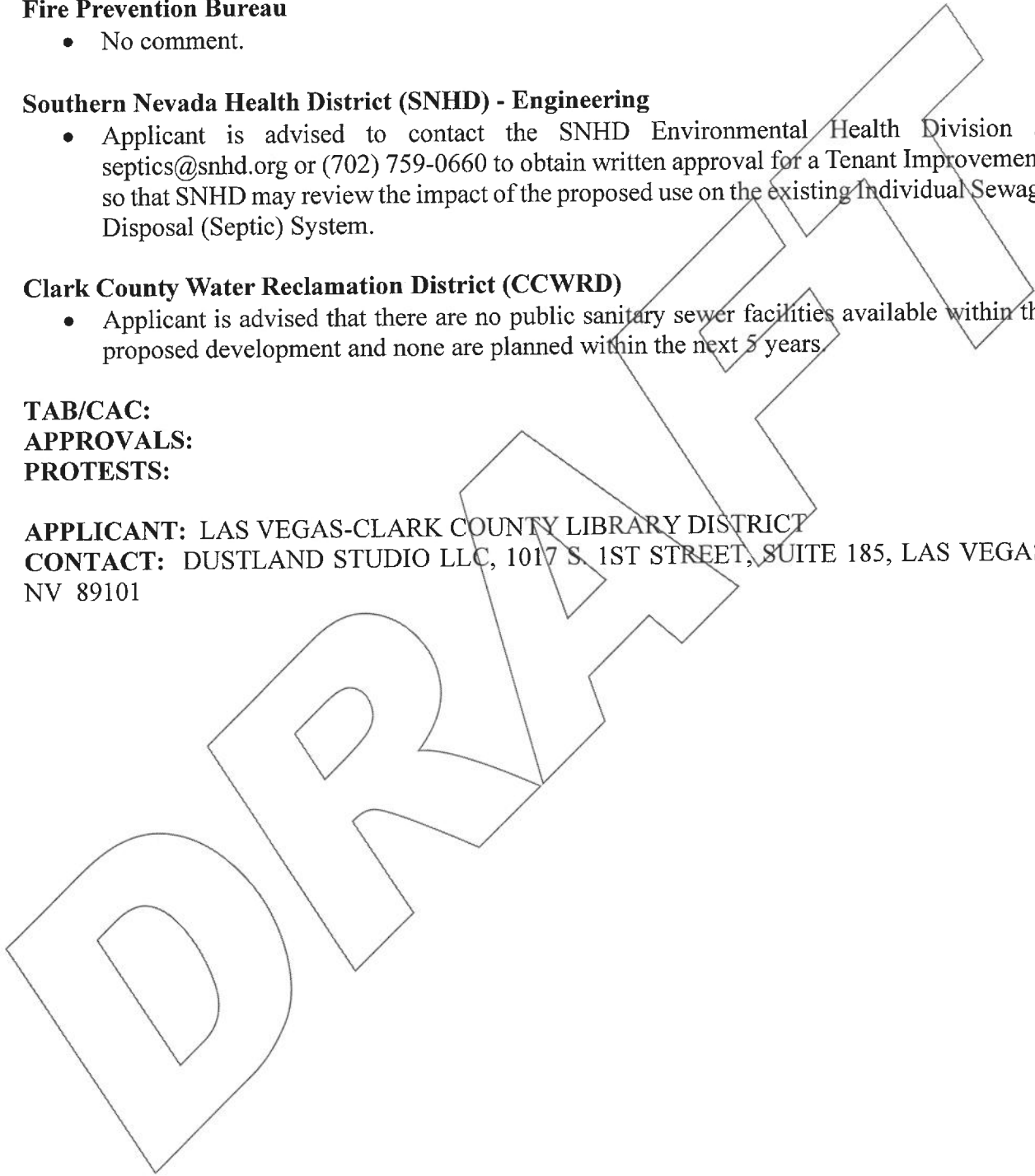
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LAS VEGAS-CLARK COUNTY LIBRARY DISTRICT

CONTACT: DUSTLAND STUDIO LLC, 1017 S. 1ST STREET, SUITE 185, LAS VEGAS, NV 89101



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0567-LAS VEGAS-CLARK COUNTY LIBRARY DISTRICT:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) alternative driveway geometrics.

DESIGN REVIEW for a proposed public library on 1.33 acres in a PF (Public Facility) Zone.

Generally located south of San Pedro Avenue and west of Vegas Street within Goodsprings.
JJ/jud/cv (For possible action)

RELATED INFORMATION:

APN:

202-26-703-015; 202-26-703-022

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along San Pedro Avenue where required per Section 30.04.08.
2. Reduce the driveway radius for a driveway along San Pedro Avenue to 14 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 44% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 185 S. Vegas Street
- Site Acreage: 1.33
- Project Type: Goodsprings Library
- Number of Stories: 1
- Building Height (feet): 13
- Square Feet: 1,336 (proposed library)/725 (proposed storage)
- Parking Provided: 7
- Sustainability Required/Provided: 7/4

Site Plan

The subject site consists of 2 parcels (202-26-703-022 and 202-26-703-015). The property is located south of San Pedro Avenue in Goodsprings, Nevada. The plans depict an existing 1,336 square foot single-family manufactured home structure and a 725 square foot detached garage. Both structures will be converted to serve as the Goodsprings Library. Modifications to the site

are on the southwestern portion of the site, adjacent to the existing elementary school and park to the west.

Access to the site is via San Pedro Avenue on the north side of the site. A proposed walkway will be installed south of the driveway and this will connect pedestrians from the elementary school and park to the subject site.

The driveway will be constructed with stabilized dirt and the parking lot area will be surfaced with crushed stones. There are 7 parking spaces including accessible parking and a bicycle rack for 6 bikes. A book drop-off box is located within the parking lot area. Entrance to the proposed library is on the north side of the building and will consist of an enhanced staircase, an accessible ramp, and a front patio area with a painted steel canopy framed by gabion walls. The trash enclosure is located to the west of the library building, and northeast of the proposed storage building (formerly the detached garage).

Landscaping

The plans depict the natural desert and ground coverage with native landscaping incorporated in the parking lot finger islands. The landscaping will consist of Joshua trees, Desert Marigold, Creosote Bush, Mojave Sage and Desert Needle Grass.

Elevations

The plan depicts a 13 foot high white with black trim library building and a 13.5 high metal storage building. Both building structures will be painted to match the color scheme of the neighboring buildings.

Floor Plans

The plan shows the proposed library building is a 1,336 square foot manufactured building structure with a 348 square foot painted metal patio canopy. The plans also show a 725 square foot detached storage building.

Applicant's Justification

The applicant states the proposed design is intended to be compatible with the character of the town of Goodsprings and respectful of the surrounding properties. The proposed facility will rehabilitate the 2 existing buildings on-site to provide an improved, permanent space for the community to gather, learn, and engage. The town of Goodsprings does not have off-site improvements and there are no public sidewalks. The applicant is proposing an internal connection between the library site and the existing school site. An alternate driveway configuration with reduced radius on northwest corner is necessary due to the limited frontage along San Pedro Avenue, which is 60 feet.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0224-98	Reduced setbacks for a detached garage in R-U zoning	Approved by PC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	CG, RS80, & RS5.2	Undeveloped & single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS40	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS80 & RS40	Single-family residential
West	Public Use	CG & RS80	Goodsprings Park/school

Related Applications

Application Number	Request
ZC-25-0566	A zone change from CG, RS80, and RS40 to PF zoning for a proposed public library is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the proposed site design will complement the area and the proposed location of the library is adjacent to other public facilities. The reuse of the existing building structures on site allows for a more sustainable development, rather than altering the site and removing the natural conditions of the property. The proposed development supports the Master Plan Policy SO-1.5 which encourages uses and activities in or adjacent to Goodsprings that are compatible with the community’s historic character, quiet and rural setting, abundant wildlife, and natural environment. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #1

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Waiver of Development Standards #2

A site redesign would allow for the commercial driveways to meet the minimum back of curb radius standards; therefore, staff cannot support the waiver of development standards to reduce back of curb radius.

Staff Recommendation

Approval of the design review; denial of the waivers of development standards.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- No comment.

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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LAS VEGAS-CLARK COUNTY LIBRARY DISTRICT

CONTACT: DUSTLAND STUDIO LLC, 1017 S. 1ST STREET, SUITE 185, LAS VEGAS,
NV 89101

DRAFT