



Searchlight Town Advisory Board

Searchlight Community Center

200 Michael Wendell Way

Searchlight, NV 89046

January 31, 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
 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 January 31, 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 updates on Clark County Resources and any other updates from Clark County. (For discussion only)
- V. Planning and Zoning:
 1. **UC-23-0888-SCOTT MARK HAROLD:**
USE PERMIT for accessory structures on 1.6 acres in R-U (Rural Open Land) Zone. Generally located on the north side of State Highway 164 and approximately 1,800 feet west of US Hwy 95 within Searchlight. (For possible action) To the PC 02/20/2024
- 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: February 14, 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., JANUARY 31, 2024**

02/20/24 PC

1. **UC-23-0888-SCOTT MARK HAROLD:**
USE PERMIT for accessory structures on 1.6 acres in R-U (Rural Open Land) Zone. Generally located on the north side of State Highway 164 and approximately 1,800 feet west of US Hwy 95 within Searchlight. MN/tpd/ng (For possible action)



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 (ZC) <input checked="" 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 type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>23-100917</u> <u>UC-23-0888</u> DATE FILED: <u>12/26/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Scott, J. Giff</u> TAB/CAC DATE: <u>01/31/24</u> PC MEETING DATE: <u>02/20/24</u> BCC MEETING DATE: _____ FEE: <u>\$1,175</u>
	PROPERTY OWNER NAME: <u>Mark H. Scott</u> ADDRESS: <u>3536 Donner Ave.</u> CITY: <u>Mojave</u> STATE: <u>CA</u> ZIP: <u>93501</u> TELEPHONE: <u>661-478-4257</u> CELL: _____ E-MAIL: <u>Mojave mark77@gmail.com</u>
	APPLICANT NAME: <u>Mark H. Scott</u> ADDRESS: <u>3536 Donner ave</u> CITY: <u>Mojave</u> STATE: <u>CA</u> ZIP: <u>93501</u> TELEPHONE: <u>661-478-4257</u> CELL: _____ E-MAIL: <u>Mojave mark77@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Mark H. Scott</u> ADDRESS: <u>3536 Donner Ave</u> CITY: <u>Mojave</u> STATE: <u>CA</u> ZIP: <u>93501</u> TELEPHONE: <u>661-478-4257</u> CELL: _____ E-MAIL: <u>Mojave mark77@gmail.com</u> REF CONTACT ID #: _____	

PLANNER COPY

ASSESSOR'S PARCEL NUMBER(S): 24334201007

PROPERTY ADDRESS and/or CROSS STREETS: SR164 AND US 95

PROJECT DESCRIPTION: Improvements to city water with meter, fence, water tank, storage container

(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 said property for the purpose of advising the public of the proposed application.

Mark H. Scott Property Owner (Signature)*
Mark H. Scott Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Sept. 15, 2023 (DATE)
 By Mark H. Scott

NOTARY PUBLIC: Pamela J. Benson



*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.

UC-27-0888
SL

October 4, 2023

Clark County Permit Dept.

**PLANNER
COPY**

To Whom It May Concern:

I am applying for a use permit to allow an accessory structure before the primary dwelling where a primary structure is required in conjunction with the accessory structure per Table 30.44-1 on Parcel #243-34-201-007, for a 9 X 12 water tank so I may have water to keep the dust down while work is being performed. Also, to water plants and have fire water on the property. I also have an 8 X 20 storage container to keep tools, materials and equipment secure.

I would like to construct the fence and keep the temporary water storage up before building a home. The fence will be constructed of 48-inch woven field fencing with 6 X 8 wooden posts which will be buried 2.5 feet in the ground so the fence will only be 5.5 feet tall.

I intend to place a mobile home on this lot in the future. However, it is not financially feasible at the moment.

Sincerely,

Mark Scott

02/20/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0888-SCOTT MARK HAROLD:

USE PERMIT for accessory structures on 1.6 acres in R-U (Rural Open Land) Zone.

Generally located on the north side of State Highway 164 and approximately 1,800 feet west of US Hwy 95 within Searchlight. MN/tpd/ng (For possible action)

RELATED INFORMATION:

APN:

243-34-201-007

USE PERMIT:

Allow accessory structures prior to the principal structure as required per Table 30.44-1.

LAND USE PLAN:

SOUTH COUNTY (SEARCHLIGHT) - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.6
- Project Type: Accessory structures
- Number of Stories: 1
- Square Feet: 108 (water tank)/160 (storage container)
- Building Height (feet): 12 (water tank)/6 (fence)/8 (storage container)

Site Plans

The submitted plans depict a triangular lot with access off State Highway 164. There is a proposed fence that will be constructed along the entire boundary of APN 243-34-201-007. There is an existing water tank on the north side of the parcel and a storage container on the south side of the parcel. The water tank and the storage container are separated by 65 feet of space. The container is approximately 40 feet from the south property line, along State Highway 164.

Landscaping

There is no landscaping proposed or required for this request.

Elevations

The pictures depict an existing water tank on the site that is 12 feet in height, and an existing storage container that is 8 feet in height. Also, there is a proposed fence that will be 6 feet in height. The fence will be constructed of 48 inch woven field fencing with wooden posts that will be buried 2 feet 5 inches in the ground.

Applicant’s Justification

The applicant has a water tank on the property to keep the dust down while work is being performed. Also, this will act as a water supply if a fire occurs on site. The storage container is used to keep tools and equipment secured. The applicant would like to place a mobile home on the site in the future. However, this is not financially feasible at the moment.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Corridor Mixed-Use	R-U	Undeveloped
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-U	Manufactured home park

Clark County Public Response Office (CCPRO)

CE23-07676 is an active case for building without permits.

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

A special use permit is considered on a case-by-case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff does not believe that this request will affect the surrounding area in a negative manner. The parcel is located in a rural area where it is important to have water storage. In the event of a fire, it will be beneficial to have a means to suppress the flames. Due to the remoteness of this location, it will be beneficial to have a storage container on site. This will allow the applicant to leave their equipment at the location without having to haul it to the parcel when a home is actually placed on APN 242-34-201-007. It is for these facts that staff can support the use permit 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**

- 1 year to complete the building permit process.
- 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK HAROLD SCOTT

CONTACT: MARK SCOTT, 3536 DONNER AVE., MOJAVE, CA 93501