



Goodsprings Citizens Advisory Council

Goodsprings Community Center

375 W. San Pedro Avenue

Goodsprings, NV 89019

August 31, 2021

6:30pm

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 Jeri Pinkerton at 702-806-8660
 - Supporting material is/will 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:	Chair – Monica Nordhof Colleen Hicks	Vice Chair - Shannon Wiegand Dyann Widman	Debbie Smith
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Secretary:	Jeri Pinkerton, 702-806-8660, pinkerton.family@yahoo.com Clark County Department of Administrative Services 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155
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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
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- I. Call to Order, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Council by majority vote.
- III. Approval of Minutes for July 27, 2021. (For possible action)

- IV. Approval of the Agenda for, August 31, 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 Starbucks in Jean, NDOT roadwork, community events, and any other updates from Clark County (for discussion only)
- VI. Planning and Zone
 - 1. **ET-21-400123 (UC-19-0153) –JONLUCK INVESTMENT LIMITED:**
USE PERMIT FIRST EXTENSION OF TIME for exotic animals (wolf dogs/hybrids).
WAIVER OF DEVELOPMENT STANDARDS to increase fence height.
DESIGN REVIEWS for the following: 1) exotic animals (wolf dogs/hybrids) facility; 2) a grading plan within a Hillside Area; and 3) alternative development standards in conjunction with an existing single family residence and accessory structures on a portion of 22.0 acres in an R-U (Rural Open Land) Zone. Generally located on the west side of Fayle Street (alignment), 750 feet north of Sandy Valley Road within Goodsprings. JJ/bb/jo (For possible action) **9/22/21 BCC**
 - 2. Review that the Transform Clark County land use plan map accurately applies compatible density or intensity conversion from the existing land use categories to the proposed land use categories. (For discussion only)
- VII. General Business
 - 1. Take public input and finalize requests for the next fiscal year budget (For possible action)
 - 2. Nominate a representative and a possible alternate to serve on the 2021-2020 Community Development Advisory Committee (CDAC) (For possible action)
- 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 28, 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, 7:30 P.M., AUGUST 31, 2021**

09/22/21 BCC

1. **ET-21-400123 (UC-19-0153)-JONLUCK INVESTMENT LIMITED:**
USE PERMIT FIRST EXTENSION OF TIME for exotic animals (wolf dogs/hybrids).
WAIVER OF DEVELOPMENT STANDARDS to increase fence height.
DESIGN REVIEWS for the following: **1)** exotic animals (wolf dogs/hybrids) facility; **2)** a grading plan within a Hillside Area; and **3)** alternative development standards in conjunction with an existing single family residence and accessory structures on a portion of 22.0 acres in an R-U (Rural Open Land) Zone. Generally located on the west side of Fayle Street (alignment), 750 feet north of Sandy Valley Road within Goodsprings. JJ/bb/jo (For possible action)

EXOTIC ANIMALS
(TITLE 30)

FAYLE ST/SANDY VALLEY RD
(GOODSPRINGS)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400123 (UC-19-0153)-JONLUCK INVESTMENT LIMITED:

USE PERMIT FIRST EXTENSION OF TIME for exotic animals (wolf dogs/hybrids)
WAIVER OF DEVELOPMENT STANDARDS to increase fence height.

DESIGN REVIEWS for the following: **1)** exotic animals (wolf dogs/hybrids) facility; **2)** a grading plan within a Hillside Area; and **3)** alternative development standards in conjunction with an existing single family residence and accessory structures on a portion of 22.0 acres in an R-U (Rural Open Land) Zone.

Generally located on the west side of Fayle Street (alignment), 750 feet north of Sandy Valley Road within Goodsprings. JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:

202-26-703-035 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Increase a perimeter fence height to 8 feet where 6 feet is the standard per Chapter 30.64 (a 33% increase).

DESIGN REVIEWS:

1. Exotic animals (wolf dogs/hybrids) facility.
2. Grading plan for an exotic animal (wolf dogs/hybrids) facility within a Hillside Area.
3.
 - a. Reduce the front setback to an accessory structure to zero feet where a minimum of 40 feet is required per Table 30.40-1 (a 100% reduction).
 - b. Reduce the side setback to an accessory structure to zero feet where a minimum of 5 feet is required per Table 30.40-1 (a 100% reduction).

LAND USE PLAN:

SOUTH COUNTY (GOODSPRINGS) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 475 Fayle Street
- Site Acreage: 22 (portion)
- Project Type: Exotic animals

History

This facility has existed within Clark County for approximately 10 years and was previously approved through UC-0033-09 and UC-0484-13 in the Enterprise area south of the M Resort. Prior to 2009, the facility operated in Pahrump since 2005. While operating in the Enterprise area, the facility encountered zero issues with surrounding residents and there are no Clark County Public Response Office (CCPRO) complaints for this facility. Additionally, there were no Clark County Animal Control issues or complaints on file. Clark County Animal Control previously reviewed and inspected the original facility in 2009. However, in late 2016, a residential builder purchased several parcels surrounding the original facility and began building single family residences directly adjacent to the wolf hybrid sanctuary. The applicant has now moved to a more rural location (current site) within Goodsprings.

Site Plans & Project Scope

The plans depict an exotic animal (wolf dogs/hybrids) facility that functions as a sanctuary and is not open to the public. The overall parcel is approximately 22 acres with the facility occupying a small portion of the overall parcel. The applicant currently has 2 wolf hybrids. At the time of the original request the applicant had 4 animals, but was approved for up to 12 wolf hybrids which will be located on the parcel and housed in 4 habitat areas that are generally northeast and northwest of the existing single family residence. The habitat areas range in size from 1,325 square feet to 1,980 square feet and are set back a minimum of 25 feet from the nearest property line. The habitat areas are approximately 1,000 feet from the nearest single family residence and have a natural physical barrier in the form of greater than 50% slopes on the overall 22 acre parcel.

The plan also depicts accessory structures located on the southeast portion of the parcel. The applicant is requesting waivers of development standards to allow a reduction in setback to 1 of several accessory structures. All structures and fencing exist and no new construction is proposed.

The entire parcel is within 12% or greater slopes with center portions of the overall 22 acre parcel having greater than 50% slopes; and therefore, is subject to Hillside development standards. The single family residence, accessory structures, and habitat areas are within the 12% to 25% slope area of the overall parcel and will comply with all provisions.

Elevations

The structures are as follows: 1) habitat areas with shelters, wood platform and play structures within each habitat; and 2) 10 foot to 12 foot high fencing with security curving on top of the fence for each habitat area. All structures and fencing exist and no new construction is proposed. There is also additional fencing along the property's perimeter and around the outside of each pen which provides an added level of security for the animals. A portion of the 8 foot perimeter fence is along the eastern property line on the southern portion of the site.

Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0153:

Current Planning

- 2 years to commence and review;
- Limited to 12 wolf dogs/hybrids;
- Paint the accessory structures and residence with a unified, matching color.
- Applicant is advised that compliance with Animal Control regulations is required including approval of the animal enclosures; approval of this application does not constitute or imply approval of any other County issued permit, licenses, and/or approvals; 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

- Apply to vacate the portion of the cul-de-sac on the southeast corner of the parcel.
- Demonstrate legal access and, if necessary, secure a private grant from the BLM for access to the site from Sandy Valley Road.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, to contact the Southern Nevada Health District concerning the use of an individual disposal system.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant has been running an animal sanctuary for abandoned and abused wolfdog hybrids since 2005. The sanctuary originally began in Pahrump where the applicant lived, then moved near the M Resort and finally to the current location in Goodsprings. The applicant obtained approval for the current location with UC-19-0153 and there has been reported complaints.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0153	Original request for exotic animals and fence height	Approved by BCC	April 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood (up to 2 du/ac)	R-U & R-A	Single family residences & undeveloped
East	Residential Rural (up to 0.5 du/ac)	R-U	Undeveloped
South	Open Land	R-U	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Rural Neighborhood (up to 2 du/ac)	R-U	Single family residence & undeveloped

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.

There have not been any reported violations on the property in the past 2 years. In addition, the applicant has maintained in good standing in all the previous locations where they housed the wolfdog hybrid. Staff recommends approval, with an additional time limit for review, which is a standard policy for applications involving exotic animals.

Public Works - Development Review

Staff has no objection to this extension of time, subject to the applicant demonstrating compliance with the original conditions or approval within 6 months.

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 April 17, 2024 to review.
- 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; and that the extension of time may be denied if the project has been completed within the time specified.

Public Works - Development Review

- 6 months to comply with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CHRISTOPHER CARACCI

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

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 type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) <u>UC-19-0153</u> (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-21-400123</u> DATE FILED: <u>7-27-2021</u> PLANNER ASSIGNED: <u>ESB</u> TAB/CAC: <u>Goodsprings</u> TAB/CAC DATE: <u>8-31-2021</u> PC MEETING DATE: _____ 7:30 p.m. BCC MEETING DATE: <u>9-22-2021</u> FEE: <u>\$ 900</u>
	PROPERTY OWNER NAME: <u>Jonluck Investment Ltd.</u> ADDRESS: <u>13480 South Hills Drive</u> CITY: <u>Reno</u> STATE: <u>NV</u> ZIP: <u>89511</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>Christopher Caracci</u> ADDRESS: <u>475 S. Fayle Street</u> CITY: <u>Goodsprings</u> STATE: <u>NV</u> ZIP: <u>89019</u> TELEPHONE: <u>702-303-7120</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Liz Olson - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>eolson@kcnvlaw.com</u> REF CONTACT ID #: <u>166096</u>	

ASSESSOR'S PARCEL NUMBER(S): 202-26-703-035
 PROPERTY ADDRESS and/or CROSS STREETS: 475 Fayle Street
 PROJECT DESCRIPTION: Required review for SUP for exotic animals

(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)* Koerty Tang / Jonluck Investment
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 9, 2021 (DATE)
 By Koerty Tang
 NOTARY PUBLIC: Lisa Gorden



*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 - 100818

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ELISABETH E. OLSON

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

June 11, 2021

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

ET-21-400123
PLANNER
COPY

Re: Justification Letter – Required Review (UC-19-0153)
Christopher Caracci
APN: 202-26-703-035

To Whom It May Concern:

This firm represents Christopher Caracci, (the “Applicant”) in the above referenced matter. The property is located on a portion of approximately 21.7 acres in Goodsprings, Nevada (the “Property”). The Property is more particularly described as Assessor’s Parcel Number 202-26-703-035. The Property is zoned Rural Open Land (R-U) and is master planned Residential Rural (RR). The Applicant is requesting a review of the previously approved special use permit for his existing wolf sanctuary.

By way of background, the Applicant has been running an animal sanctuary for abandoned and abused wolf-dog hybrids since 2005. The sanctuary originally began in Pahrump where the Applicant lived. He then relocated to a new home located directly south of The M Resort in Clark County (APN 191-09-701-001) in order to be closer to his place of work. While living behind The M Resort, the Applicant encountered absolutely zero issues with surrounding residents or hotel guests and ran his sanctuary for several years. He then moved to 475 S. Fayle Street in Goodsprings and obtained approval for his wolf sanctuary via application UC-19-0153. A required review within two years was a condition of approval.

Since relocating to Goodsprings, the Applicant has not had any issues with the animals on the Property. He currently has two wolf hybrids on site. The Applicant has over 14 years of experience rescuing and caring for these animals. He is incredibly knowledgeable about the animals and cares tremendously about protecting them and will continue to do so moving forward. Because the Applicant has not had any issues or concerns with the new sanctuary in Goodsprings, we respectfully request the use permit to remain active on the Property.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,
KAEMPFER CROWELL



Elisabeth E. Olson

EF-21-400123

**PLANNER
COPY**