



Searchlight Town Advisory Board

Searchlight Community Center

200 Michael Wendell Way

Searchlight, NV 89046

June 11, 2025

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 be 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: James Allen - Chair
Nattaly Jeter – Vice Chair
Kayla McInnis
Donna Moore
Kyle Myers

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, Invocation 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 14, 2025. (For possible action)
- IV. Approval of the Agenda for June 11, 2025, 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 updates on the Memorial Day Service at the Searchlight Cemetery 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 Sgt. Tim Waller with Nevada Highway Patrol regarding activity and statistics during the last month and other public safety concerns. (For discussion only)
 4. Receive a report from Judge Jeter with Justice Court regarding statistics and other activities during the past month. (For discussion only)
 5. Receive a report from Las Vegas Valley Water District regarding the status of the water system. (For discussion only)
 6. Receive a report from Clark County Water Reclamation District regarding the status of the wastewater system and water usage. (For discussion only)
 7. Receive a report from Kelly Lehr, Southern Clark County Coordinator with UNR Extension regarding the status of programs and upcoming activities. (For discussion only)
 8. Receive a report from Tyler Young with Searchlight Library regarding current and upcoming programs. (For discussion only)
 9. Receive a report from Kyle Myers regarding current road conditions and Public Works concerns. (For discussion only)
- VI. Planning and Zoning:
 1. **UC-24-0747-BENSON FAMILY TRUST & BENSON, DENNIS W. & PAMELA J. TRS:**
AMENDED HOLDOVER USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking; **2)** eliminate street landscaping; **3)** increase fence height (previously not notified); **4)** reduce access gate setbacks (previously not notified); **5)** waive full off-site improvements; and **6)** alternative driveway geometrics.
DESIGN REVIEW for a proposed outdoor storage and display area on a portion of 0.66 acres in a CG (Commercial General) Zone. Generally located south of Hobson Street, 100 feet west of US 95 South within Searchlight. (For possible action) To the BCC 06/18/2025

2. **WS-25-0390-DHINV COTTONWOOD APARTMENTS LP:**

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for proposed carports in conjunction with an existing multi-family residential development on 1.71 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Surprise Street and east of Nevada Street within Searchlight. (For possible action) To the PC 07/01/2025

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 9, 2025.

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

May 14, 2025

MINUTES

Board Members: James Allen - Chair
Nattaly Jeter - Vice Chair
Kayla McInnis
Donna Moore
Kyle Myers

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 by James Allen at 6:00 p.m. The Pledge of Allegiance led by James Allen. Invocation by Mrs. Allen, Roll Call.
- II. Public Comment: None
- III. Approval of Minutes for April 9, 2025. (For possible action)
- Moved by: Kyle Myers
Action: Approved as written
Vote: 5-0
- IV. Approval of the Agenda for May 14, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- Moved by: Kyle Myers
Action: Approved
Vote: 5-0
- VI. Informational Items

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

1. Receive a report and updates from the South County Liaison Mark Moskowitz on Clark County resources and any other updates from Clark County. (For discussion only)

Mark Moskowitz spoke about upcoming Memorial Day Ceremony at the Searchlight Cemetery. He mentioned the cooling stations for the upcoming hot weather and the library is available during business hours.

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

Gene Gallager provided the report.

Calls for Service: 23

Traffic Citations: 7

DUI: 0

Battery Domestic Violence Arrests: 0

Bookings: 1

Juvenile Citations: 0

Officer Gallager provided information for Coffee with a Cop this morning. He said only four people showed up and only one from Searchlight. He asked the public if they would like to suggest a better time for the residents to participate and ideas for location. Chair Allen suggested a later time and Devon Tilman suggested to get the 4-H kids involved to help the police with serving beverages.

Officer Gallager said a traffic stop resulted in capturing people involved with human trafficking.

3. Receive a report from Sgt. Tim Waller with Nevada Highway Patrol regarding activity and statistics during the last month and other public safety concerns. (For discussion only)

Contacts: 481

Traffic Stops: 360

Citations: 327

Commercial Inspections: 48

Accidents: 5

Arrest: 2

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

Civil Citations: 199

Criminal Complaint: 5

Probable Cause: 1

Traffic: 62

Judge Jeter provided information from last month question regarding where the money goes from the fines.

5. Receive a report from Las Vegas Valley Water District regarding the status of the water system. (For discussion only)

Kyle Myers read the report provided.

Water usage 4.2 MG

There have been no major leaks or breaks over the past month and the system remains in stable condition.

6. Receive a report from Sue Bishop, Sr. Operations Supervisor with Southern Nevada Transit Coalition. (For discussion only)

Sue Bishop said the work force continues to improve with wage increases.

Two new vehicles have been completed and are in Carson City awaiting pick-up by SNTC.

Ridership on the express route has increased from previous years. Ms. Bishop provided additional information on their partnership with community events.

Sue Bishop announced her upcoming retirement. The board and Mark Moskowitz expressed their thanks for all her hard work, and she will be greatly missed.

7. 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)

Will Smith was unable to attend, the report was read by Nattaly Jeter.

April 2025 Statistics:

April 2025: Treated an average of 47 thousand gallons per day.

Flow increased by 9,000 gallons per day from this time last year.

Sewer service complaints: 0

Call before You Dig Tickets: 2 tickets.

8. Receive a report from Kelly Lehr, Southern Clark County Coordinator with UNR Extension regarding the status of programs and upcoming activities. (For discussion only)

4-H Pre-Teen Camp

Hiking 4-H programs

Summer Lego Robotics and other summer programs

Pickle Ball, here in this building.

Summer Celebration with the Library

Archery Club at the American Legion

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

For information regarding classes and programs contact:

Kelly Lehr

Southern Clark County Program Coordinator

UNR Extension

55 Civic Way

Laughlin, NV. 89029

Work-phone: (702)299-1333

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

Michael Chapman provided the updates.

Summer Reading Challenge - June 12 at the Searchlight Town Park

Chair Yoga - June 7th.

Science Hero's

Magician for Kids by John Lewit - July 12th

Contact the Library for dates and times of the classes and events. (702)297-1442

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

Kyle Myers said the pothole were repaired. Judy Bundorf commented that grandpa's road has been graded and looks good.

VII. Planning and Zoning: None

VIII. General Business: None

IX. Public Comment:

Kelly Lehr said the garlic from the community garden is available to anyone who would like to take some home tonight.

Kyle Myers read the P&R report.

Nattaly Jeter provided updates for Walking Box Ranch.

Judy Bundorf provided updates from the BioBlitz at Walking Box Ranch.

- X. Next Meeting Date: May 28, 2025
- XI. Adjournment: 06:51 pm

*These minutes are in draft form and will be formally approved at the June 11, 2025, meeting.
Any corrections to these minutes will be reflected in the meeting minutes of the July 9, 2025*

To listen to the audio recording of the Searchlight Town Advisory Board go to:

<https://clarkcountynv.gov/SearchlightTAB>

DRAFT

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

**ATTACHMENT A
SEARCHLIGHT TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 6:00 P.M., JUNE 11, 2025**

06/18/25 BCC

1. **UC-24-0747-BENSON FAMILY TRUST & BENSON, DENNIS W. & PAMELA J. TRS:**
AMENDED HOLDOVER USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking; 2) eliminate street landscaping; 3) increase fence height (previously not notified); 4) reduce access gate setbacks (previously not notified); 5) waive full off-site improvements; and 6) alternative driveway geometrics.
DESIGN REVIEW for a proposed outdoor storage and display area on a portion of 0.66 acres in a CG (Commercial General) Zone. Generally located south of Hobson Street, 100 feet west of US 95 South within Searchlight. MN/dd/kh (For possible action)

07/01/25 PC

2. **WS-25-0390-DHINV COTTONWOOD APARTMENTS LP:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for proposed carports in conjunction with an existing multi-family residential development on 1.71 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Surprise Street and east of Nevada Street within Searchlight. MN/bb/kh (For possible action)



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 243-34-713-002

PROPERTY ADDRESS/ CROSS STREETS: Hwy 95/Hobson

DETAILED SUMMARY PROJECT DESCRIPTION

The zoning and waivers have been done on the 243-34-713-003 (Application #UC-0606-13). We want to include the leased land behind the existing zoned property at 505 US-95, Searchlight, NV 89046. The leased property is already fenced and attached to the 003 property. It's a staging area for customers boats that are being scheduled to be worked on. There is privacy screening on the fence as well. Part of this property was already being used and discovered during the survey of the 002 land that was recently

PROPERTY OWNER INFORMATION

NAME: The Benson Family Trust, Dennis W. Benson & Pamela J. Benson, TRS
ADDRESS: 107104 Nipton Rd., HCR 1 Box 364
CITY: Nipton STATE: CA ZIP CODE: 92364
TELEPHONE: 702-525-7463 CELL 702-525-7463 EMAIL: pjbenson57@yahoo.com

APPLICANT INFORMATION (must match online record)

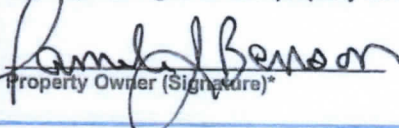
NAME: Pamela J. Benson
ADDRESS: 107104 Nipton Rd., HCR 1 Box 364
CITY: Nipton STATE: CA ZIP CODE: 92364 REF CONTACT ID # _____
TELEPHONE: 702-525-7463 CELL 702-525-7463 EMAIL: pjbenson57@yahoo.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Pamela J. Benson
ADDRESS: 107104 Nipton Rd., HCR 1 Box 364
CITY: Nipton STATE: CA ZIP CODE: 92364 REF CONTACT ID # _____
TELEPHONE: 702-525-7463 CELL 702-525-7463 EMAIL: pjbenson57@yahoo.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.


Property Owner (Signature)*

Pamela J. Benson
Property Owner (Print)

09/16/2024
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 checked="" 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 checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) UC-24-0747

ACCEPTED BY DD

PC MEETING DATE X

DATE

BCC MEETING DATE 02/19/2025

FEE

TAB/CAC LOCATION Searchlight

DATE 01/29/2025

12/17/2024
\$1800

10/25/24

To whom it may concern:

We are Dennis and Pamela Benson the Co-Trustees of The Benson Family Trust. We are the owners of the recently purchased, July 2023, property in question. The property is on Hobson St. and west of Hwy 95, Searchlight, NV 89046. The APN #243-34-713-002. We currently live at our property in Nipton, CA which is 20 miles west of Searchlight and have been there and Searchlight area for over 40 years.

We finished up with the cleanup of the property and put a fence around the property. We purchased the property on Hobson Street so we could clean it up and maybe find a use for it or find a buyer liking what we did. While cleaning up the property we got a survey on the land. We never would have dreamed that the property that sits on Hobson St and Hwy 95 (Mojave Power Sport Boat Shop) would have 16' x 150' of our property fenced off as part of their own. We did after finding out about the yard, make a deal with the guy on the land he had fenced off. He is renting it for \$150.00 per month. We found out the town and code enforcement has had lots of problems with this shop and the mess and boat repair problems as far as a customer staging area. We did add our fence and opened up the part he had fenced in to the rest of the property. We feel he has cleaned up his work area and the whole area is very nice. We feel the town if able to see and hear from us would appreciate the hard work we put into cleaning up the property and the deal made with him on his needs therefore, making the town people happier about his site. We would like to make this yard a customer staging area for the boat shop to use.

We are asking for a use permit for outside storage.

- 1) The property has a 6ft fence around it.
- 2) The property has screening around the front and side.
- 3) There is nothing stacked up higher than the 6' fencing.
- 4) This property is set behind an indoor primary use building that has been already zoned.
- 5) This property doesn't obstruct any pedestrian walkways. The existing crosswalk on Hobson St. and 95 is across the street on the opposite side of the road.
- 6) This property is being used for overflow staging area for customers waiting on repairs.

There is a code enforcement case on this property and we have been working with Officer Hay. The officer said that someone had called in to see if any permitting for the yard had been done. We've been talking with the officer at every turning point on this process. The case number for this in property is # CE24-01162.

UC-24-0747

We would also like to get a waiver of development standards for full off-site improvements to make sure this property has everything it needs to operate at a professional level.

We would like a waiver of development standards for street landscaping and detached sidewalks landscaping per section 30.04.01. This property has the existing trees around it shown on the map.

We put a 6 ft fence around the property and it does have screening around the front half and part of the side half. We can put up more if needed.

We would like a waiver of development standards to allow outside storage when subject to residential adjacency per section 30.04.06.

We would like a waiver of development standards for parking spaces.

The property is fenced and partly screened already and we can screen the whole yard if needed.

All items in the part of the yard we were able to get to are not exposed over the fence. The yard when we had it surveyed had a couple of storage trailer containers on it and an RV trailer that is used for a watchmen on site. The 16' x 150' of the yard was already being used by the boat shop before we purchased the property for years prior.

The property that's facing Hobson Street had very large trees in the front that were hanging over into the street. We cut them all back to clean up the street area. The trees are all still in place just cut back.

We are asking for any other setbacks, landscaping, paving and the uniform standard drawing (222.1 commercial driveways) to be waved. The yard inside of the fencing is compacted. We did add some material that is comparable to type 2 that compact and gravel to even out the yard. Please let us know if there is anything that we may have missed.

Thank you,

Dennis W. Benson

Pamela J. Benson

UC-24-0747

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0747-BENSON FAMILY TRUST & BENSON, DENNIS W. & PAMELA J. TRS:

AMENDED HOLDOVER USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking; **2)** eliminate street landscaping; **3)** increase fence height (previously not notified); **4)** reduce access gate setbacks (previously not notified); **5)** waive full off-site improvements; and **6)** alternative driveway geometrics.

DESIGN REVIEW for a proposed outdoor storage and display area on a portion of 0.66 acres in a CG (Commercial General) Zone.

Generally located south of Hobson Street, 100 feet west of US 95 South within Searchlight. MN/dd/kh (For possible action)

RELATED INFORMATION:

APN:

243-34-713-002; 243-34-713-003 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate parking where 3 parking spaces are required per Section 30.04.04C (a 100% reduction).
2. Eliminate street landscaping along Hobson Street where a 6 foot landscape area is required per Section 30.04.01D (a 100% reduction).
3. Increase the height of an existing fence within the front setback (adjacent to Hobson Street) to 6 feet where 3 feet is allowed per Section 30.04.03B (a 100% increase) (previously not notified).
4. Reduce the access gate setback to 46.5 feet where a minimum of 50 feet is required per Section 30.04.03E (a 7% reduction) (previously not notified).
5. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Hobson Street where required per Section 30.04.08C.
6. Allow a commercial curb return driveway to not be installed along Hobson Street per Uniform Standard Drawing 222.1.

LAND USE PLAN:

SOUTH COUNTY (SEARCHLIGHT) - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: None
- Site Acreage: 0.66 (portion)

- Project Type: Outdoor storage and display
- Square Feet: 8,550 (proposed outdoor storage area)/240 (for each semi-trailer and boat storage area)
- Parking Required/Provided: 3/0
- Sustainability Required/Provided: 7/0

History & Request

In 2013, UC-0606-13 was approved to allow watercraft repair (without sales) on APN 243-34-713-003; this use remains active today. Today, the applicant is requesting to utilize the parcel to the west (APN 243-34-713-002) for outdoor storage and display in conjunction with the existing watercraft repair business. The outdoor storage and display site will be utilized by the existing watercraft repair business only.

Site Plan

The plan depicts an 8,550 square foot outdoor storage and display area which encompasses the entirety of the subject parcel. The entrance to the outdoor storage and display area is a 16 foot wide swinging gate at the northeast corner of the site, which is only accessible through the parcel to the east (APN 243-34-713-003). **The access gate is perpendicular to the north property line and is set back approximately 46.5 feet from property line where 50 feet is required per code.** The applicant provided a recorded cross access agreement for both parcels, which secures the right to access the storage site solely through APN 243-34-713-003. There is no point of access from Hobson Street or any other right-of-way to APN 243-34-713-002, and there are no buildings or other structures on this parcel.

Landscaping

No landscaping is proposed with this application. Title 30 requires street landscaping along Hobson Street, and since the applicant is also waiving the requirement for detached sidewalks, the street landscaping for the parcel would consist of 1 large tree and 3 shrubs for every 30 linear feet of street frontage within a 6 foot wide landscape strip measured from the applicant's property line.

Elevations

Photos of the site depict the outdoor storage and display area as being surrounded by 6 foot high chain-link fencing with mesh screening. **Code allows a 3 foot fence within the front setback of a commercial zoned parcel. Since there is an existing 6 foot high fence within the front setback, a waiver of development standards is required.**

Applicant's Justification

The applicant states the original intent was to improve APN 243-34-713-002 so that the applicant can sell the parcel or implement an alternative use; however, the applicant discovered that a portion of the property was secured by a fence for storage purposes by the owner of APN 243-34-713-003 (east parcel). The applicant stated that terms to an agreement was reached with the owner of APN 243-34-713-003 and expanded the fenced area to include the rest of their parcel so that the entire space may be rented for outdoor storage and display purposes.

The applicant also states that their use permit to allow the outdoor storage and display allows the business located on APN 243-34-713-003 to have the space they need. Just as well, the applicant states that their requested waivers for required parking, landscaping, **fence height, access gate setback**, off-sites, and driveway design standards are in-line with the design of the surrounding community. With the development of the site, the applicant states that they have improved the area and that the community should be pleased with the work that has been done.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	RS5.2 & CG	Single-family residential & undeveloped
South	Corridor Mixed-Use	CG	Undeveloped
East	Corridor Mixed-Use	CG	Watercraft repair facility
West	Corridor Mixed-Use	RS5.2	Undeveloped

Clark County Public Response Office (CCPRO)

There is an active Code enforcement case (CE24-01162) 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 Use Permit

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 finds that the outdoor storage and display area already established on APN 243-34-713-002 does not meet several requirements of Title 30, and that the applicant has not done enough to mitigate the potential negative impacts of not complying with Code. The outdoor storage and display area is surrounded by a 6 foot high screened fence, as opposed to the required 8 foot high screened fence. While nothing will be stacked above the fence, the photos provided by the applicant and satellite imagery both show that some of the items stored on-site are visible from Hobson Street to the north; an 8 foot high screened fence may have helped mitigate this visual impact. For these reasons, staff cannot support this request.

Waivers 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.

Waiver of Development Standards #1

While staff acknowledges that outdoor storage and display generally does not have a high volume of traffic, staff believes that on-site parking should still be provided. Title 30 requires parking for all different types of uses to ensure that sites are properly developed and to ensure that parking for the site does not occur in areas that may impede the surrounding area or nearby public rights-of-way. The site was developed without permits prior to this application and no parking was added; therefore, this is a self-imposed hardship. For these reasons, staff cannot support this request.

Waiver of Development Standards #2

Staff acknowledges that there is little-to-no street landscaping in the surrounding area, however this does not necessarily justify the waiver for landscaping for new development. Landscaping plays an important role in enhancing streetscapes as well as reducing the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. In this case, where no mitigation for the proposed outdoor storage use is being provided, street landscaping would have made a large positive impact. For these reasons, staff cannot support this request.

Waiver of Development Standards #3

Limitations on fence height within front setbacks are put in place to avoid a canyon effect and to maintain the aesthetics of an area. In this case, staff finds that the fence within the front setback could have been installed outside of the setback area with minimal loss of storage space. The fence was installed within the front setback without permits prior to this application. For these reasons, staff cannot support this request.

Waiver of Development Standards #4

Access gate setbacks are important to prevent accidents and improve overall safety and queuing, but in this case the access gate will only be utilized by the limited staff at the site. Additionally, the gate is only accessible from the parking area of APN 243-34-713-003, which should eliminate any potential safety issues. The applicant has the ability to set the access gate back to meet Code. Therefore, staff does not support this request.

Design Review

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.

In general, any development poses the opportunity to provide visually appealing site design and needed services for surrounding communities. In this case, staff finds that the design of the outdoor storage and display lot is lacking in its design; the site was developed without

permission from any County departments and does not meet multiple requirements of Title 30. The lack of required street landscaping and parking detract from the site overall, and the outdoor storage and display use has not been mitigated. Staff is not supporting the use permit or waivers of development standards for this application, and therefore, staff cannot support this request for the aforementioned reasons above.

Public Works - Development Review

Waiver of Development Standards #5

Staff has no objection to not install full off-site improvements along Hobson Street as there are no off-site improvements within the immediate area along County roads.

Waiver of Development Standards #6

Staff has no objection to not install a commercial curb return driveway along Hobson Street. The immediate area has rural standards.

Staff Recommendation

Approval of waivers of development standards **#5** and **#6**; denial of the use permit, waivers of development standards **#1 through #4** and the design review.

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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- 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

- Execute a Restrictive Covenant Agreement (deed restrictions).

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/emergency access must comply with the Fire Code as amended; and that operational permits 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: 1 card

PROTESTS: 3 cards

COUNTY COMMISSION ACTION: May 21, 2025 – HELD – To 06/18/25 – per the applicant.

APPLICANT: PAMELA JEAN BENSON

CONTACT: PAMELA BENSON, 107104 NIPTON ROAD., HCR 1 BOX 364, NIPTON, CA 92364

Commission Agenda Map

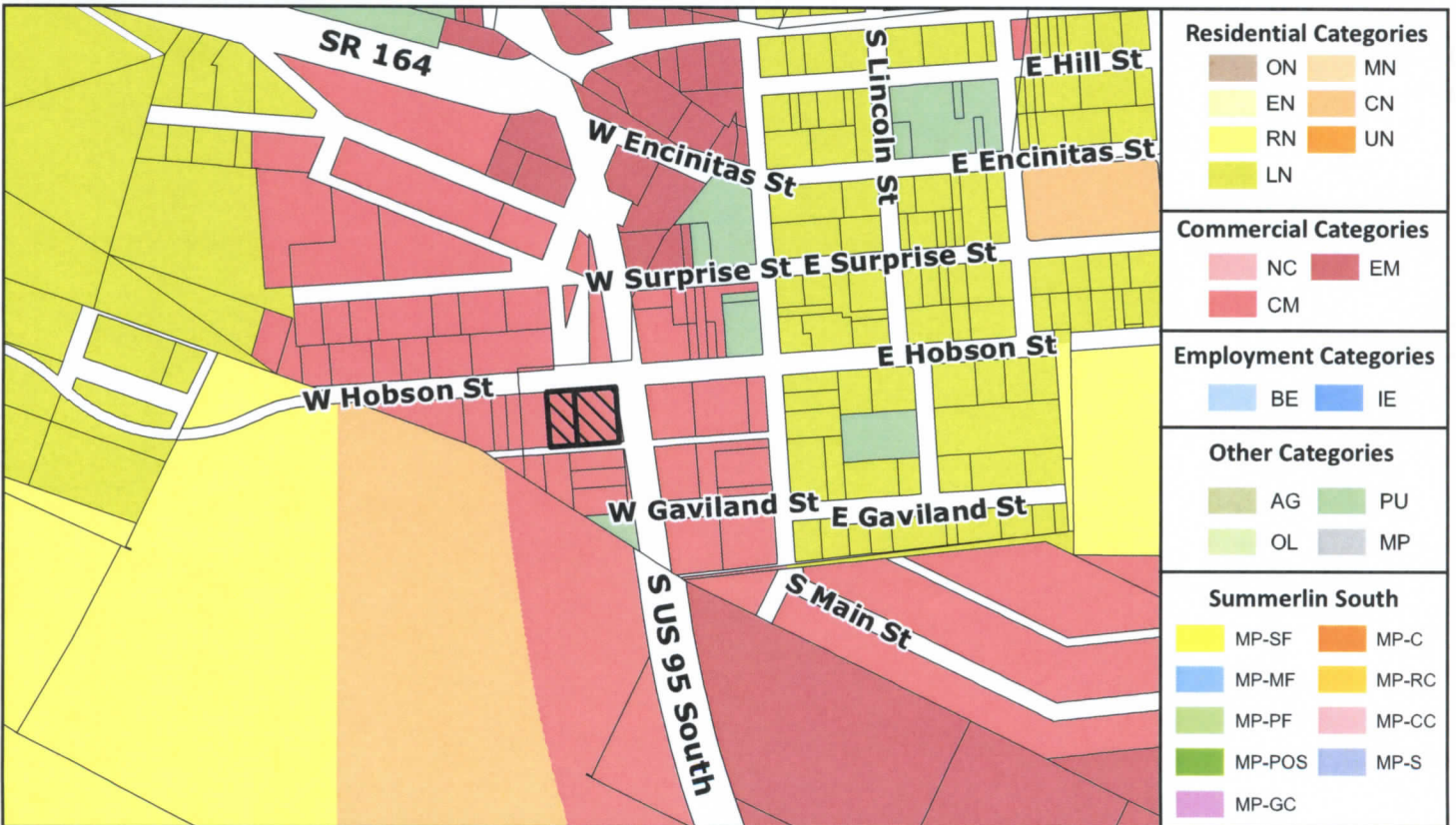
UC-24-0747

ZONING

Clark County Department of Comprehensive Planning, Clark County, Nevada



PLANNED LAND USE



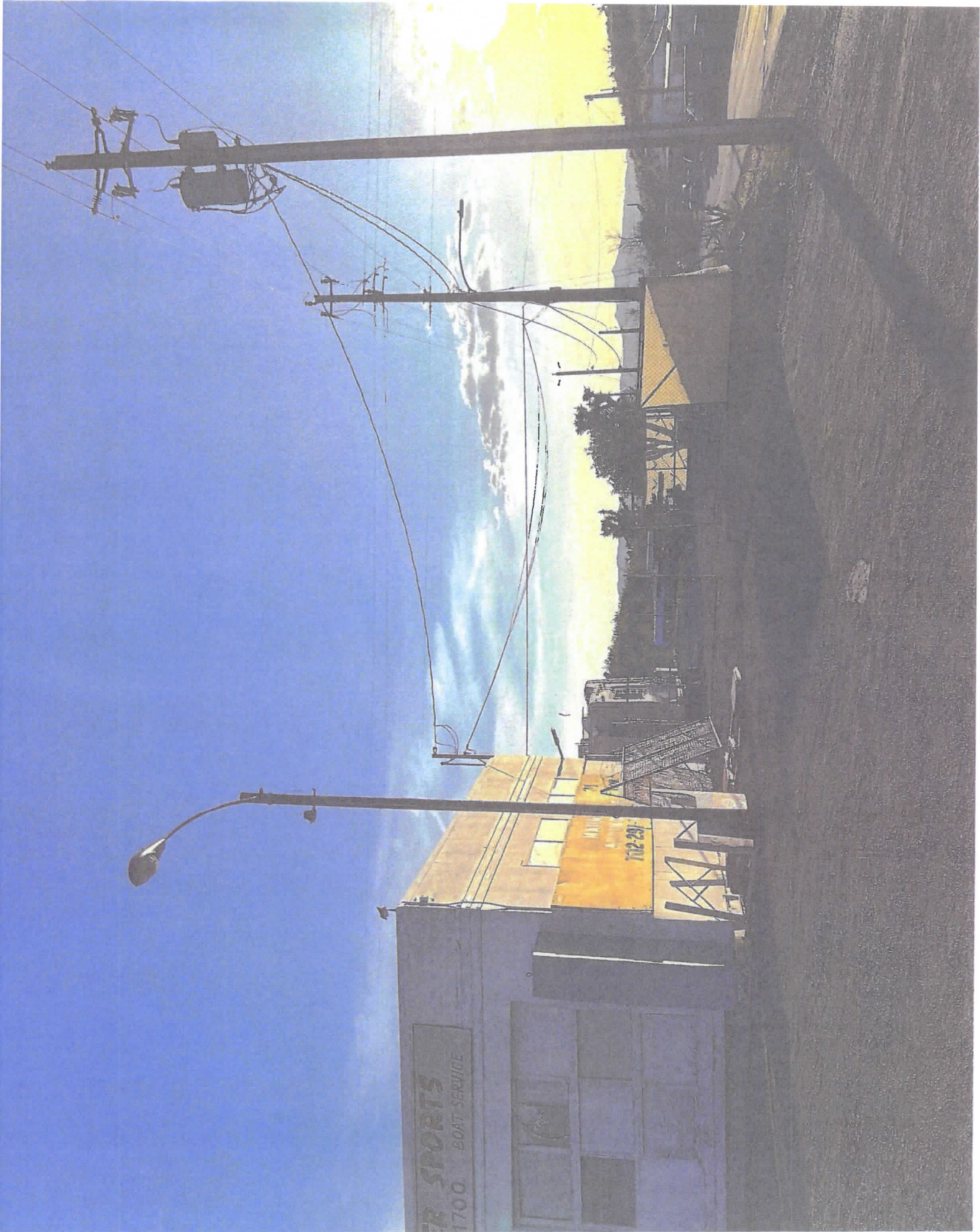
This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

Subject Parcel(s)
24334713002
24334713003



0 125 250 500 Feet
Map Created on 1/22/2025



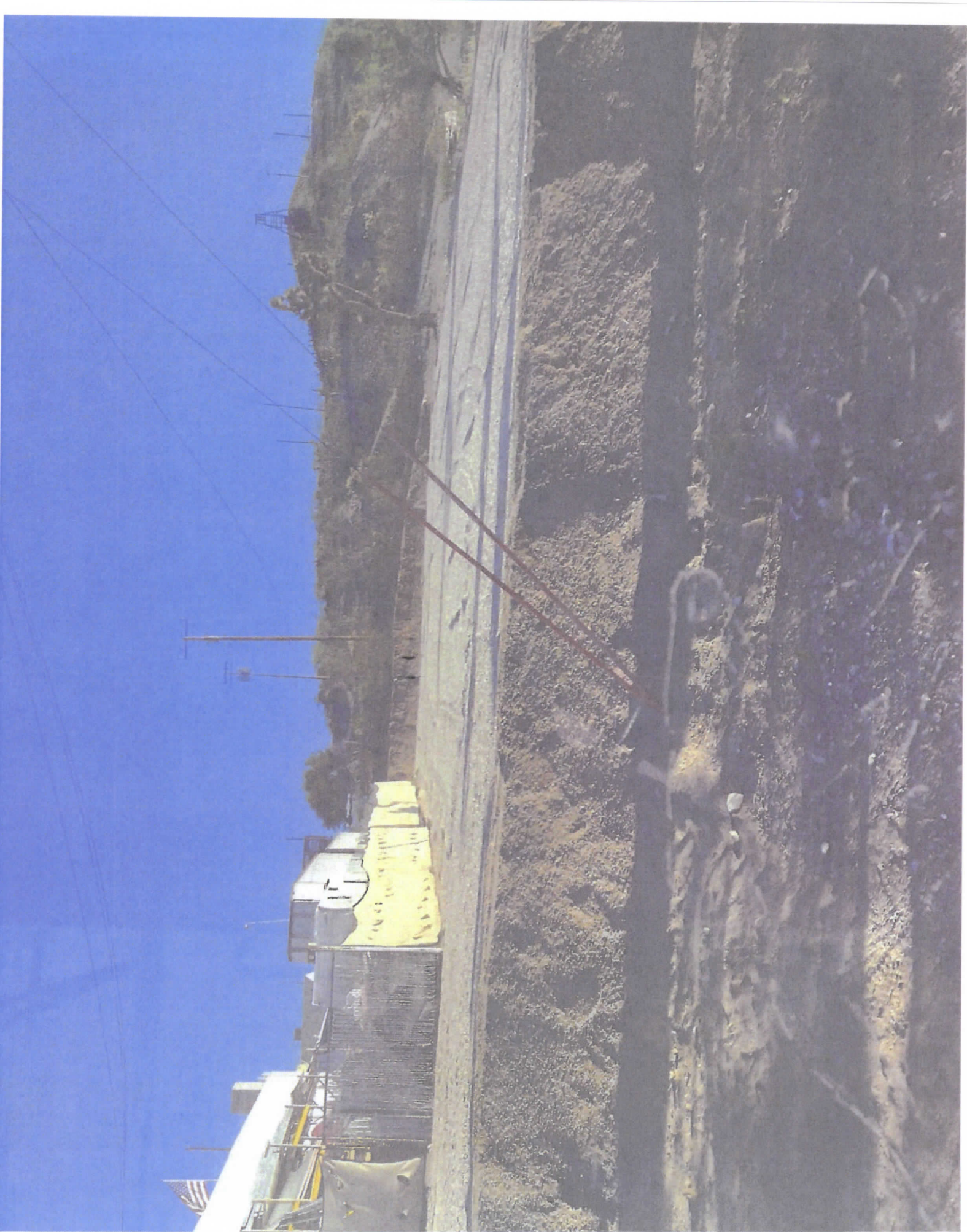


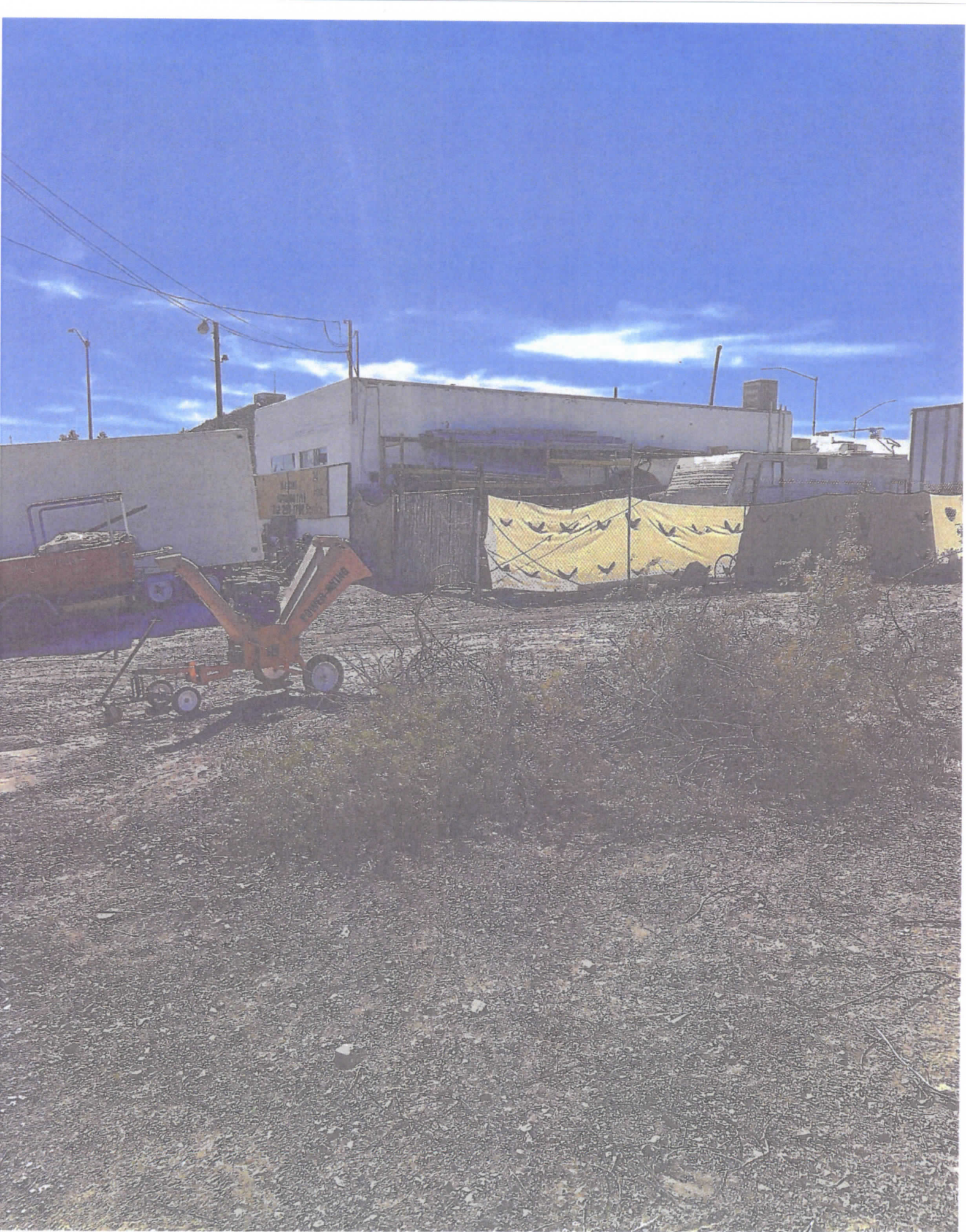






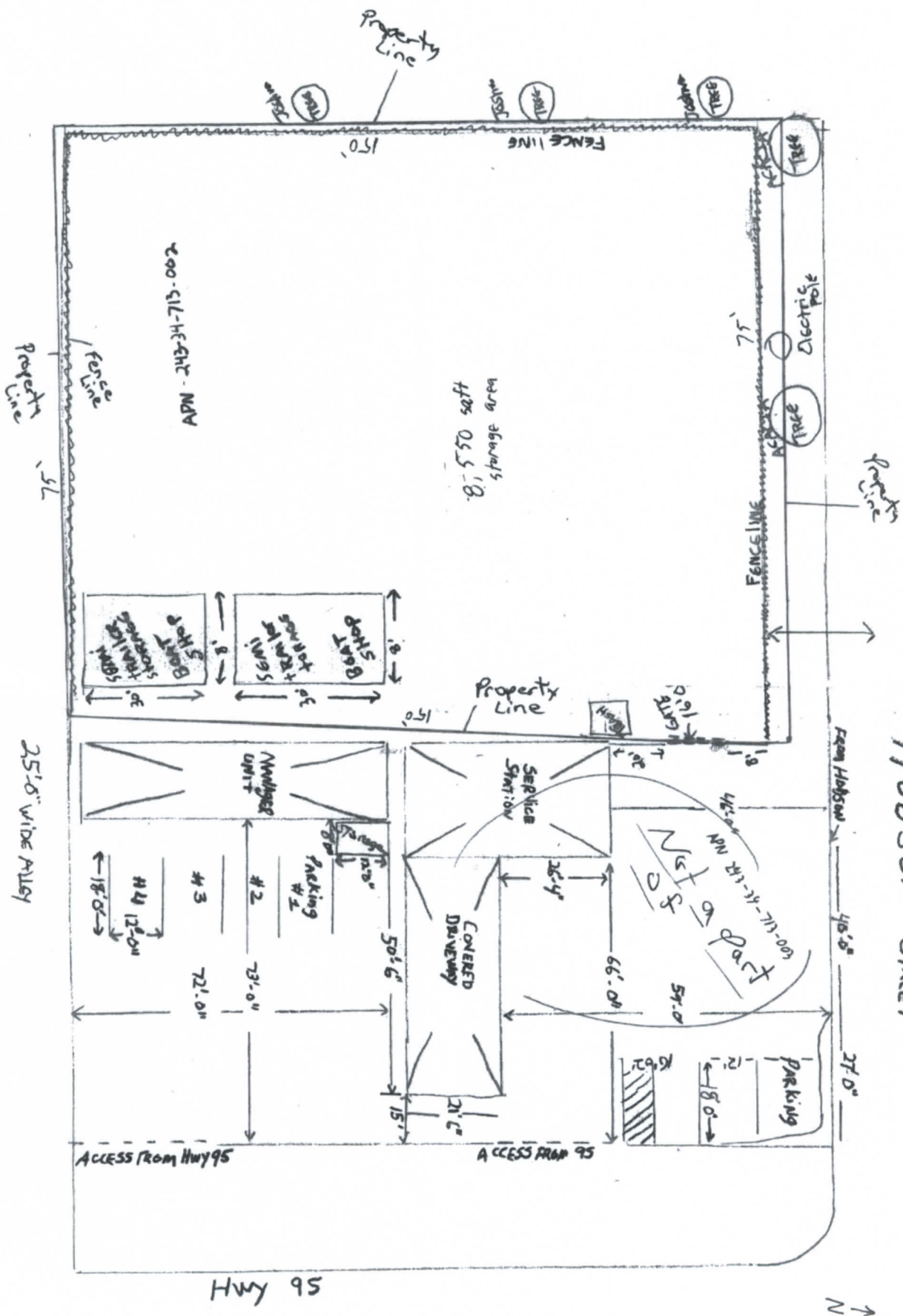








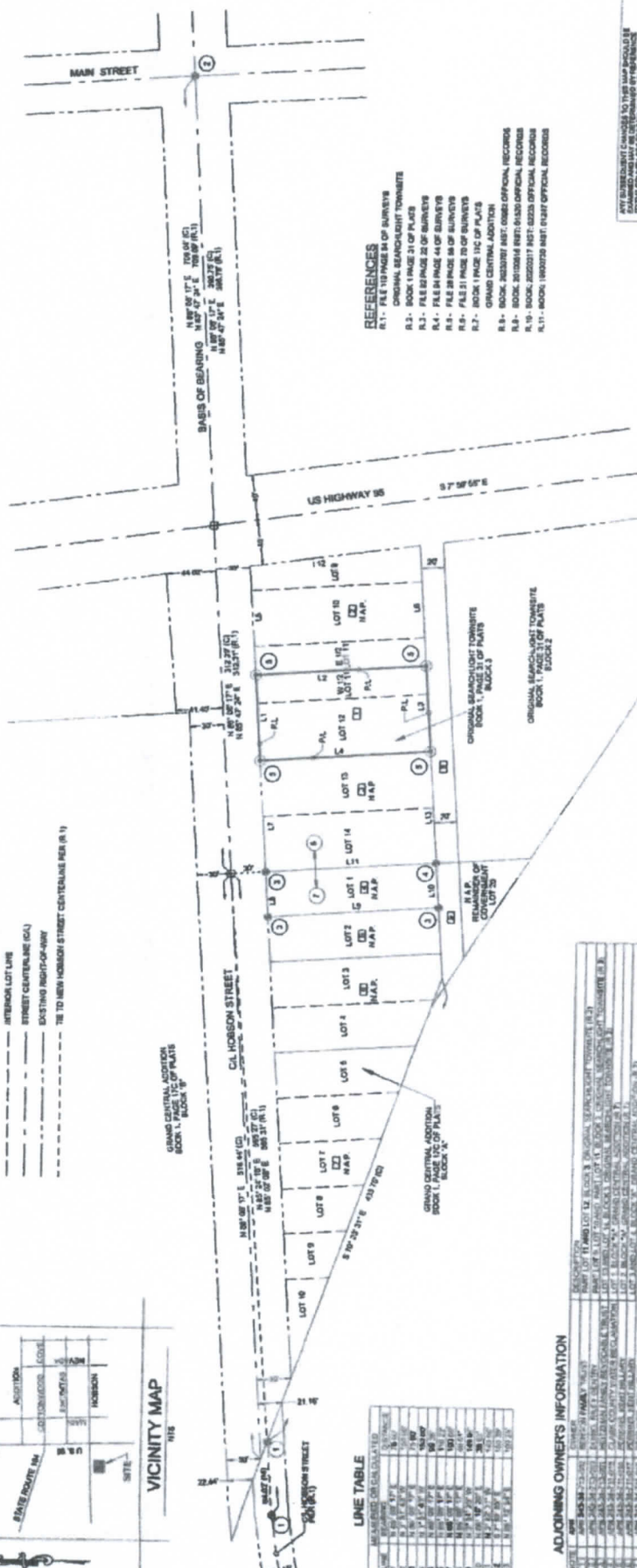
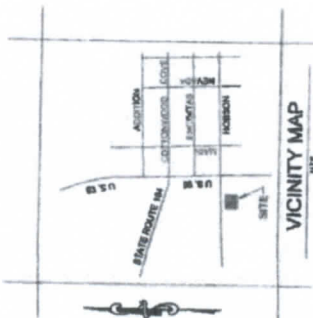
HOBSON STREET



A SURVEY OF THE
WEST HALF (W/2) OF LOT 11 AND LOT 12, BLOCK 1, PAGE 26 OF PLATS
ORIGINAL SEARANCH TOWNSHIP
LOCATED IN
THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)
OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 53 EAST, 14 M. CLARK COUNTY, NEVADA

[illegible]

②	FOUND AS NOTED	NET ALUMINUM CIP PLS TELL ON 10" MEAS
①		POINT NOT FOUND - CALCULATED POSITION
APR		ASSESSORS PARCELS NUMBER
(R.1)		MAP INSURANCE NUMBER
84		MEASURED
IC		CALCULATED
14.1		"NOT A PART" OF THIS SURVEY
③		REFERENCE NUMBER FOR ALDINGERS OWNERS
④		PROPERTY LINE OF SUBJECT PROPERTY (PL)
		ALDINGERS PROPERTY LINE
		INTERIOR LOT LINE
		STREET CENTERLINE (SC)
		EXISTING RIGHT-OF-WAY
		TO NEW HIGHWAY STREET CENTER LINE (R.1)



Line	Reference	Quantity
1	M 100 000 100	100
2	M 100 000 100	100
3	M 100 000 100	100
4	M 100 000 100	100
5	M 100 000 100	100
6	M 100 000 100	100
7	M 100 000 100	100
8	M 100 000 100	100
9	M 100 000 100	100
10	M 100 000 100	100
11	M 100 000 100	100
12	M 100 000 100	100
13	M 100 000 100	100
14	M 100 000 100	100

[illegible]

SAID NORTH AS CONFIRMED BY THE CENTRAL MERIDIAN OF THE MEXICO COORDINATE REFERENCE SYSTEM (MCRS). LAS VEGAS HAS LAS VEGAS HIGH ELEVATION ZONE, NORTH AMERICAN DATUM OF 1929 (NA29). SAID MEXICAN BEING COINCIDENT WITH 1/4" IN WEST OF THE GREENWICH MERIDIAN. WITH THE BEARING FOR THE CENTERLINE OF MORGAN STREET BEING NORTH 89°30'11" EAST AND SHOWN AS NORTH 89°50'11" EAST PER PLAT 113-2 OF 44 OF SURVEYS.

[illegible]

NEED HALF SHEET OF JOB ORDER BOOK 1 PAGE 2 OF PLATS
A SURVEY OF THE
SECTION 36, TOWNSHIP 10N, RANGE 1E,
COUNTY OF CLATSOP, OREGON.
THE HIGHEST QUARTER AND LOCATED IN
THE SOUTHWEST QUARTER (SW1/4)
TOWNSHIP 10 NORTH, RANGE 1 EAST, MEAD
CLATSOP COUNTY, NEVADA

E.G. RADIG, INC.
1877 FOOTBALL DR. #1 BOULDER CITY, NEVADA
(951) 333-3136 FMS FAX (702) 741-1150

JOB NO. 560,080

SHEET 1 OF 1

DATE: APR 24, 2021

223/83

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained
from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys, and deeds,
but only contains the information required for assessment. See the
recorded documents for more detailed legal information.
USE THIS SCALE WHEN MAP REDUCED FROM ORIGINAL SIZE

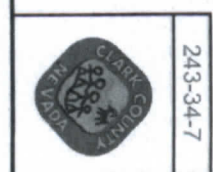
MAP LEGEND

PARCEL BOUNDARY	CONDOMINIUM UNIT	007 ROAD PARCEL NUMBER
PAVED ROAD BOUNDARY	AIR SPACE POL	001 PARCEL NUMBER
ROAD EASEMENT	RIGHT OF WAY POL	100 PERCENTAGE
WATSON / LEASED LINE	SUB-SURFACE POL	202 PARCEL SUBSECTED NUMBER
HISTORIC LOT LINE		Pg 2-4.5 PLAT RECORDING NUMBER
HISTORIC SUB PARCEL BOUNDARY		5 LOT NUMBER
SECTION LINE		6-12 ROAD LOT NUMBER

234	233	232
242	243	244
251	250	249
253	254	255

34	N 2 SE 4
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30
31	32
33	34
35	36
37	38
39	40
41	42
43	44
45	46
47	48
49	50
51	52
53	54
55	56
57	58
59	60
61	62
63	64
65	66
67	68
69	70
71	72
73	74
75	76
77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100

MAP				
N2SE4				
8	4		8	4
5	1		5	1
6	2		6	2
7	3	7	3	
8	4		8	4
5	1		5	1



ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

T28S R63E

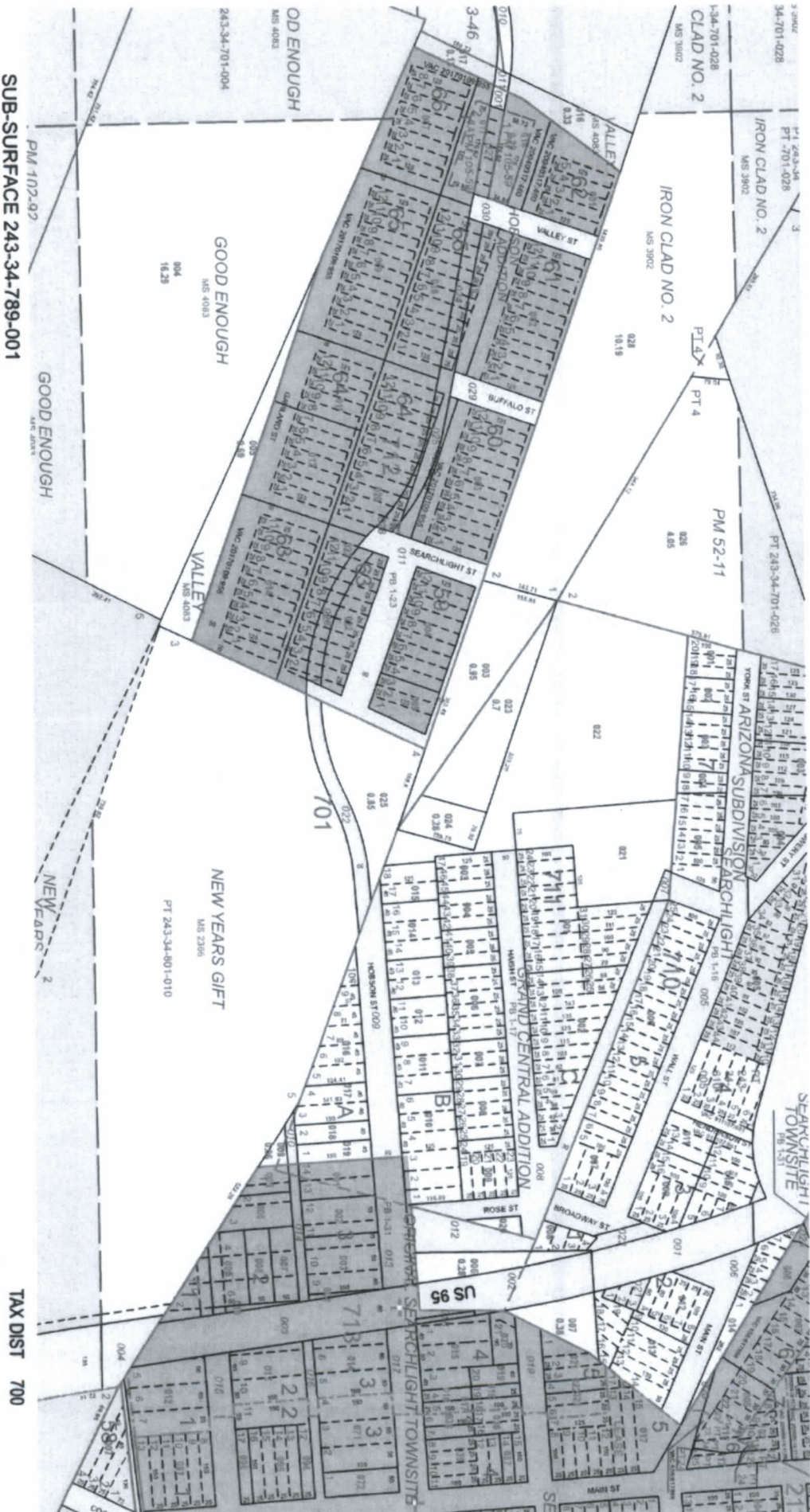
34

N 2 SE 4

243-34-7

Scale: 1" = 200'

Rev: 1/8/2019



SUB-SURFACE 243-34-789-001

TAX DIST 700



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): APN# 243-35-310-035

PROPERTY ADDRESS/ CROSS STREETS: Cottonwood Apartments 350 Surprise St Searchlight NV 89046

DETAILED SUMMARY PROJECT DESCRIPTION

detached metal carports

PROPERTY OWNER INFORMATION

NAME: DHI NV Cottonwood Apartments, LP
ADDRESS: 7250 Redwood Blvd Suite 214
CITY: Novato STATE: CA ZIP CODE: 94945
TELEPHONE: 415.332.8393 CELL 801.244.6658 EMAIL: tfluetsch@d-h-i.net

APPLICANT INFORMATION (must match online record)

NAME: Jeff Chenes Precision General Commercial Contractors, Inc
ADDRESS: 7250 Redwood Blvd, Suite 214
CITY: Novato STATE: CA ZIP CODE: 94945 REF CONTACT ID #
TELEPHONE: 415.332.8390 CELL 702.275.6901 EMAIL: jchenes@precisiongc.com

CORRESPONDENT INFORMATION (must match online record)

NAME:
ADDRESS:
CITY: STATE: ZIP CODE: REF CONTACT ID #
TELEPHONE: CELL EMAIL:

*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)*

Tim Fluetsch
Property Owner (Print)

5-12-2025
Date 11:19 AM

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 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 <u></u>

APPLICATION # (s) WS-25-0390

PC MEETING DATE 7-1-2025

BCC MEETING DATE

TAB/CAC LOCATION Searchlight

ACCEPTED BY [Signature]

DATE 5-9-2025

FEES \$ 800

DATE 6-11-2025

JUSTIFICATION LETTER & PARKING ANALYSIS

Clark County Public Works and Use Department,

5/7/2025.

We would like to install metal carports at 350 Surprise Street, Searchlight Nevada, Cottonwood Apartments, to help the tenants keep their cars cooler and out of the sun as much as possible. When we began the remodel process, we asked the tenants for a wish list and one of the items they listed were carports. We feel that these carports will be extremely useful as well as upgrading the look of the property.

Regarding the parking analysis there we will not be adding to or removing any parking spaces, while adding the carports. There will not be any change to the currant driveways, or landscape areas.

The detached metal carports will be erected per plan. The carports on the Encinitas Street side of the property meet the rear setback requirements. The carports on the front setback on Surprise Street are the carports in question.

The carports are steel post and beam with a corrugated metal roof. I have included the stamped plan from the carport sub. The color will match the stucco and trim of the buildings.

The waiver request is for a 6' setback to the new carports on the Surprise Street side, which is considered the front setback, where a 20' setback is required. Design review for existing apartments with new carports over existing parking spaces.

Thank You,

Jeff Chenes,

WS-25-0390
PLANNER
COPY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0390-DHINV COTTONWOOD APARTMENTS LP:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for proposed carports in conjunction with an existing multi-family residential development on 1.71 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located north of Surprise Street and east of Nevada Street within Searchlight. MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

243-35-310-035

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setback for proposed carports to 6 feet where 20 feet is required per Section 30.02.09 (a 70% reduction).

LAND USE PLAN:

SOUTH COUNTY (SEARCHLIGHT) - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 350 East Surprise Street
- Site Acreage: 1.71
- Project Type: Carports
- Building Height (feet): 12 (proposed carports)
- Square Feet: 1,152 and 1,008 (proposed carports)
- Parking Required/Provided: 30/30

Site Plan

The site plan depicts an existing 24 unit multi-family residential development on 1.71 acres in Searchlight. The property has 4 residential structures with 6 units in each building, and a community building in the middle of the property. The property is surrounded by Surprise Street on the south, Encinitas Street on the north, Montana Street on the east, and Nevada Street on the west. The property has 2 access driveways from Surprise Street on the south and Encinitas Street on the north. Each driveway is flanked by 15 parking spaces adjacent to the streets and sidewalks. There are 8 parking spaces on one side and 7 parking spaces on the other side of each driveway entrance. The applicant is proposing to construct carports over all parking spaces on the property. The carports along the front of the property at Surprise Street are subject to a front

setback of 20 feet and are the subject of the waiver request to construct the carports 6 feet from the leading edge to the property line and approximately 11 feet from the support beams to the property line.

Landscaping

Landscaping is not a part of this request.

Elevations

The elevations depict a 12 foot high carport with single column support beams and a sloped metal roof deck that drains towards the front property line. The metal carports will be painted to match the existing buildings.

Floor Plans

The 7 vehicle carports will be 1,008 square feet in area on the west side of the Surprise Street driveway, and the 8 vehicle carport will be 1,152 square feet on the east side of the Surprise Street driveway.

Applicant's Justification

The applicant states the carports are needed to provide shade for employee and resident vehicles. The carports will be constructed over the parking spaces adjacent to Encinitas Street and will meet the required 5 foot rear yard setback in the RM18 Zone. The subject of this waiver request is to build carports 6 feet from the front property line where 20 feet is required by Title 30. The extreme heat in Searchlight creates the need for covered parking on this property.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0681-92	Request for 24 parking spaces where 30 parking spaces are required	Denied by BCC	November 1992
WC-0047-92 (ZC-0092-92)	Waive full off-sites and streetlights condition	Approved by BCC	October 1992
ZC-0092-92	Reclassified the site from R-T (Mobile Home Residential) to R-3 (Multiple Family Residential), parking reduction, side yard setbacks	Approved by BCC	June 1992

Surrounding Land Use

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

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.

Clark County Master Plan Policy SO-1.2 encourages development in Searchlight that reflects the existing mining character, including architectural features and scale. The proposed carport setback will be consistent with the surrounding area and will not be detrimental to the community character of Searchlight. Staff supports the waiver 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

- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: THOMAS TODDDAWSON

CONTACT: PRECISION GENERAL COMMERCIAL CONTRACTORS, 7250 REDWOOD
BOULEVARD, SUITE 214, NOVATO, CA 94945

DRAFT