

Searchlight Town Advisory Board Searchlight Community Center 200 Michael Wendell Way Searchlight, NV 89046 June 12, 2024 6:00pm

<u>AGENDA</u>

Revised

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 <u>https://clarkcountynv.gov/SearchlightTAB</u>

Board/Council Members:	Kyle Myers, Chairperson James Allen, Vice Chairperson Kim Colton Nattaly Jeter Kayla McInnis
Secretary:	Tammy Harris, (702) 298-0828, <u>tammy.harris@clarkcountynv.gov</u> 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, <u>mark.moskowitz@clarkcountynv.gov</u> 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 May 15, 2024. (For possible action)
- IV. Approval of the Agenda for June 12, 2024, 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 on Commissioner Naft Memorial Day Service at the Searchlight Cemetery, the Ribbon Cutting for the Splashpad and Playground and any other updates 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 Kathy Flanagan with Las Vegas Valley Water District regarding the status of the water system. (For discussion only)
 - 6. 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)
 - 7. Receive a report from Michele Brown with Searchlight Betterment Organization. (For discussion only)
 - 8. Receive a report and information from Maria O'Brien with HELP of Southern Nevada regarding services. (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 Kelly Lehr, Southern Clark County Coordinator with UNR Extension regarding the status of programs and upcoming activities. (For discussion only)
 - 11. Receive a report from Tyler Young with Searchlight Library regarding current and upcoming programs. (For discussion only)
 - 12. Receive a report from Kyle Myers regarding current road conditions and Public Works concerns. (For discussion only)
 - 13. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning:

1. UC-24-0213-SEARCHLIGHT MERCANTILE CO:

<u>USE PERMITS</u> for the following: 1) mining; 2) rock crushing; and 3) gravel pit. <u>WAIVER OF DEVELOPMENT STANDARDS</u> to increase sound level.

DESIGN REVIEWS for the following: 1) mining, 2) rock crushing, 3) gravel pit; and 4) final grading plan for a Hillside Development on a 28.0 acre portion of 183.31 acres in an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage) Zone. Generally located on the west side of US 95, 1,300 feet south of Hobson Street within Searchlight. (For possible action) To the BCC 07/03/24

- 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: July 10, 2024.
 - 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 <u>https://notice.nv.gov</u>

ANN DO	epartment of Comprehensive Planning
Carlos Carlos	Application Form
SSESSOR PARCEL #(s): 250-03-501-	1-001, 250-02-201-001, 250-03-501-005, 250-03-601-003, 250-03-701-003, 250-02-301-001
	-002, 250-02-301-003
	TS: South of west and of Hobson Street. Searchlight NV, 89046
onstruction of support buildin apartment of Conservation and	DETAILED SUMMARY PROJECT DESCRIPTION ngs and storage pads and related mining activities as allowed by Nevada and Natural Resources, Division of Environmental Protection, Bureau of mation (WPC Permit NEV2020121)
A REAL PROPERTY AND A REAL PROPERTY A REAL PROPERTY AND A REAL PRO	PROPERTY OWNER INFORMATION IE Co., Inc. and the Barbara H Miller Revocable Trust
DDRESS: 10470 W Cheyenne	
	STATE: NV ZIP CODE: 89129 CELL 818-456-6217 EMAIL: SRCHLYTE@AOL.com
ELEPHONE: C	CELL 818-456-6217 EMAIL: SRCHLYTE@AOL.com
	APPLICANT INFORMATION (must match online record)
AME: Fraser Smith, PE	
DDRESS: 2923 Copper Beach	
TY: Las Vegas	STATE: NV ZIP CODE: 89117 REF CONTACT ID # CELL 702-596-4775 EMAIL: familh2121@gmeil.com
	CEEE 702-050-4775 EMAIL.
	CORRESPONDENT INFORMATION (must match online record)
AME: Fraser Smith	
AME: Fraser Smith DDRESS: 2923 Copper Beach Co	Court
AME: Fraser Smith DDRESS: 2923 Copper Beach Co	
AME: Fraser Smith DDRESS: 2923 Copper Beach Co ITY: Las Vegas ELEPHONE: 702-596-4775	STATE: NV ZIP CODE: 89117 REF CONTACT ID # CELL 702-596-4775 EMAIL: fsmith2121@gmail.com
AME: Fraser Smith DDRESS: 2923 Copper Beach Co ITY: Las Vegas ELEPHONE: 702-596-4775 Correspondent will receive all con , We) the undersigned swear and say r (am, are) otherwise qualified to initial lans, and drawings attached hereto, an by knowledge and belief, and the under onducted. (I, We) also authorize the C my required signs on said property for Mathin M. Mullin, Sorry ITM Mathin, Sorry ITM Mathin, Sorry ITM Mathin, Sorry ITM Mathin, Sorry ITM Copperty Owner (Signature)' EHM Mathin TAMS	Court
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AME:Fraser Smith DDRESS: _2923 Copper Beach Co ITY:Las Vegas ELEPHONE:702-596-4775 CC Correspondent will receive all con We) the undersigned swear and say (am, are) otherwise qualified to initial ans, and drawings attached hereto, all y knowledge and belief, and the under onducted. (I, We) also authorize the C hy required signs on said property for Math. A. Math., Sector ITA Auth. A. Math., Math., Sector ITA FRAMMENT USE ONLY ACAR ADRAV AGR	STATE: NV ZIP CODE: 89117 REF CONTACT ID # CELL 702-596-4775 EMAIL: fsmith2121@gmail.com Dommunication on submitted application(s). y that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this applicate this application under Clark County Code, that the information on the attached legal description and all the statements and answers contained herein are in all respects true and correct to the best lersigned and understands that this application must be complete and accurate before a hearing conclark County Comprehensive Planning Department, or its designee, to enter the premises and to it if the purpose of advising the public of the proposed application. File Hild N. Mulligan Mather Hild N. Mulligan Mather Hild N. Mulligan Mather Hild N. Mulligan Mather Mather Property Owner (Print) Date St St Mather St Public St Public St St To Public St St To Public St St To Public St St To Public St
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Date:	May 7, 2024
TO:	Clark County Comprehensive Planning
Subject:	Justification Letter for USE PERMIT APPLICATION
Written By:	Fraser Smith, PE and SE
Pages:	Four (4)

Application for a USE PERMIT states the following project description:

Construction of support buildings and storage pads and related mining activities as allowed by Nevada Department of Conservation and Natural Resources, Division of Environmental Protection, Bureau of Mining Regulation and Reclamation (WPC Permit NEV2020121)

This application applies to 8 parcels consisting of 183.3 acres, listed on large format drawing M2. This is the location of the Historic Quartette Mine which was the most prolific gold and silver producing mine in the Searchlight Area. Underground mine shafts extended to depths exceeding 1000 feet. Operations at the mine greatly diminished after arsonists destroyed many of the buildings and underground workings. As recent as 2013 some very limited mining activities have occurred at the site.

Multiple historic mines can be found to the west of Searchlight townsite. Old shaft openings, adits, tailings deposits and waste ore piles are scattered throughout the area. On the subject property, mining remnants are concentrated in one area. The State of Nevada monitors this site for disturbance of historic tailings and for any unauthorized activity. Without significant reclamation, the disturbed areas are not suitable for residential construction.

The current owner of most of the land, Searchlight Mercantile Co. Inc., was deeded the property in 1913 from the Quartette Mining Company. Patented mining claims submitted with this application date back to 1903, with many of the documents being signed by Theodore Roosevelt.

Request is made though this application for the following Land Uses and waivers of standards:

- Special use permit for mining in RS80 zone
- Special use permit for rock crushing in RS80 zone
- Special use permit for gravel pit in RS80 zone
- o Waiver of development standard for residential adjacency, per 30.04.06
- Waiver of development standards to increased sound level
- Potential waiver of development standards based on disturbance to slopes >12% as represented on large format Final Grading Plans (M4 and M4B) and Slope Study (M4C), according to Table 30.04-11
- Design review of hillside disturbance as illustrated on las format Final Grading Plans (M4 and M4B) and Slope Study (M4C).
- Design review for resource extraction uses (gravel pit, mining and extraction, and rock crushing)

According to our records, a Use Permit for mining was first granted in 2013. Another Use Permit, UC-0424-17 for mining and gravel operations, was granted to our organization on July 26, 2017. Although this permit allowed for

5-year renewals or extensions, operational issues and state permitting challenges distracted our team from promptly renewing the 2017 approval. Changes to the previous use permit are limited to the placement of the buildings and tailing storage. Buildings are located at edges of existing graded areas and are no longer within hillsides or slopes.

Mining permits through with State of Nevada were most recently received in March of 2023. Clark County Air quality permits have been received and are current for the proposed activities on the site.

Public Works approval for this project was received on April 17, 2024.

Proposed Site Activities

Although the property consists of more than 183 acres, mining operations are limited to a small area as outlined on large format Site Plan drawing M2, M3, and M4C. Within this area, which is currently estimated to be less than 10 acres, mineral extraction and rock crushing will occur to the east. Milling and recovery is made within the new building central to the area of activities. To the west is a tailing storage facility which will require eventual reclamation according to state of Nevada pollution control permits. In storage, tailings are dry and stable and are not toxic.

Please note that permits received in March of 2023 from the state of Nevada Division of Conservation and Natural Resources are extensive and specific with regard to operations and land disturbance (reference NV EP NEV2020121). Furthermore, specific site drainage and water containment is specific to State of Nevada permitting made through the Nevada Division of Environmental Protection. Disturbance at the site and alteration of natural drainage patterns is to be minimized and only according to State permits. Disturbance of existing historical tailings is not allowed, and existing berms and drainage protection of tailings is to be maintained. State officials from the Department of Conservation and Natural Resources, visit the site yearly if operations are dormant and more often during active mining.

Mining operations may produce unwanted overburden or waste material in small quantities. Some of this material may be sold offsite. To the south of the proposed mining activities is a small decorative rock gravel operation. Although decorative rock recovery is not anticipated, use approval is requested related to gravel recovery. Previous UC-0424-17 land use approval granted gravel pits. This permit was not renewed due to inactivity. Gravel recovery and overburden sales are limited and secondary to mining activities.

During prime daylight hours, some rock crushing will occur adjacent to the mining extraction site. Heavy crushing and pulverizing of rock will occur within the mill building. Activities related to mining and extraction only occur in the areas of activity as noted on accompanying large format drawings.

Hours of operation within the enclosed building could be continuous (24/7). Extraction would typically be limited to daylight hours or one shift. Staff onsite will only be 3 to 8 persons. Mining operations are currently anticipated for the next five to seven years. However, if resources are found in greater abundance than anticipated operations could extend to more than 10 years. As mentioned previously, reclamation is required at cessation of mining activities. As bonds are in play, to fulfil State requirements, it is anticipated that reclamation will occur shortly after mining is halted.

Security fencing is currently located at the entry to the property to the north-west of the proposed buildings. Fence type, location, and description is noted on sheet M2 (upper left side) attached herewith. According to our understanding, fencing conforms with CC 30.04.03 D. 4. Chained trailways are maintained at south entries. No other walls, or fences are added to the site. Landscaping is not applicable and is not required according to 30.04.01 D.1.i.c. Access to the site and safety measures are governed by MSHA (Mine Safety and Health Administration, msha.gov) a federal agency. The site is not open to the public according to MSHA guidelines.

Hazardous materials are not used in the mining process. Processes for recovery of mined metals is through gravity separation without chemicals. In performing assays and concentrating metals, borax, silica sand and soda ash are used, all of which are not considered hazardous according to State of Nevada Environment permits.

DOA and FAA, Record of Survey, Residential Impact, Certified Evidence of Separation and RISE Reports are not considered applicable.

Please understand that associated with the State of Nevada mining and environmental permits already in place, evaluations of the disturbance of the site are made as well as strategic placement of low impact drainage cuts and channels, maintenance of berms around existing tailings and pits, etc. Drawing (M sheets) illustrate areas of mining activities and other mining features as permitted with the State.

M sheets are highlighted to show historic trails and gravel or dirt roads. No new roadways are proposed or anticipated. Grading only occurs for building pads, concrete pad for loading and base metals, and at mining features as permitted with the State of Nevada.

Sufficient parking for new buildings is calculated and noted on sheet M4B. Driveway and parking areas will not be paved and will be subject to dust control requirements in compliance with Clark County air quality regulations. According to section 30.04.04 H.1.iv.c a waiver for paved parking is not required. The site is located outside the state of Nevada hydrographic basin 212.

Occupied Development

Two new buildings are proposed as illustrated in large format drawings. Total square footage of the two buildings is approximately 5300. Building design standards are exempt for development in non-urban areas according to section 30.04.05 B.2.

Buildings and features of the mine are not visible from residences or highway 93. The site is separated from the highway and the townsite by a mountain ridge. Residents to the north are more than 2000 feet from the activities. Waivers are addressed below.

M sheets indicate exterior lighting for security according to CC 30.04.07 B. Parking areas are adjacent to buildings with light fixtures.

Hillside Development

Although the previous permit UC-0424-17 includes hillside development, the revised building locations, as noted on Final Grading Plans attached as M4 and M4B, do not require considerations for hillside development according to 30.04.05 K.3.v and Table 30.04-11 of Title 30. New buildings as positioned on the site per Grading Plans (Final) as large format drawings M4 and M4B requires cutting into hillside with a slope estimated at about 10% as noted on the Final Grading Plan (M4B). This cut area is also limited to about 1200 square feet. Drawing M4C provides a slope study of the land adjacent to the activities and surrounding the proposed two new buildings.

On this same Slope Study drawing, M4C, please note that the historic mining activities occur in a limited area. Within this area are dump piles and cave-ins which have slopes greater than 12%. Within this area are the remnants of underground mine shafts and stoops. This is the area permitted by State of Nevada for mining excavation, ore extraction and eventual reclamation. As part of the mining permits with the state of Nevada, reclamation work is contemplated which require completion bond. The pit depth is determined and limited as allowed by the State Mining permissions, and reclamation requirements. These areas are not considered part of

hillside development standards as the site is disturbed, without natural slopes and is not being developed for occupiable structures.

Residential Adjacency Waiver

Waiver of development standard for residential adjacency, per 30.04.06 is requested. Despite residences being situated more than 2000 feet from the area of activities, two occupied residential parcels are adjacent to parcels which are a part of this application. The two residences are noted on the aerial photograph of drawing M1. Both neighbors are familiar with plans for the site and do not have objections. Distance from activities to the highway is more than 1500 feet and is separated by a mountain ridge. Building set-back exceeds 450 feet to a property boundary.

Conditions associated with proposed Use and those listed in tables under 30.03.07, C. 1-3 (gravel pits, mining, and rock crushing) are not adjacent to residences. No concrete or asphalt plant is proposed or contemplated. Storage will be limited to equipment used at the mine.

Noise Level Waiver

Waiver of development standards to increased sound levels is requested. Review of 30.04.07 D. indicates that noise will potentially exceed limitations for residential areas. Residential districts allow 65 Hertz daytime and 58 Hertz night-time. Noise potential during daytime hours at the location of activity is estimated to be similar to large road trucks with some intermittent noise similar to construction. This noise is thought to be concentrated in the 63 Hz and 80 Hz range with some peak, non-continuous, decibel levels of about 85. Night-time noise would be a fraction of these values.

Based on the adjacency of residences and the separation to property lines, some distance factors may be applicable to noise levels. As noted previously, adjacent neighbors are more than 2000 feet from the area of activity. Please see distance to the highway and other residence on the aerial photo on drawings M1 and M2

Community Support

The reaction of the residents in the townsite was very positive in 2017. In general, the project was welcomed by the community, both for the economic influence and the legacy of the community and its history.

ATTACHMENT A SEARCHLIGHT TOWN ADVISORY BOARD ZONING AGENDA WEDNESDAY, 6:00 P.M., JUNE 12, 2024

07/03/24 BCC

 <u>UC-24-0213-SEARCHLIGHT MERCANTILE CO:</u> <u>USE PERMITS</u> for the following: 1) mining; 2) rock crushing; and 3) gravel pit. <u>WAIVER OF DEVELOPMENT STANDARDS</u> to increase sound level. <u>DESIGN REVIEWS</u> for the following: 1) mining, 2) rock crushing, 3) gravel pit; and 4) final grading plan for a Hillside Development on a 28.0 acre portion of 183.31 acres in an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage) Zone. Generally located on the west side of US 95, 1,300 feet south of Hobson Street within Searchlight. MN/lm/ng (For possible action)

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07/03/24 BCC AGENDA SHEET

PUBLIC HEARING APP. NUMBER/OWNER/DESCRIPTION OF REQUEST UC-24-0213-SEARCHLIGHT MERCANTILE CO:

<u>USE PERMITS</u> for the following: 1) mining; 2) rock crushing; and 3) gravel pit. WAIVER OF DEVELOPMENT STANDARDS to increase sound level.

DESIGN REVIEWS for the following: 1) mining, 2) rock crushing, 3) gravel pit; and 4) final grading plan for a Hillside Development on a 28.0 acre portion of 183.31 acres in an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage) Zone.

Generally located on the west side of US 95, 1,300 feet south of Hobson Street within Searchlight. MN/lm/ng (For possible action)

RELATED INFORMATION:

APN:

250-02-201-001; 250-02-301-001 through 250-02-301-003; 250-03-501-001; 250-03-501-005; 250-03-601-003; 250-03-701-003

WAIVERS OF DEVELOPMENT STANDARDS:

- 1. a. Increase sound level to 85 decibels where residential districts allow 65 decibels during daytime per Section 30.04.07D (a 30.7% increase).
 - b. Increase sound level to 80 decibels where residential districts allow 58 decibels during nighttime per Section 30,04.07D (a 37.9% increase).

LAND USE PLAN;

SOUTH COUNTY (SEARCHLIGHT) - BUSINESS EMPLOYMENT SOUTH COUNTY (SEARCHLIGHT) - OPEN LANDS SOUTH COUNTY (SEARCHLIGHT) – RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 183.31 (parcels)/10 (mining, rock crushing, and gravel pit)/ 18 (gravel pit)
- Project Type: Mining operation with gravel pit
- Number of Stories: 1
- Building Height (feet): 20 (mill containment building/11 (refining containment)
- Square Feet: 1,100 (office)/2,688 (mill containment building)/512 (refining containment)
- Parking required/provided: 16/16

History

The site has been in continuous ownership, with mining activities dating back over 100 years. The site was twice previously approved for mining operations and a gravel pit (UC-0424-17 and UC-0260-13), which have since expired. The east side of the site is zoned H-2 along U.S. 95, and the remainder of the site is zoned RS80. The location of the proposed uses is within the RS80 zoned area. The prior land use applications expired due to operational issues and state permitting challenges. Site design changes include locating proposed buildings at the edge of existing graded areas that are no longer within the hillside areas.

Site Plans

The plans depict mining operations on the Copper King mining claim, with access and buildings developed on a portion of the Golden Treasure and Sphinx mining claims. The area of activity for the resource extraction uses (mining, rock crushing, and gravel pit) is approximately 10 acres (APN: 250-02-201-001, 250-02-301-001; 250-03-501-001, 250-03-60) 003), and includes extraction (mining), hauling, stockpiles, buildings, maintenande, storage, transportation lanes, tailings storage, parking and loading areas, and surrounding buffer space. The historic mine location and disturbed areas include approximately 5.5 acres with current GIS slopes created from dump/waste stockpiles, berms, cave-jrs, anold pond, existing shafts extending over 1,000 feet in depth, and historic excavations. Areas subject to 12% slopes have a total area of less than 1.2 acres. Parking is distributed throughout the site in Sareas. Due to the remote nature of the site, access to the site is limited and governed by the Mine Safety and Health Administration. The site access is limited by a 6 foot high chain link rolling gate that extends approximately 50 feet on each side of the roadway located to the northwest of the existing buildings, along with a chained trailway at the south entries. The site drainage and water containment are specific to the State of Nevada permitting, and disturbance at the stie and alteration of natural drainage patterns are to be minimized and only according to state permits. The future gravel pit is located on the Saturn mining claim on 18 acres (APX: 250-02-301-902) in the southern part of the site.

Landscaping

Landscaping is not provided nor required.

Elevations

The proposed mill containment building has an overall height of 20 feet with standing seam metal siding painted gray. Site lighting will be shielded.

Floor Plans

The existing 1,100 square foot office remains with a new 2,688 square foot mill containment pad, and 512 square foot refining containment building which both includes mining equipment.

Applicant's Justification

The applicant indicates that this site and the adjacent properties have been used for mining operations on and off for more than 100 years with the recent limited mining activities occurring at the site in 2013. Mining will occur in previously disturbed areas. There are numerous dumps of previously mined material that will be reprocessed to recover minerals. The proposed buildings are not visible to adjacent residences or U.S. Highway 95. The most recent State of Nevada Division of Minerals permits were most recently received in March 2023, and Clark

County Department of Environment and Sustainability have also been received. The applicant also indicates that within the historic tailings area, berms and tailings are not to be disturbed according to state mining permits. The existing berms and drainage protection of tailings is to be maintained with annual State site visits if the site is dormant and more often during active mining. The reclamation of the site and pit will occur shortly after mining is halted at the site to meet State bond requirements. Mining of the site will occur during daylight hours or one shift, with rock crushing to occur within the mill building possibly 24 hours a day, 7 days a week. Site staffing is anticipated to be between 3 and 8 persons. Anticipated mining operations are for the next 5 to 7 years which could extend past 10 years. The anticipated noise level is described to be similar to large road trucks with some intermittent noise similar to construction. The proposed gravel pit is for possible overburden or waste material in small quantities that may be sold off site for decorative rock gravel operation.

Prior Land Use Requests

Application Number	Request		\checkmark	Action	Date
UC-0424-17	Mining operation and gravel pit processing facility - expired	with	mineral	Approved by PC	July 2017
UC-0260-13	Mining operation (gold and silve processing) and all accessory uses -			Approved by PC	July 2013

Surrounding Land Use

Surrou	laing Land Use				
	Planned Land Use Category	Zoning District	Existing Land Use		
		(Overlay)	\sim		
North	Ranch Estate Neighborhood	R\$80 & H-2	Single family residential	&	
	(up to 2/du/ac), Business		undeveloped		
	Employment & Open Lands				
South	Open Lands	RS80 & H-2	Undeveloped		
East	Open Lands	RS80 & H-2	Undeveloped & US 95		
West	Open Lands	B\$80	Single family residential	&	
/			undeveloped		

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

Use Permits

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.

Use Permits #1 & #2

Mining and rock crushing operations have a specific requirement of a 1,000 foot separation from existing occupied residential dwellings, and there are no residential dwellings within 2,000 feet of this site. There have been several mining operations on this site and the adjacent properties for over 100 years; therefore, the proposed use is compatible with the area and consistent with the past use of the property. Approval of this request also complies in part with Policy 5.1.6 for Outlying Communities of the Master Plan to promote economic development goals, particularly where targeted industry needs (mining and rock crushing) are better suited to locations within outlying communities. Staff finds the proposed uses will not have a substantial or undue adverse effect on adjacent properties and supports the request for these use permits. Per Section 30.03.07C, a time limit for mining and rock crushing to be discontinued shall be determined by the Planning Commission or Board. Staff supports this use permit with a time limit to discontinue the use of the mine. An extension of time may be applied to extend the time for which the use shall be discontinued and will be reviewed to ensure continued compatibility with the existing uses on the adjacent properties.

Use Permit #3

The proposed gravel pit is intended for the potential sale of rock and other aggregate material that is found on the site. The proposed use is similar in intensity to the proposed and prior mining activity that has been conducted on this site and on the abutting properties. The location complies with the requirements for a gravel pit per Section 30.03.07°. Therefore, staff finds the use to be appropriate for the area.

Waiver of Development Standards

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.

This request is for an increase in potential noise levels in conjunction with mining, rock crushing, and gravel pit. As stated by the applicant, mining activities will occur during daylight hours, and rock crushing will occur partially within a proposed building. There are no residential properties within the immediate area of the mine, rock crushing, gravel pit, or any other sensitive area that would be affected by any noise. Staff does not anticipate the noise impacting the surrounding area as the buildings and uses are set back from residential uses and there is mountainous terrain. Staff can support this request.

Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Design Reviews #1 through #4

The facility and structures are located in a remote rural area and are not visible from any public rights-of-way or residential development. The request is for an open pit mining operation and will include all of the required buildings, equipment, accessory uses, and structures. The design for the modular structures is acceptable since the use is not in close proximity to any residential uses and the structures are typical for similar mining sites. Portions of the site are located within a Hillside Development area with slopes exceeding 12%. However, this site has been used for mining operations for over 100 years, and the proposed operations are being conducted in areas that have previously been disturbed. Therefore, staff has no objection to these requests.

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

- Mining on the site to be discontinued within 10 years of approval date unless an extension of time is granted;
- Rock crushing on the site to be discontinued within 10 years of approval date unless an extension of time is granted;
- Gravel pit on the site to be discontinued within 10 years of approval date unless an extension of time is granted.
- Applicant is advised that expansion of the use would require additional land use; 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

- Drainage study and compliance;
- Demonstrate legal access.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

• No comment.

Clark County Water Reclamation District (CCWRD)

• Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0230-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: APPROVALS: PROTESTS:

APPLICANT: STRUCTUREONE CONTACT: STRUCTUREONE, 2923 COPPER BEACH &T, LAS VEGAS, NV 89117