



Searchlight Town Advisory Board

Searchlight Community Center

200 Michael Wendell Way

Searchlight, NV 89046

May 10, 2023

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
Kayla McInnis
Robert Shawn

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 Minutes for April 12, 2023. (For possible action)
- IV. Approval of the Agenda for May 10, 2023, 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 regarding Rural Partners Network with USDA, and any other update from Clark County. (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 Kim Colton 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 Sandra Yasenchak with Justice Court regarding statistics and other activities during the past month. (For discussion only)
 5. Receive a report from Jordan Bunker or Aaron Gamble with Las Vegas Valley Water District regarding the status of the water system. (For discussion only)
 6. Receive a report from Sue Bishop, Sr. Operations Supervisor with Southern Nevada Transit Coalition. (For discussion only)
 7. Receive information from Lisa Ortega with Nevada Plants Community Forestry regarding trees for individuals and the community. (For discussion only)
 8. 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)
 9. Receive a report from Parks & Recreation regarding the status of programs and upcoming activities. (For discussion only)
 10. Receive a report from Tyler Young with Searchlight Library regarding current and upcoming programs. (For discussion only)
 11. Receive a report from Kyle Myers regarding current road conditions and Public Works concerns. (For discussion only)
 12. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning:

1. **AR-23-400023 (UC-21-0657)-RENEGADES MINES PARTNERS, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a heliport.
WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening.
DESIGN REVIEWS for the following: **1)** 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. (For possible action) To the BCC 05/17/23

 2. **UC-23-0069-O'NEIL EDWARD J FAMILY TRUST & O'NEIL EDWARD J TRS:**
USE PERMIT for outdoor watercraft storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** gated access setback; **3)** off-site improvements (curb, gutter, partial pavement); **4)** alternative driveway geometrics; **5)** parking; **6)** eliminate trash enclosure; **7)** paved parking; and **8)** decorative fence.
DESIGN REVIEW for an outdoor watercraft storage on 0.4 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Cottonwood Cove Road and the west side of Main Street within Searchlight. (For possible action) To the BCC 05/17/2023
- 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 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.
- IX. Next Meeting Date: June 14, 2023.
- 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>



Searchlight Town Advisory Board

April 12, 2023

MINUTES

- I. Judge Richard Hill, to swear in new Searchlight Town Advisory Board member – Robert Shawn to the Searchlight Town Advisory Board to serve remaining term that will end on January 1, 2025.

Board Members: Kyle Myers – Chairperson
James Allen – Vice Chairperson
Kim Colton
Kayla McInnis
Robert Shawn

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

- II. Call to Order by Kyle Myers at 6:00 p.m. The Pledge of Allegiance led by Kyle Myers.
- III. Public Comment: None
- IV. Approval of Minutes for February 15, 2023. (For possible action)

Moved by: Kim Colton
Action: Approved as written
Vote: 5-0
- V. Approval of Minutes for March 15, 2023. (For possible action)

Moved by: Kim Colton
Action: Approved as written
Vote: 5-0
- VI. Approval of the Agenda for April 12, 2023, and Hold, Combine, or Delete any Items. (For possible action)

Moved by: James Allen

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

Action: Approved

Vote: 5-0

VII. Informational Items

1. Receive a report from the South County Liaison Mark Moskowitz regarding, Fire Station 75 Open House, Welcome Robert Shawn to the Searchlight Town Advisory Board, and any other updates from Clark County. (For discussion only)

Mark Moskowitz thanked Chief O'Neal and Kim Colton for facilitating the open house that was held at the Searchlight Fire Station. He said it was a lot of fun and informative.

Mr. Moskowitz welcomes Robert Shawn to the Searchlight Advisory Town Board.

The planned Health Fair's date was changed to July 22nd. More information to come.

April Newsletters is available and a digital copy can be received by calling (702) 298-0828

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

Calls for Service: 17

Traffic Citations: 26

DUI: 0

Battery Domestic Violence Arrests: 0

Bookings: 2

Juvenile Citations: 0

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

March Statistics:

Calls for Service: 5

Medical – 3

Auto – 1

Fire – 1

Chief Brian O'Neal advised the fire department is giving away smoke detectors and the Red Cross will install it at no charge. The smoke detectors have a 10-year battery life.

4. Receive a report from Sandra Yasenchak with Justice Court regarding statistics and other activities during the past month. (For discussion only)

No report

5. Receive a report from Huston Pullen with Clark County Community and Economic Development regarding resources and programs available. (For discussion only)

BOARD OF COUNTY COMMISSIONERS
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MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

Huston Pullen introduced himself and explained what resources are available for small businesses. He helps people navigate through the Clark County system that needs assistance.

6. Receive a report and update from Elias Askins with United States Department of Agriculture regarding the Rural Partners Network. (For discussion only)

Elias Askins introduced himself and provided information about the programs. For a list of programs go to www.Rural.gov.

Mark Moskowitz advised anyone who would like to be included to contact this office.

7. Receive a report from Jordan Bunker or Aaron Gamble with Las Vegas Valley Water District regarding the status of the water system. (For discussion only)

March 2023, the town of Searchlight used 2.67 million gallons of water. A reduction of 2.2 gallons from this time last year.

The water system remains in stable condition.

8. 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)

March 2023 Statistics:

March 2023: Treated an average of 42 gallons per day

March 2022: Treated an average of 43 gallons per day

Flow decreased by 1,000 gallons per day from last year at this time.

Sewer service complaints: 0

Call before You Dig Tickets: 1 ticket received for March 2023.

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

Statistics: March 2023

Programs – 0

Visits – 94

Updates:

The alarm system had been installed at the youth center.

A contractor has been assigned to design the splash pad.

Looking for a part time person for the youth program and the Laughlin Aquatics Center is looking to hire Lifeguards. If interested visit Clark County website at www.clarkcountynv.gov

Contact information:

A'Lonn Bilbray, Supervisor

Michele Brown, Recreation Assistant

Searchlight Office: (702) 297-1682

Office hours: Monday - Thursday 8:30 am to 1:30 pm.

BOARD OF COUNTY COMMISSIONERS
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KEVIN SCHILLER, County Manager

Laughlin Office: (702) 298-3413

10. Receive a report Tyler Young from the Searchlight Library regarding current and upcoming programs. (For discussion only)

Michael Chapman provided information on the programs and the book club.

11. Receive a report from Michele Brown with Searchlight Betterment Organization. (For discussion only)

Chair Meyers read the report. The SBO wanted to thank the 100 plus people who came to Searchlight to paint the mural.

Taco Tuesday will be held May 23, 2023.

The SBO will replace the plexiglass at the bus stop and will be doing the refurbishing.

Post cards from Spirit of the Land are available at the Thrift store, stop by and look around.

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

Cross walk signs have been repaired.

Kim Colton followed up with the speed limit signs on SR 95. The signs should be replaced in a couple of months.

Judge Hill advised the flashing speed sign is not working.

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

Chair Myers reminded everyone of the upcoming celebration for the Avi Kwa Ami Monument, being held here at the community center Saturday, May 15th starting at 1:00 pm.

VIII. Planning & Zoning:

1. **AR-23-400023 (UC-21-0657)-RENEGADES MINES PARTNERS, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW 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. (For possible action) To the BCC 05/03/23

Item was held per applicants request until May 10, 2023, STAB meeting.

IX. General Business: None

X. Public Comment: None

XI. Next Meeting Date: May 10, 2023

XII. Adjournment: 07:10 pm

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

*These minutes are in draft form and will be formally approved at the May 10, 2023, meeting.
Any corrections to these minutes will be reflected in the meeting minutes of the June 14, 2023.*

To listen to the audio recording of the Searchlight Town Advisory Board go to:
<https://clarkcountynv.gov/SearchlightTAB>

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair
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KEVIN SCHILLER, County Manager

**ATTACHMENT A
SEARCHLIGHT TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 6:00 P.M., MAY 10, 2023**

05/03/23 BCC

1. **AR-23-400023 (UC-21-0657)-RENEGADES MINES PARTNERS, LLC:**
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05/17/23 BCC

2. **UC-23-0069-O'NEIL EDWARD J FAMILY TRUST & O'NEIL EDWARD J TRS:**
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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 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"/> 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) 21-0657 _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>AR-23-400023</u> DATE FILED: <u>3/8/23</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>searchlight</u> TAB/CAC DATE: <u>4/12/23</u> PC MEETING DATE: _____ <u>6:00pm</u> BCC MEETING DATE: <u>5/3/23</u> FEE: <u>\$1,425</u>
	PROPERTY OWNER NAME: <u>Renegades Mines Partners LLC</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>see representative</u>
	APPLICANT 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: <u>(702) 982-0208</u> CELL: _____ E-MAIL: <u>see representative</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Brown, Brown and Premsrirut</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 #: _____

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

PROPERTY ADDRESS and/or CROSS STREETS: _____

PROJECT DESCRIPTION: Helipad required Review 21-0657

(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]
 Property Owner (Print) Bonghis Cohen

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Monday 9th Jan. 2023 (DATE)
 By Victoria L. Vogt Victoria L. Vogt
 NOTARY PUBLIC: St. of Nevada



*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.

AR-23-400023

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

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

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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

January 23, 2023

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

AR-23-400023

RE: One Year Review Private Helipad UC-21-0657, Searchlight 243-24-000-021,

To Whom It May Concern,

The above-mentioned private helipad was granted a use-permit by the Clark County BCC on February 2, 2022. In accordance with a condition added during that hearing then memorialized on the attached Notice of Final action we respectfully submit for an annual review.

The subject parcel is part of a 22-lot subdivision each five to 20 acres in size. The subject site shares three property lines with BLM owned property. The neighboring parcel to the west is a 10 acre privately owned unoccupied lot. Owners of this property supported the request for a helipad. In keeping with the rural character of the area, hardscaping improvements were not proposed nor mandated with the approval.

Since issuance of the use permit, the helipad has hosted five landings.

Please contact me at (702) 598-1408 if you need additional information or would like to discuss this matter further.

Thank you,



Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

05/03/23 BCC AGENDA SHEET

HELIPORT
(TITLE 30)

US 95/COTTONWOOD COVE RD
(SEARCHLIGHT)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-23-40023 (UC-21-0657)-RENEGADES MINES PARTNERS, LLC:

USE PERMIT FIRST APPLICATION FOR REVIEW for a heliport.

WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening.

DESIGN REVIEWS for the following: 1) 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/jgh/ja (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 LANDS

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 previous approval indicates the site is 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 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 were proposed or required for this application.

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 requirements for landscaping and screening to the residential uses adjacent to this site were waived with the original approval of this application. There is natural vegetation on the site which will be maintained and no additional landscaping will be provided.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0657:

Current Planning

- 1 year to review as a public hearing;
- 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Department of Aviation

- Applicant may be required to file Federal Aviation Administration (FAA) Form 7480-1, "Notice of Landing Area Proposal" with the FAA, per 14 CFR Part 157;
- Applicant must comply with all heliport planning report requirements described in Table 30.44-1 "Heliport" of the Code.
- Applicant is advised that all helicopter noise complaints and inquiries regarding operations from this facility will be forwarded to the operator of this heliport.

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.

Applicant's Justification

The applicant indicates that the existing heliport has been used for private use only. The existing heliport has been reviewed by the Federal Aviation Administration (FAA), which indicated they have no objection. Since issuance of the use permit, the heliport has hosted 5 landings.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0657	Heliport with a waiver for landscaping and design review for a grading plan for a Hillside Development	Approved by BCC	February 2022

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

Comprehensive Planning

Title 30 standards of approval for an application for review 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 since the original approval.

The applicant indicates the heliport has only been used for private use and since the original approval, has had 5 successful landings. In addition, there have been no reported concerns by the Clark County Code Enforcement Office; therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until February 2, 2024 to review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for 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 not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: RENEGADES MINES PARTNERS LLC

CONTACT: RENEGADES MINES PARTNERS LLC, 3430 POLARIS AVE, LAS VEGAS, NV 89102

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

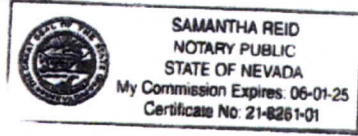
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <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 UC/WS/DR-23-0069 APP. NUMBER: _____ DATE FILED: <u>2-16-2023</u> PLANNER ASSIGNED: <u>B88</u> TAB/CAC: <u>Searchlight</u> TAB/CAC DATE: <u>4-12-23</u> PC MEETING DATE: <u>5-2-23</u> BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>O'NEIL EDWARD J FAMILY TRUST / O'NEIL EDWARD J</u> ADDRESS: <u>370 E. KIMBERLY DR.</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89015</u> TELEPHONE: <u>702-336-4354</u> CELL: <u>702-336-4354</u> E-MAIL: <u>FASTRODIES2014@gmail.com</u>
	APPLICANT NAME: <u>O'NEIL EDWARD J FAMILY TRUST / O'NEIL EDWARD J</u> ADDRESS: <u>370 E. KIMBERLY DR.</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89015</u> TELEPHONE: <u>702-336-4354</u> CELL: <u>702-336-4354</u> E-MAIL: <u>FASTRODIES2014@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>CARL O. PALM III</u> ADDRESS: <u>339. RAMONA LN</u> CITY: <u>PREVAIL</u> STATE: <u>NV</u> ZIP: <u>89013</u> TELEPHONE: <u>719-651-1684</u> CELL: <u>719-651-1684</u> E-MAIL: <u>dougshane1950@aol.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 243-35-211-154
 PROPERTY ADDRESS and/or CROSS STREETS: N/A
 PROJECT DESCRIPTION: BOAT STORAGE PROPERTY - NO BUILDING OR UTILITIES PLANNED

(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.

[Signature] EDWARD O'NEIL
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 4/12/2022 (DATE)
 By Edward O'Neil
 NOTARY PUBLIC: Samantha Reid



*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.



April 11, 2022

Land Use Application
Department of Comprehensive Planning
500 Grand Central Pkwy
Las Vegas, NV 89155

R.E. Parcel #: 243-35-211-154

Planning,

This letter of Justification is to describe the land use of said property.

The Parcel listed above was purchased January 8th, 2021, under the legal description of:

Lots Twenty (20), Twenty-One (21), Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24) in Block 18 of Ormands Addition, as shown by Map thereof on file in book 1 of plats, page 97 in the office of the county recorder of Clark County, Nevada,

The Property was purchased for Fast Eddies, Boat Transport & Storage to use as a storage lot ONLY for self-owned and customer owned watercraft to be stored.

The land does not have an office nor any facilities at the present time, nor does any public business transactions take place on said property.

This letter is being submitted for approval with The Clark County Department of Comprehensive Planning for the use listed above.

Respectfully

Edward O'Neil
Owner

PLANNER
COPY

Edward O'Neil
370 E. Kimberly Dr.
Henderson, Nevada 89015
702.336.4354

ATTACHMENT A
SEARCHLIGHT TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 6:00 P.M., MAY 10, 2023

05/03/23 BCC

1. **AR-23-400023 (UC-21-0657)-RENEGADES MINES PARTNERS, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a heliport.
WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening.
DESIGN REVIEWS for the following: 1) 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/jgh/ja (For possible action)

05/17/23 BCC

2. **UC-23-0069-O'NEIL EDWARD J FAMILY TRUST & O'NEIL EDWARD J TRS:**
USE PERMIT for outdoor watercraft storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) gated access setback; 3) off-site improvements (curb, gutter, partial pavement); 4) alternative driveway geometrics; 5) parking; 6) eliminate trash enclosure; 7) paved parking; and 8) decorative fence.
DESIGN REVIEW for an outdoor watercraft storage on 0.4 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Cottonwood Cove Road and the west side of Main Street within Searchlight. MN/bb/syp (For possible action)

WATERCRAFT STORAGE
(TITLE 30)

COTTONWOOD COVE RD/MAIN ST
(SEARCHLIGHT)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0069-O'NEIL EDWARD J FAMILY TRUST & O'NEIL EDWARD J TRS:

USE PERMIT for outdoor watercraft storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** gated access setback; **3)** off-site improvements (curb, gutter, partial pavement); **4)** alternative driveway geometrics; **5)** parking; **6)** eliminate trash enclosure; **7)** paved parking; and **8)** decorative fence.

DESIGN REVIEW for an outdoor watercraft storage on 0.4 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Cottonwood Cove Road and the west side of Main Street within Searchlight. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

243-35-211-154

USE PERMIT:

Watercraft storage as a principal use.

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate required landscaping along the east property line at Main Street as required per Figure 30.64-17.
- b. Eliminate required landscaping along the south property line at Cottonwood Cove Road per Figure 30.64-17.
2. Allow access gate with a 25 foot setback from Main Street where 50 feet is required per Section 30.64.020 (7) (a 50% reduction).
3. Eliminate off-site improvements (curb, gutter, and partial paving) on Main Street and Cottonwood Cove Road.
4. a. Reduce throat depth for a driveway along Main Street to 4 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 44% reduction).
- b. Reduce approach distance to Cottonwood Cove Road to 10 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 93% reduction).
5. Eliminate parking where 3 spaces are required per Table 30.60-1 (a 100% reduction).
6. Eliminate trash enclosure requirement per Section 30.56.120 (a 100% reduction).
7. Eliminate requirement for paved parking for vehicular areas per Section 30.60.020 (c) (d).

8. Allow a non-decorative fence where a decorative fence is required per Section 30.64.020 (C).

LAND USE PLAN:

SOUTH COUNTY (SEARCHLIGHT) - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.4
- Project Type: Watercraft storage as a principal use
- Parking Required/Provided: 3/0

Site Plan

The site plan depicts a 0.4 acre undeveloped commercial property at the northwest corner of Cottonwood Cove Road and Main Street in Searchlight, Nevada. The parcel is 15,376 square feet in area with access to Main Street at the east side of the property. A 6 foot high chain-link fence is shown on all four sides of the property and outside the sight visibility zone at the southeast corner. A 40 foot wide driveway and access gate are located 25 feet from the east property line with a dirt and gravel base on the property, where pavement is required. The watercraft storage shows 17 spaces for boats, 3 jet skis, and 3 conex boxes. The conex storage units are located at the northwest corner of the property. The property west of this site is currently zoned R-T with a planned land use of Entertainment Mixed-Use (EM).

Landscaping

No landscaping is proposed with this application. Street landscaping along Main Street and Cottonwood Cove Road are required per Figure 30.64-17 and are included as waiver requests included with this application.

Elevations

The 3 conex boxes are 8 feet by 10 feet by 20 feet, and 8 feet by 10 feet by 40 feet in size. The boxes are non-decorative metal construction that is allowed in the rural areas per Table 30.56-2, exterior materials.

Floor Plans

The combined area of the conex boxes is 1,000 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The proposed watercraft storage will not have office space or any occupied facilities. No public business will take place on this property. Public access will take place through a closed gate and will only include the storage of boats and accessories while not in use by the customers. All business activities will take place at another Fast Eddies Boat and Transport property.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	C-2	Undeveloped
South	Entertainment Mixed-Use	C-2	Single family residential
East	Low-intensity Suburban Neighborhood (up to 5 du/ac)	C-2	Utility building
West	Entertainment Mixed-Use	R-T	Undeveloped

Clark County Public Response Office (CCPRO)

CE22-03798 is an active violation for trash and debris.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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 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. Master Plan Policy SO-1.3, Searchlight Tourist-Focused Commercial, limits new tourist focused development to the Highway 95 corridor to lessen the impacts to residential uses. While the storage of boats for use at Lake Mohave may or may not be for tourists, the site is located 375 feet east of the Highway 95 corridor. The proposed storage of watercraft will not be compatible with an existing residential use on the south side of Cottonwood Cove Road or the undeveloped residential property on the west side of the property. A decorative fence is not proposed, and a chain-link fence will not screen the storage of boats from the general view of the public. Staff cannot recommend approval of the use permit.

Waivers 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.

Waivers of Development Standards #1a, #1b, #5, #7, and #8

There is no screening of the watercraft storage area beyond the proposed 6 foot chain-link fence. According to Master Plan Policy 1.4.5, buffers and transitions and policy 1.4.4, in-fill and redevelopment, the scale and intensity of watercraft storage could be compatible with the surrounding uses with adequate screening. A decorative fence would enhance the aesthetics of the property for the adjacent neighbor and traveling public. Not having a paved parking area will

require a separate waiver from the Department of Environment and Sustainability by the applicant. Without defined parking spaces for more than one user of the site, access and use of the site may cause a chaotic situation at the entrance. The site is intended for the drop-off and pick-up of watercraft during appointment times. There are no permanent structures or office space on the property. The primary concern from staff is the potential for more than one customer being on the property at the same time without space to maneuver or park. The applicant is not proposing street landscaping due to the lack of a water supply on the property. While this is a concern, staff cannot support the current waiver requests.

Waiver of Development Standards #2

The proposed gate is setback 25 feet from the property line, with additional distance to the edge of the road. While this may provide enough space for 1 vehicle towing a small boat, larger boats may not fit. This combined with a lack of identified parking spaces on the site for visitors, could create chaos at the entrance, and queuing into Main Street. Staff cannot support the requested waiver.

Waiver of Development Standards #6

Storage only will not likely generate much solid waste, since no work is being done to watercraft on this site and presumably all post use cleaning of watercraft is taking place at lake and river ramp locations. The lack of a trash enclosure may or may not be significant to the use of this property, depending on the amount of use and whether or not people wait to clean boats at this storage location. Staff cannot support the requested waiver.

Design Review

The site plan is laid out in an orderly fashion, with a reasonable number of boats and jet ski's shown stored at this site, but according to Master Plan Policy 1.4.5, buffers and transitions and policy 1.4.4, in-fill and redevelopment, the watercraft storage requires adequate screening to be compatible with the surrounding area. Staff cannot support the current design review request.

Public Works - Development Review

Waiver of Development Standards #3

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 #4

Staff cannot support the waiver for off-sites; and therefore, the driveway should comply with all commercial standards.

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:

- Until May 23, 2024 to review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EDWARD O'NEIL

CONTACT: CARL PALM, PAHRUMP, 3391 RAMONA LN, PAHRUMP, NV 89048