



Searchlight Town Advisory Board

Searchlight Community Center

200 Michael Wendell Way

Searchlight, NV 89046

September 25, 2024

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: Kyle Myers, Chairperson
 James Allen, Vice Chairperson
 Kim Colton
 Nattaly Jeter
 Kayla McInnis

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 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 the Agenda for September 25, 2024, and Hold, Combine, or Delete any Items. (For possible action)
- IV. Informational Items:
1. Receive a report and updates from the South County Liaison Mark Moskowitz regarding the 3rd Annual Searchlight Animal Vaccine Clinic scheduled for Saturday September 28th and any other updates from Clark County. (For discussion only)
 2. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 3. **Announcement:** Applications are available until November 14, 2024, for appointments by the Clark County Board of County Commissioners to serve on the Searchlight Town Advisory Board for a two-year term beginning January 2025. (For discussion only)
- V. Planning and Zoning:
1. **WS-24-0448-DE LEON, LILIAN & FRANCO MARLON IVAN DE LEON:**
WAIVERS OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a single-family residence on 0.17 acres in an RS5.2 (Residential Single Family 5.2) Zone. Generally located on the east side of Main Street and the north side of Hobson Street within Searchlight. (For possible action) To the PC 10/15/2024
- VI. General Business: None
- VII. 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 discussion, action, or vote may be taken on this agenda item. 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.
- VIII. Next Meeting Date: October 9, 2024.
- IX. 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>

**ATTACHMENT A
SEARCHLIGHT TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 6:00 P.M., SEPTEMBER 25, 2024**

10/15/24 PC

1. **WS-24-0448-DE LEON, LILIAN & FRANCO MARLON IVAN DE LEON:**
WAIVERS OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a single-family residence on 0.17 acres in an RS5.2 (Residential Single Family 5.2) Zone. Generally located on the east side of Main Street and the north side of Hobson Street within Searchlight. MN/nai/kh (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0448-DE LEON, LILIAN & FRANCO MARLON IVAN DE LEON:

WAIVERS OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a single-family residence on 0.17 acres in an RS5.2 (Residential Single Family 5.2) Zone.

Generally located on the east side of Main Street and the north side of Hobson Street within Searchlight. MN/nai/kh (For possible action)

RELATED INFORMATION:

APN:

243-35-310-045

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear setback for a detached shade structure to 1 foot where 5 feet is required per Section 30.02.06 (an 80% reduction).
- b. Reduce the side street setback for a detached carport to be 4 feet when 10 feet is required per Section 30.02.06 (a 40% reduction).

LAND USE PLAN:

SOUTH COUNTY (SEARCHLIGHT) - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 460 S Main Street
- Site Acreage: 0.17
- Project Type: Setbacks
- Building Height (feet): 14 feet (primary residence)/12 feet (shade structure)
- Square Feet: 902 (primary residence)/390 (attached patio)/1,015 (shade structure)

Site Plan

The plans depict a mobile home placed on a 0.17 acre lot. The mobile home is 902 square feet and is facing west towards Main Street. There is an attached patio cover on the rear side of the house, approximately 390 square feet. Also, there is a 1,015 square foot detached shade structure on the southeast corner of the lot. This application is to waive the rear and street setback requirements. The applicant is using the shade structure to shade and cover 5 sail boats for personal use. Lastly, the sheds located to the north of the shade structure have been removed from the site and the applicant will remove the shed located on the northeast corner of the site.

Elevations

The plans depict that the mobile home is 14 feet and in beige color. The detached shade structure is 12 feet and made from metal.

Applicant’s Justification

The applicant built an attached patio cover without a building permit which caused a code violation on their property (CE-22-28818). As a result, the applicant is applying for a waiver of development standards. The applicant has an active building permit (BD23-26004) and wants to have their land use application approved to complete their permit.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, & East	Low Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2	Single-family residence
South	Low Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2	Undeveloped
West	Public Use	PF	Postal service

Clark County Public Response Office (CCPRO)

CE-22-28818 is an active Code Enforcement case for an accessory structure constructed without building permit.

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

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.

Setbacks help to preserve the appeal and integrity of a neighborhood as well as to mitigate impacts and possible safety issues. Staff typically does not support requests to reduce setbacks without the provision of mitigating measures. Staff finds the setback reduction requests to be excessive. The applicant has not provided justification as of why the shade structure cannot be moved to meet the required setbacks. Also, no mitigation has been provided to reduce the potential impacts on the surrounding properties. Therefore, staff cannot support these requests.

Staff Recommendation

Denial.

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:

- Prior to the issuance of building permits, shed and other accessory structures need to be demolished or removed from the setbacks as stated on the plans;
- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- 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

- Right-of-way dedication to include spandrel at the intersection of Main Street and Surprise Street.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: BERENICE CARDENAS

CONTACT: BERENICE CARDENAS, 2402 LOFTYVIEW DRIVE, TORRANCE, CA 90505



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 243-35-310-045

PROPERTY ADDRESS/ CROSS STREETS: 460 Main St. Searchlight, NV. 89046

DETAILED SUMMARY PROJECT DESCRIPTION

AS-BUILT PATIO COVER
(for metal shade structure)

PROPERTY OWNER INFORMATION

NAME: LILIAN DE LEON
 ADDRESS: 26200 GOVERNOR AVE. HARBOR CITY, CA. 90710
 CITY: HARBOR CITY STATE: CA ZIP CODE: 90710
 TELEPHONE: 310-351-8029 CELL: _____ EMAIL: Rabarodas1016@gmail.com

APPLICANT INFORMATION (must match online record)

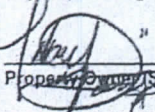
NAME: BERENICE CARDENAS
 ADDRESS: 2402 LOFTYVIEW DRIVE
 CITY: TORRANCE STATE: CA ZIP CODE: 90505 REF CONTACT ID # _____
 TELEPHONE: 818-383-5971 CELL: _____ EMAIL: JBABUILDINGCORPORATION@GMAIL.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: BERENICE CARDENAS
 ADDRESS: 2402 LOFTYVIEW DRIVE
 CITY: TORRANCE STATE: CA ZIP CODE: 90505 REF CONTACT ID # _____
 TELEPHONE: 818-383-5971 CELL: _____ EMAIL: JBABUILDINGCORPORATION@GMAIL.COM

*Correspondent will receive all communication on submitted application(s).

(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 and 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)*

Lilian De Leon
 Property Owner (Print)

05/17/24
 Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) WS24-0448
 PC MEETING DATE 10/15/2024
 BCC MEETING DATE _____
 TAB/CAC LOCATION Searchlight

ACCEPTED BY NAI
 DATE 8/13/2024
 FEES \$800.00

DATE 9/25/2024

05/17/24

Clark County Planner, Comprehensive Planning Department
4701 W. Russell Road Las Vegas, NV 89118

**Re: Justification Letter for Waiver
APR 23-100754**

The reason for this communication is to provide this justification letter for the recent construction of a patio cover in my backyard. I am aware that there is a code violation for CE22-28818 for building without a permit. However, I would like to inform you that I have an active building permit BD23-26004 in place for the construction.

The reason for building the patio cover was to protect some aquatic bikes that were gifted to my children. Given the unpredictable weather in Las Vegas, I needed a secure place to store the bikes until the unveiling.

I have spoken with my neighbor who has agreed to sign the Waiver for Building Separation as required by the city. In addition, I am applying for three waivers: waiving the separation to be 5 feet 3 inches when 6 feet is required, waiving the rear setback for the accessory structure to be 1 foot 5 inches when 5 feet is required, and waiving the side street setback for the accessory structure to be 4 feet 2 inches when 10 feet is required.

Furthermore, I am applying for a design review to waive the architectural compatibility of the accessory structure not matching the primary residence.

I am committed to working with the city to ensure that the structure meets all regulations and requirements. Thank you for your understanding and cooperation in this matter.

Sincerely,



Lilian De Leon

310-357-5239 or 310-351-8029
rabarodas1016@gmail.com

The Designer warrants to the owner that the drawings were prepared by a professional engineer or architect licensed in the State of California. The Designer does not warrant that the drawings were prepared by a professional engineer or architect licensed in the State of California. The Designer does not warrant that the drawings were prepared by a professional engineer or architect licensed in the State of California.

PROJECT AS-BUILT PATIO COVER
JOB SITE
460 Main St, Searchlight, NV 89046

OWNER
DELEON LILIAN;
FRANCO MARLON
IVAN DE LEON

JOB NUMBER
2304003

DATE
07/26/2024

DRAWN
M G

SCALE
1/8" = 1'-0"

SHEET TITLE
PLOT PLAN

SHEET NUMBER

A0



VICINITY MAP N.T.S.

ADDRESS: 460 Main St, Searchlight, NV 89046
Assessor Parcel No. APN: 243-35-310-045
Block 9
Lot 5

LEGAL DESCRIPTION
BEING THE WEST 64 FEET OF LOTS 5 AND 6
BOTH INCLUSIVE, AND THE WEST 86 FEET OF
LOTS 7 AND 8 BOTH INCLUSIVE, BLOCK 9 OF
ORIGINAL SEARCHLIGHT TOWNSITE, AS
RECORDED IN BOOK 1, PAGE 31, IN THE
OFFICE OF THE COUNTY RECORDER, CLARK
COUNTY, NEVADA.
EXCEPTING THEREFROM ANY
MANUFACTURED/MOBILE HOME LOCATED
THEREON.

Zoning Classification: Manufactured Home
Residential (R-1)

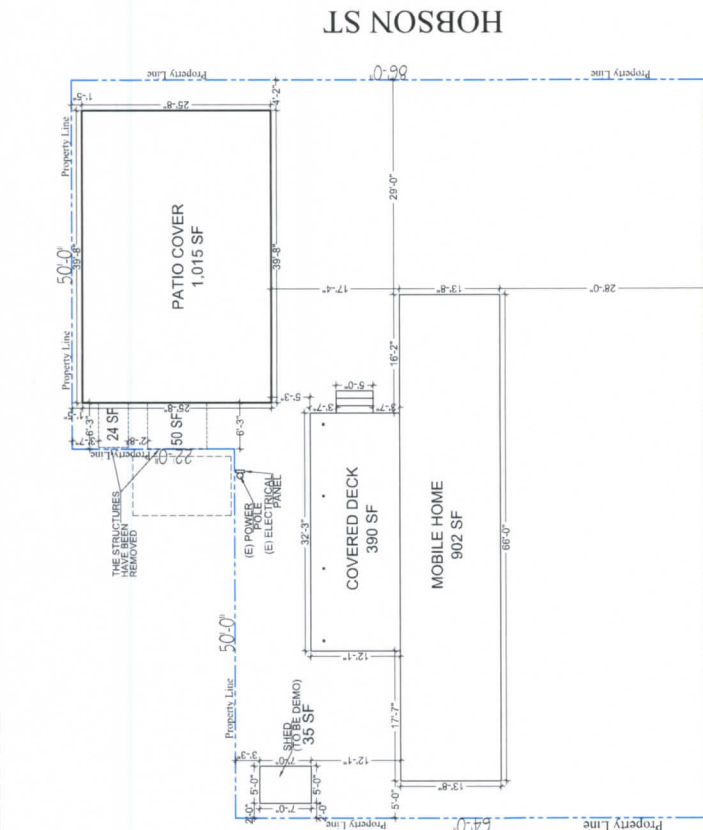
PARCEL LEGAL DESCRIPTION

OWNER : DELEON LILIAN; FRANCO MARLON IVAN
DE LEON
ADDRESS : 26200 Governor Ave, Harbor City, CA 90710
TELEPHONE :
DESIGNER : **JBA PLANS**
ADDRESS : 8016 WHITE OAK AVE, SHERWOOD FOREST, CA 91325
TELEPHONE : (818) 602-2334

CONSULTANTS INFO

Lot size (irregular shape) : 100' x 86'
Lot area : 7,405 SF
Lot area : 0.17 AC

PARCEL INFO



460 Main St, Searchlight, NV 89046

Plot Plan

SCALE: 1/8" = 1'-0"

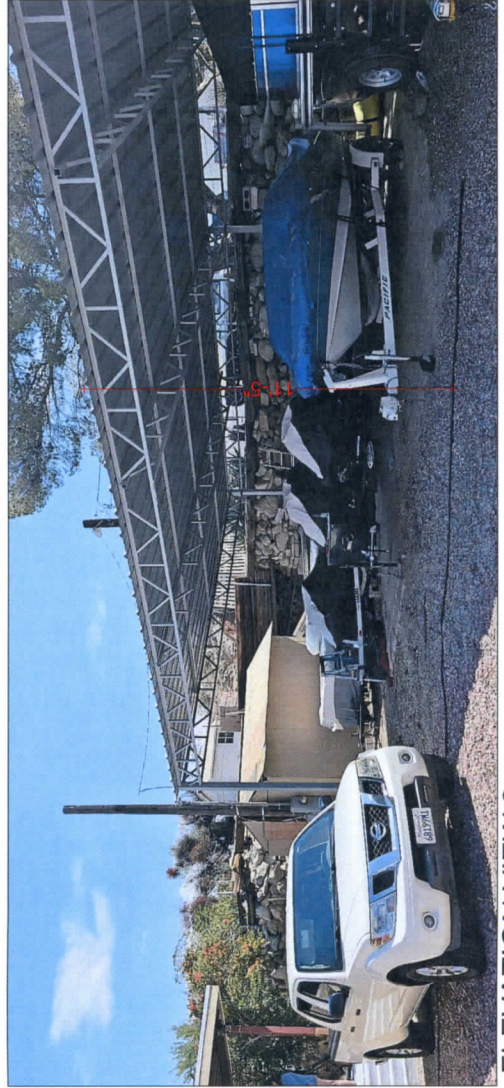
Minimum required setback is 7 feet for the side street (Hobson) and 3 feet from the rear setback. Also, all structures must be a minimum of 6 feet from any other building.

SETBACKS REQUIREMENTS

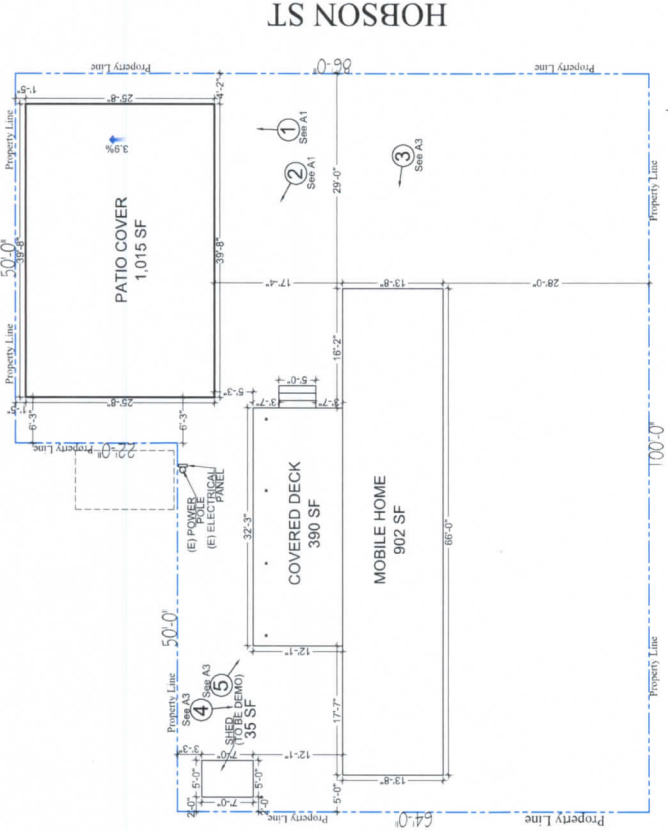
STRUCTURE	MATERIALS
MOBILE HOME	Wood Framing Wood Siding Finish
COVERED DECK	Wood Framing
PATIO COVER	Steel Columns Steel Trusses Galvalume Steel 29-Gauge Roof Panels



ELEVATION VIEW 1



ELEVATION VIEW 2



460 Main St, Searchlight, NV 89046

MAIN ST

LEGEND OF THE VIEWS OF THE ELEVATIONS

SCALE: 1/8" = 1'-0"

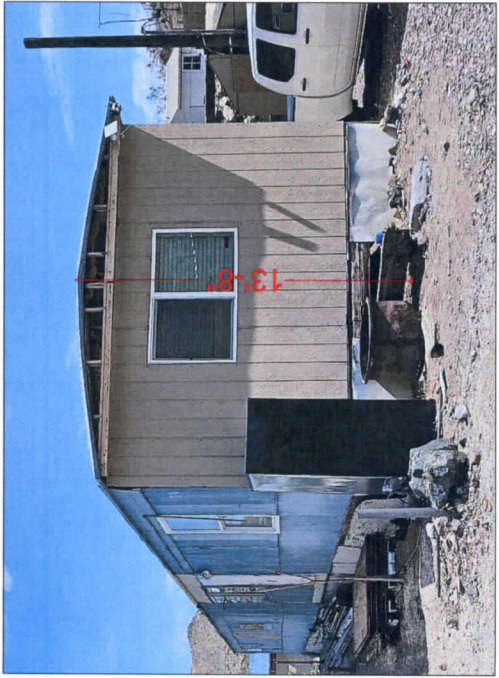


JBA PLANS
9016 WHITE OAK AVE
SHERWOOD FOREST, CA 91325

The Engineer represents the accuracy of the information shown on these plans. These plans are prepared by a professional engineer, licensed in the State of Nevada, and are subject to the provisions of the Nevada Engineering Act. The Engineer does not warrant the accuracy of the information shown on these plans.

PROJECT AS-BUILT PATIO COVER
JOB SITE
460 Main St, Searchlight, NV 89046

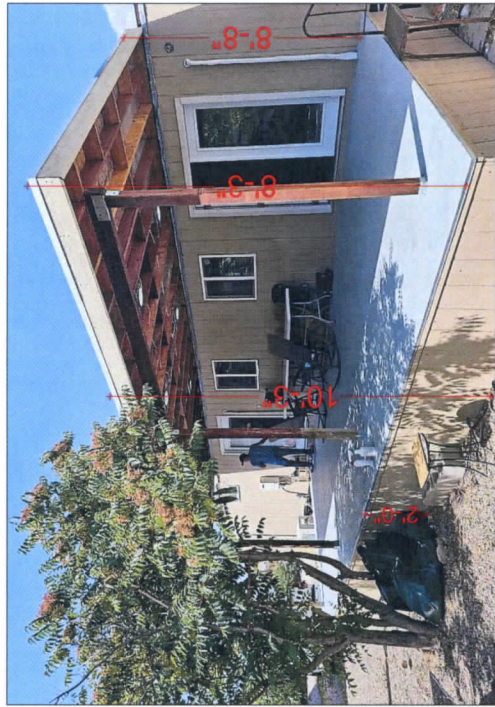
OWNER	DELEON LILIAN; FRANCO MARLON IVAN DE LEON
JOB NUMBER	2304003
DATE	07/26/2024
DRAWN	M G
SCALE	N.T.S.
SHEET TITLE	ELEVATION VIEWS
SHEET NUMBER	A1



ELEVATION VIEW 3



ELEVATION VIEW 4



ELEVATION VIEW 5