



Searchlight Town Advisory Board

Searchlight Community Center

200 Michael Wendell Way

Searchlight, NV 89046

December 15, 2021

6:00pm

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 Tammy Harris at (702) 298-0828.
- 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/SearchlightTAB>

Board/Council Members: Bradley Longtin – Chair
Patricia Mayne – Vice Chair
Terry Irons
Kyle Myers
Nancy Whitney

Secretary: Tammy Harris, (702) 298-0828, tammy.harris@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Mark Moskowitz, (702) 298-0828, (702) 455-6173, mark.moskowitz@clarkcountynv.gov
Business Address: 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 Board/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

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YOLANDA T. KING, County Manager

Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for November 10, 2021. (For possible action)
- IV. Approval of the Agenda for December 15, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items:
 1. Receive a report and updates from the South County Liaison Mark Moskowitz. (For discussion only)
 2. Receive a report from Metro Police regarding activity and statistics during the past month and other area crime concerns. (For discussion only)
 3. Receive a report from Bradley Longtin Searchlight Volunteer Fire District regarding calls for service during the past month and other fire prevention issues. (For discussion only)
 4. Receive a report from Kathy Flanagan with Las Vegas Valley Water District regarding the status of the water system. (For discussion only)
 5. Receive a report from Will Smith with Clark County Water Reclamation District regarding the status of the wastewater system and water usage. (For discussion only)
 6. Receive a report from Parks & Recreation regarding the status of programs and upcoming activities. (For discussion only)
 7. Receive a report from Searchlight Library regarding current and upcoming programs. (For discussion only)
 8. Receive a report from Searchlight Senior Center regarding current and upcoming activities. (For discussion only)
 9. Receive a report from Kyle Myers regarding current road conditions and Public Works concerns. (For discussion only)
 10. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning:

1. **UC-21-0657-RENEGADES MINES PARTNERS, LLC:**
USE PERMIT for a heliport.
WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening.
DESIGN REVIEWS for the following: **1)** a heliport; and **2)** final grading plan for a Hillside Development on 10.7 acres in an R-U (Rural Open Land) Zone. Generally located 1.4 miles east

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of US Highway 95, and 1.7 miles north of Cottonwood Cove Road within Searchlight. To the PC on 01/04/2022 (For possible action)

- VII. General Business: None
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/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 Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: December 15, 2021.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Searchlight Community Center, 200 Michael Wendell Way, Searchlight, NV 89046
<https://notice.nv.gov>

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YOLANDA T. KING, County Manager



Searchlight Town Advisory Board

November 10, 2021

MINUTES

Board Members: Bradley Longtin - Chair
Patricia Mayne – Vice Chair
Terry Irons
Kyle Myers
Nancy Whitney

Secretary: Tammy Harris, (702) 298-0828, tammy.harris@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Mark Moskowitz, (702) 298-0828, (702) 455-6173, mark.moskowitz@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order by Chair Longtin at 6:00 p.m. The Pledge of Allegiance led by Bradley Longtin.
- II. Public Comment: None
- IV. Approval of Minutes for October 13, 2021. (For possible action)
- Moved by: Kyle Myers
Action: Approved as written
Vote: 5-0
- V. Approval of the Agenda for November 10, 2021, and hold, combine or delete any items. (For possible action)
- Moved by: Kyle Myers
Action: Approved
Vote: 5-0
- VI. Informational Items
1. Receive a report and updates from the South County Liaison Mark Moskowitz. (For discussion only)
Nothing to report.

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2. Receive a report from Metro Police regarding activity and statistics during the past month and other area crime concerns. (For discussion only)

Officer Jeter provided the October's report.

Calls for Service: 27
Traffic Citations: 52
DUI: 0
Battery Domestic Violence Arrests: 1
Bookings: 4
Juvenile Citations: 0

Officer Jeter commented about how hard Metro works to make Searchlight a better place to live and truly believes that Searchlight is a good place to live. Searchlight will improve with the removal of certain criminal elements in the area. Officer West will be retiring and will be greatly missed.

3. Receive a report from Bradley Longtin Searchlight Volunteer Fire District regarding calls for service during the past month and other fire prevention issues. (For discussion only)

Bradley Longtin provided the October's report.

Calls for Service: 20
17 – medical
1 – Fire
2 – Auto

4. Receive a report from Kathy Flanagan with Las Vegas Valley Water District regarding the status of the water system. (For discussion only)

Derek Jackson provided the October's report. There was an increase of 210,000 gallons from this time last year. A couple of leaks were found and have been repaired. The 2 inch line on Gaviland will be replaced.

5. Receive a report from Will Smith with Clark County Water Reclamation District regarding the status of the wastewater system and water usage. (For discussion only)

October 2021 Statistics:
October 2021: Treated an average of 33,000 gallons per day
September 2020: Treated an average of 29,000 gallons per day
Flow increased by 4,000 gallons per day from last year at this time.

Sewer service complaints: 0
Call Before You Dig Tickets: 20 tickets received for October 2021.

6. Receive a report from Parks & Recreation regarding the status of programs and upcoming activities. (For discussion only)

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Michele Brown provided the October's report.

Statistics: October 2021 – 3 programs – 24 visits,

Updates:

- Park & Rec is hiring for a part time youth programming employee.
- Parks & Rec Holiday party will be held on Thursday, December 16th from 5:30 – 7:00 pm at the community center.
- Holiday House decorating contest will close on December 13th and the winner will be announced at the Holiday party December 16th.

Contact information:

A'Lonn Bilbray, Supervisor

Michele Brown, Recreation Assistant

Searchlight Office: (702) 297-1682

Office hours: Monday, Wednesday, Friday 8:30 am to 1:30 pm.

Laughlin Office: (702) 298-3413

7. Receive a report from Searchlight Library regarding current and upcoming programs. (For discussion only)

Jay Collins provided the October's report, and said the Library will continue with the current programming.

- Additional information can be found on Facebook "Searchlight Library News" or call the Library for information. Monthly calendar of events and upcoming event flyers are posted on the door.

8. Receive a report from Searchlight Senior Center regarding current and upcoming activities. (For discussion only)

No report

9. Receive a report from Kyle Myers regarding current road conditions and Public Works concerns. (For discussion only)

Nothing to report other than the four way stop around the Searchlight Park and was advised there was not enough traffic to warrant the extra stop.

10. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

Michele Brown with the Searchlight Betterment Organization is having a Taco Take-out night at the senior center November 29th.

Parade of Lights will be held December 17th. Hot Chocolate and cookies will be provided, with a wrapped gift for each child. There is currently a Toy Drive to provide each child with a gift. You can

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drop off an unwrapped gift valued at \$10 for ages 3-16 through December 16th at the Searchlight Community Center, the Senior Center and the Roadhouse. Metro will provide gift wrapping assistance.

VI. Planning & Zoning: None

VII. General Business:

1. Review, discuss, and approve the 2022 Searchlight Town Advisory Board meeting dates, and take any action deemed appropriate. (For possible action)

After a brief discussion Kyle Myers motioned to approve the 2022 meeting dates. Motion approved upon a voice vote. 5-0

2. Review and finalize the FY 22-23 budget request(s). (For possible action)

Vice Chair Mayne read the budget list by priorities. Kyle Myers motioned to approve the FY 22-23 budget request. Motion approved by a voice vote, 5-0.

VIII. Public Comment:

Judy Bundorf provided an update for the Walking Box Ranch. The ranch is requesting volunteers for clean-up and maintenance.

Patricia Mayne provided a map of a proposed dog park at the Searchlight Park with the location and suggestions.

IX. Next Meeting Date: December 15, 2021

X. Adjournment: 6:30 pm

These minutes are in draft form and will be formally approved at the December 15, 2021 meeting. Any corrections to these minutes will be reflected in the meeting minutes of the January 12, 2022.

To listen to the audio recording of the Searchlight Town Advisory Board go to:

<https://clarkcountynv.gov/SearchlightTAB>

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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) 675 ⁰⁰ <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) 475 ⁰⁰ <input checked="" type="checkbox"/> DESIGN REVIEW (DR) 675 ⁰⁰ <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 type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-21-0657</u> DATE FILED: <u>11-4-21</u> PLANNER ASSIGNED: <u>A1</u> TAB/CAC: <u>Searchlight</u> TAB/CAC DATE: <u>12-15-21</u> PC MEETING DATE: <u>1-4-22</u> BCC MEETING DATE: <u>2-2-22</u> FEE: <u>\$1,825</u>
	PROPERTY OWNER NAME: <u>RENEGADES MINES PARTNERS</u> ADDRESS: <u>3430 POLARIS AVENUE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>GCOHEN@MCCGLOBAL.COM</u>
	APPLICANT NAME: <u>THE COMPOUND LLC</u> ADDRESS: <u>3430 POLARIS AVENUE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>(702) 982-0208</u> CELL: _____ E-MAIL: <u>Victoria@mgvegas.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>BROWN, BROWN & PREMSRIRUT</u> ^{C/O} <u>LORA DRETA</u> ADDRESS: <u>520 SOUTH FOURTH STREET</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 598-1408</u> CELL: _____ E-MAIL: <u>LORA@BROWNLAWLV.COM</u> REF CONTACT ID #: <u>170880</u>

ASSESSOR'S PARCEL NUMBER(S): 243-24-000-021

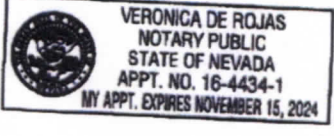
PROPERTY ADDRESS and/or CROSS STREETS: _____

PROJECT DESCRIPTION: HELIPAD, Design Review Hillside

(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)* [Signature] GENGHIS COHEN
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 2/10/2021 (DATE)
 By GENGHIS COHEN xxx
 NOTARY PUBLIC: _____



*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-21-100353

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

October 20, 2021

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, NV 89101

**RE: Use Permit for Helipad in Township of Searchlight, Design Review for use in hillside area.
Waiver of Perimeter Landscaping.. 243-24-000-021,**

Dear Mr. Laird,

Our client, Genghis Cohen, is a licensed helicopter pilot who would like to establish a helipad on his property for his personal use. The property is a 10.64 acre parcel designated as open land (R-U) and is located 2.3 miles from the SR 164 / US 95 intersection. Similarly, the property is 2.1 miles from the nearest home within the town of Searchlight. Vehicular access is provided by a 1.58 mile, gated private road connecting from US 95. The subject site shares three property lines with a BLM owned parcel. The neighboring parcel to the west is a 10 acre privately owned unoccupied lot. Owners of this property support the proposed use permit for a helipad.

The Federal Aviation Administration (FAA) approved a helipad on this property with flight paths over BLM land. The formal approval and flight path stipulations are attached to this letter. The FAA deemed a helipad at this location does not present hazard nor harm to surrounding properties. Note also that Clark County environmental standards for noise do not apply to R-U categorized land and that per 30.68.20 h.5 aircraft noise is exempt from noise limitations.

The subject parcel is part of a 22 lot subdivision surrounded by BLM land. The area is characterized by 5 to 20 acre lots. All plots are undeveloped without groundcover, fencing, off-site improvements nor permanent housing. Consistent with the properties in the vicinity, this parcel is rural in nature in that it has amenities limited to a modular unit with power and septic, and two storage containers for helicopter and outdoor recreational equipment. The site was chosen by the applicant for the natural and unconstrained surroundings that allow for easy access to open land for hiking, trail bounding and biking.

The property will not be occupied as a residence and will be visited via the helipad up to twice weekly. It is proposed as private use by the land owner and not utilized by the general public.

DESIGN REVIEW HILLSIDE AREA: The FAA approved landing site is within 100 feet of the boundary of the Hillside Overlay. It is at a lower elevation than the privately owned parcels in the vicinity and not visible from the highway. The proposed use will not affect the appearance of the hillside as permanent improvements are needed (e.g. concrete landing pad) and existing contours will not be disturbed as no grading is necessary.

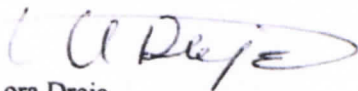
WAIVER OF STANDARDS 30.64-11. RESIDENTIAL SCREENING: Per 30.44 the applicant has opted not to build a ten foot high security fence as it is not necessary and may disrupt the rural nature of the site. Similarly, a waiver of 30-64.11 that requires landscaping between properties carrying special use permits that are adjacent to a residential use is requested. Per Staff, the R-U/Rural Undeveloped zone is considered to be within the residential category. All surrounding properties are zoned R-U. Three adjacent properties are owned by the BLM and are not intended for residential development. The fourth

property is privately owned, remains undeveloped and is not used for residential purposes. The property owners agree that landscaping along the property line is unnecessary and impractical as there is not irrigation to maintain plant life.

As a companion item to the perimeter landscape waiver, we request a waiver of perimeter walls. Consistent with the explanation stated previously, a waiver of a wall surrounding the site is requested. The wall would serve little purpose. Installation of a wall would disrupt the open and accessible character of the area.

Please review the accompanying Planning Report, prepared by the applicant and FAA, that addresses the technical measures of environmental impacts including, noise and noise levels, traffic generation, number of daily operations, hours of operation, flight corridor, intent of the facility (tourism, medical evacuation, business, etc), and the identification of any adverse impacts to the operation of other airports.

Thank you for your consideration in this matter.



Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

**ATTACHMENT A
SEARCHLIGHT TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 6:00 P.M., DECEMBER 15, 2021**

01/04/22 PC

1. **UC-21-0657-RENEGADES MINES PARTNERS, LLC:**
USE PERMIT for a heliport.
WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening.
DESIGN REVIEWS for the following: **1)** a heliport; and **2)** final grading plan for a Hillside Development on 10.7 acres in an R-U (Rural Open Land) Zone. Generally located 1.4 miles east of US Highway 95, and 1.7 miles north of Cottonwood Cove Road within Searchlight. MN/al/jo (For possible action)

HELIPORT
(TITLE 30)

US 95/COTTONWOOD COVE RD
(SEARCHLIGHT)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0657-RENEGADES MINES PARTNERS, LLC:

USE PERMIT for a heliport.

WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening.

DESIGN REVIEWS for the following: 1) a heliport; and 2) final grading plan for a Hillside Development on 10.7 acres in an R-U (Rural Open Land) Zone.

Generally located 1.4 miles east of US Highway 95, and 1.7 miles north of Cottonwood Cove Road within Searchlight. MN/al/jo (For possible action)

RELATED INFORMATION:

APN:

243-24-000-021

WAIVER OF DEVELOPMENT STANDARDS:

Waive landscaping and screening to less intense uses where landscaping and screening is required per Table 30.64-2 and Figure 30.64-11.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.7
- Project Type: Private heliport
- Square Feet: 4,100 (landing pad)

Site Plan

The site is located in a remote area with little development. The proposed heliport is located on the northwestern portion of the site and covers an area of approximately 4,100 square feet. This site is located in an area with slopes that exceed 12% which makes this a Hillside Development. Minimal grading is necessary to level the pad site for helicopter landings and is within the site disturbance allowed within hillside areas. Beside the landing pad for the heliport, access to the site is from a private road that connects this area with US Highway 95 approximately 1.4 miles to the west. There is an existing manufactured home on the property and other existing

accessory buildings and structures that are used for storage. No new buildings are proposed or required for this request.

Landscaping

A heliport is a special use. The adjacent properties are undeveloped but planned Open-Land (open space/grazing/vacant land; residential up to 1 du/10 ac). Per Section 30.08 Definitions, this would be considered as a residential use. Per Table 30.64-2, special uses when adjacent to a residential use require landscaping per Figure 30.64-11. The applicant is requesting to waive requirements for landscaping and screening to the residential uses adjacent to this site. There is natural vegetation on the site which will be maintained, no additional landscaping will be provided.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed heliport is for private use only. The facility will be used up to twice a week by the owners of the property to fly onto the site for recreational purposes (hiking, trail bounding and biking). The proposed heliport has been reviewed by the Federal Aviation Administration (FAA), which indicated they have no objection to the proposed location.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North, South, East & West	Open Land (Open Space/Grazing/Vacant Land; Residential up to 1 du/10 ac)	R-U	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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.

The site is located in a remote area with limited development. The parcels to the north, east, and south are under the control of the Bureau of Land Management and will not be developed within the foreseeable future. The FAA has reviewed the location and has indicated that they have no objection to a heliport at this location. The proposed heliport is for private limited use, up to twice a week. Even though this site is in a remote area with little development, there are still a few residences and potential for residential development in the area. Helicopter traffic, even on

a limited basis, could have a negative impact to residences who enjoy the open and quiet surroundings. Staff is concerned with how the facility will impact the few existing residences in the area and does not support the use permit.

Waiver 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.

The abutting properties are undeveloped, and the zoning of the area and land use designation of Open Land by the South County Land Use Plan meets the requirement for these abutting properties to be considered as a less intense use than a heliport. Therefore, Section 30.64 requires landscaping and screening to buffer the heliport for the less intense uses. This site is a remote area with limited development and the smallest lot adjacent to the site is over 10 acres in area. The proposed heliport is for limited use and providing the required landscaping and buffering for a property of this size would be costly. However, some type of mitigation should be provided, and none is being offered by the applicant. Since no mitigation is being offered, staff does not support this request.

Design Reviews

The proposed heliport will require few improvements to the site, mainly the establishment of a site for the helipad. No additional buildings or structures are proposed for the facility. The proposed helipad for the heliport is located on the northern portion of the property, which is within a hillside area (slopes exceeding 12%). The proposed helipad will require grading to make a suitable landing area and the helipad will have an area of approximately 4,100 square feet. The portion of the site within the hillside area is approximately 2.7 acres. The proposed helipad will disturb 3.5% of the hillside area, well below the maximum 50% disturbance (1.35 acres) allowed by Code. However, since staff has concerns about the impacts of the proposed facility and does not support the use permit or waiver of development standards, staff cannot support the design reviews.

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.

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 2, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- The proposed heliport is for private use only and not to be used for any commercial activities.
- 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 within the proposed development and none are planned within the next five years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THE COMPOUND LLC

CONTACT: BROWN, BROWN & PREMSRIRUT, 520 SOUTH FOURTH STREET, LAS VEGAS, NV 89101