



Searchlight Town Advisory Board
Searchlight Community Center
200 Michael Wendell Way
Searchlight, NV 89046

August 28, 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 August 28, 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 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)
- V. Planning and Zoning:
 - 1. **WS-24-0373-MCCOY, JOHN W. & LORI A.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce separations in conjunction with an existing single-family residence on 0.65 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Hobson Street and 350 feet east of Buffalo Street within Searchlight. (For possible action) To the PC 09/17/2024
- 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: September 11, 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., AUGUST 28, 2024**

09/17/24 PC

1. **WS-24-0373-MCCOY, JOHN W. & LORI A.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce separations in conjunction with an existing single-family residence on 0.65 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Hobson Street and 350 feet east of Buffalo Street within Searchlight. MN/jm/syp (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0373-MCCOY, JOHN W. & LORI A.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce separations in conjunction with an existing single-family residence on 0.65 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the north side of Hobson Street and 350 feet east of Buffalo Street within Searchlight. MN/jm/syp (For possible action)

RELATED INFORMATION:

APN:

243-34-712-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback for a detached garage to 14.5 feet where 20 feet is required per Section 30.02.06 (a 28% reduction).
- b. Reduce the front setback for a shipping container to zero where 20 feet is required per Section 30.02.06 (a 100% reduction).
2. a. Reduce the separation between the house and the detached garage to 2.5 feet where 6 feet is required per Section 30.02.06 (a 58% reduction).
- b. Reduce the separation between the house and the shipping container to zero where 6 feet is required per Section 30.02.06 (a 100% reduction).
- c. Reduce the separation between the detached garage and the shipping container to zero feet where 6 feet is required per Section 30.02.06 (a 100% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 540 W. Hobson Street
- Site Acreage: 0.65
- Project Type: Accessory structure setbacks and separations
- Building Height (feet): 15 feet (detached garage)/8 feet, 6 inches (shipping container)
- Square Feet: 576 (detached garage)/320 (shipping container)

Site Plan

The plan depicts an existing single-family residence with an attached patio cover that is 45 feet from the west property line and 40 feet from the south property line. There is a detached garage, 2.5 feet to the south of the house, that measures 24 feet by 24 feet. To the west of the detached garage is a shipping container measuring 8 feet by 40 feet. The shipping container is almost touching the front property line and the patio cover attached to the west side of the primary dwelling, and is 47 feet from the west property line. The detached garage is 14.5 feet from the front property line. Access to the parcel is via driveway off Hobson Street.

Landscaping

Landscaping is not a part of this request.

Elevations

The photos depict an existing 1 story single-family residence with a detached garage and a shipping container. The detached garage is shown at 15 feet high and is a prefabricated metal framed building with metal cladding in a dark gray color. The shipping container is shown at 8 feet 6 inches high and has been painted a terra cotta color to compliment the color of the single-family home.

Applicant’s Justification

The applicant states that they have an open Code Enforcement case for building without a permit and an active building permit, BD24-05379. The applicant states they are seeking waivers for setbacks for the shipping container and detached garage, and separations between the accessory structures and the house.

Surrounding Land Use

	Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)		RS80	Single-family residential
South & West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)		RS5.2	Undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)		RS5.2	Single-family residential

Clark County Public Response Office (CCPRO)

There is an active Code Enforcement case CE23-25036 for building without a 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.

Staff finds that the applicant has not provided any mitigations to reduce the impact of requests on surrounding properties, or justification as to why the reductions are necessary. The property has plenty of space and the garage and shipping container could be redesigned to meet the required setbacks and separation. Staff finds the requests to be excessive and self-imposed hardships; therefore, 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:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- 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

- No comment.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of public sanitary sewer; and to connect to the public system, a Point of Connection request must be submitted to CCWRD as shown on CCWRD website.

TAB/CAC:

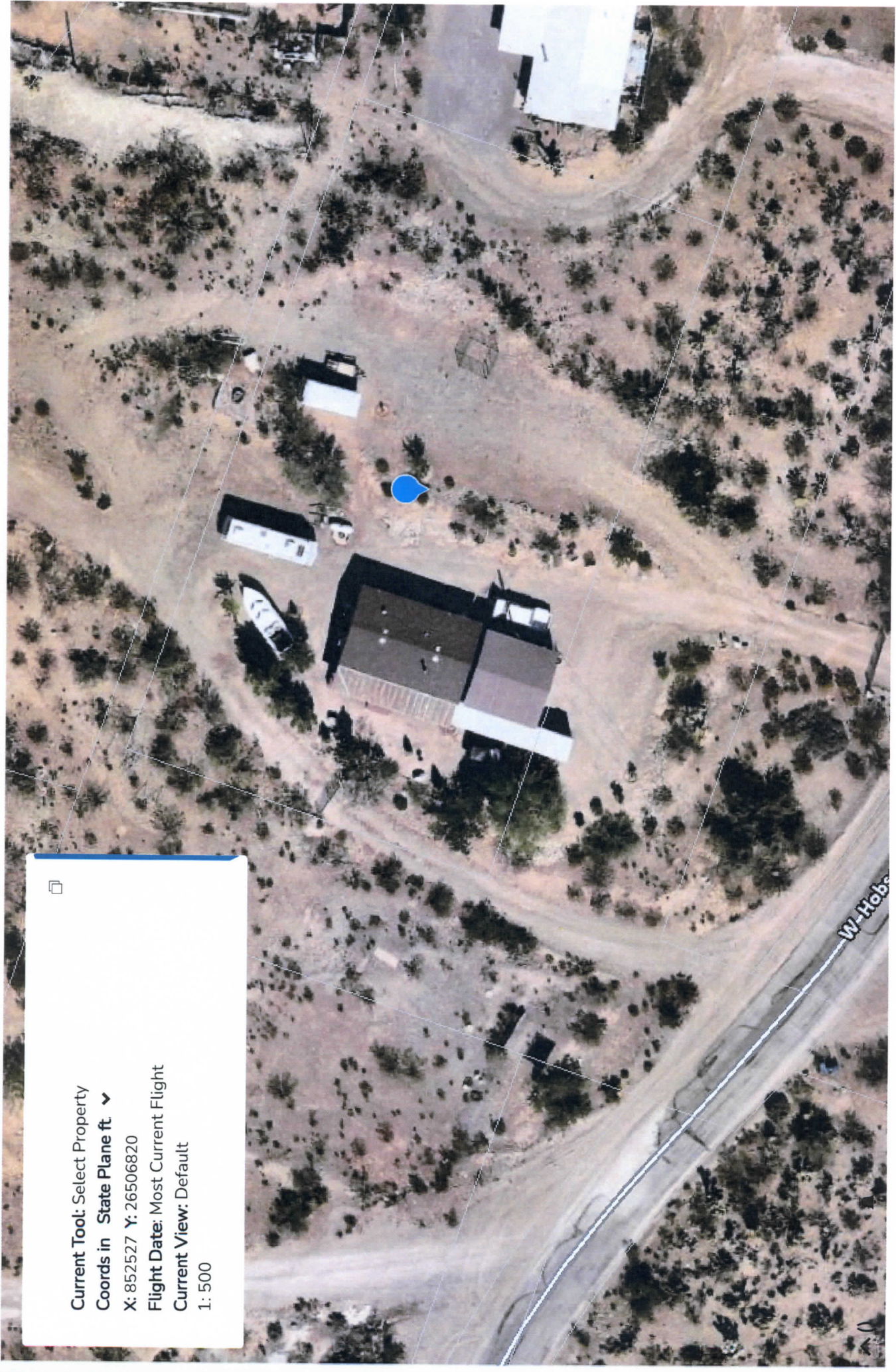
APPROVALS:


PROTESTS:

APPLICANT: LORI MCCOY

CONTACT: LORI MCCOY, P.O. BOX 763, SEARCHLIGHT, NV 89046

DRAFT



 **Current Tool:** Select Property
Coords in State Plane ft ▼
X: 852527 **Y:** 26506820
Flight Date: Most Current Flight
Current View: Default
1: 500



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 243-34-712-004

PROPERTY ADDRESS/ CROSS STREETS: 540 W HOBSON ST, SEARCHLIGHT, NV 89046 ~~SEARCHLIGHT ST.~~

DETAILED SUMMARY PROJECT DESCRIPTION

DETACHED GARAGE CONSTRUCTED WITHOUT PERMIT PER PLAN
REF: CE23-25036

PROPERTY OWNER INFORMATION

NAME: McCoy John W. & LORIE
 ADDRESS: 540 W. HOBSON ST.
 CITY: SEARCHLIGHT STATE: NV ZIP CODE: 89046
 TELEPHONE: 702-323-9447 CELL: _____ EMAIL: LRSWMCCOY@COMCAST.COM

APPLICANT INFORMATION (must match online record)

NAME: LORI MCCOY
 ADDRESS: 540 W. HOBSON ST. PO BOX 763
 CITY: SEARCHLIGHT STATE: NV ZIP CODE: 89046 REF CONTACT ID # BD24-05379
 TELEPHONE: _____ CELL 702-323-9447 EMAIL: LRSWMCCOY@COMCAST.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: LORI MCCOY
 ADDRESS: 540 W. HOBSON ST. PO BOX 763
 CITY: SEARCHLIGHT STATE: NV ZIP CODE: 89046 REF CONTACT ID # BD24-05379
 TELEPHONE: _____ CELL 702-323-9447 EMAIL: LRSWMCCOY@COMCAST.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 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]
 Property Owner (Signature)*

LORI MCCOY
 Property Owner (Print)

5/30/24
 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) 24-0373
 PC MEETING DATE 9/17/24
 BCC MEETING DATE _____
 TAB/CAC LOCATION Searchlight

ACCEPTED BY Jm
 DATE 7/11/24
 FEES 800.00

DATE 8/28/24

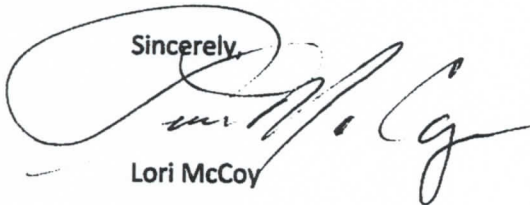
Justification Letter

We wanted to help my husband's estranged son make a career change so we agreed he could park his 5th wheel on our property (he was not suppose to live here). All went south with his job and he ended up living on our property. We asked him to move after several months and he refused to. He began threatening us verbally and with a firearm. An eviction notice was served as well as a restraining order. Now he is seeking revenge by weaponizing our property with code enforcement.

We have and active code enforcement for building a garage without a building permit. CE23-25036. Also there is an active building permit in process BD24-05379. We are applying for a Waiver of Development Standards and Design Review which will include three waivers.

1. To eliminate the separation requirement to 0 feet when 6 feet is required per Section 30.02.06
2. To reduce the front setback for an accessory structure to be 46 inches when 20 feet is required per Section 30.02.06
3. To reduce the front setback for an primary residence to be 14 feet and 6 inches when 20 feet is required per Section 30.02.06

Sincerely,

A handwritten signature in black ink, appearing to read 'Lori McCoy', written over the word 'Sincerely,'.

Lori McCoy