



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

June 25, 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 - Chairperson  
Nattaly Jeter - Vice Chairperson  
Kayla McInnis  
Donna Moore  
Kyle Myers

Secretary: Tammy Harris, (702) 298-0828, [tammy.harris@clarkcountynv.gov](mailto: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](mailto: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 June 25, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- IV. Informational Items: None
- V. Planning and Zoning:
1. **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 07/01/25
  2. **AR-25-400062 (UC-21-0657)-RENEGADES MINES PARTNERS, LLC:**  
**USE PERMIT SECOND APPLICATION FOR REVIEW** for a heliport.  
**WAIVER OF DEVELOPMENT STANDARDS** for landscaping and screening.  
**DESIGN REVIEWS** for the following: **1)** heliport; and **2)** final grading plan for a hillside development on 10.67 acres in an RS80 (Residential Single-Family 80) Zone. Generally located east of US Highway 95 and north of Cottonwood Cove Road within Searchlight. (For possible action) To the BCC 07/16/25
- 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: July 9, 2025.
- 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., JUNE 25, 2025**

**07/01/25 PC**

1. **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)

**07/16/25 BCC**

2. **AR-25-400062 (UC-21-0657)-RENEGADES MINES PARTNERS, LLC:**  
**USE PERMIT SECOND APPLICATION FOR REVIEW** for a heliport.  
**WAIVER OF DEVELOPMENT STANDARDS** for landscaping and screening.  
**DESIGN REVIEWS** for the following: 1) heliport; and 2) final grading plan for a hillside development on 10.67 acres in an RS80 (Residential Single-Family 80) Zone. Generally located east of US Highway 95 and north of Cottonwood Cove Road within Searchlight. MN/nai/cv (For possible action)





# 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 _____

APPLICATION # (s) WS-25-0390

PC MEETING DATE 7-1-2025

BCC MEETING DATE

TAB/CAC LOCATION Searchlight

DATE 6-11-2025

ACCEPTED BY [Signature]

DATE 5-9-2025

FEES \$ 800

## 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)

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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



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 243-24-000-021

PROPERTY ADDRESS/ CROSS STREETS: \_\_\_\_\_

### DETAILED SUMMARY PROJECT DESCRIPTION

HELIPAD UC-21-0657 THE HELIPAD IS LOCATED IN A 22-LOT SUBDIVISION. THE SUBJECT SITE SHARES THREE PROPERTY LINES WITH BLM OWN PROPERTY.

### PROPERTY OWNER INFORMATION

NAME: RENEGADES MINES PARTNERS  
ADDRESS: 3111 VALLEY VIEW BLVD. SUITE G101  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89102  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: GC@MGVEGAS.COM

### APPLICANT INFORMATION (must match online record)

NAME: RENEGADES MINES PARTNERS  
ADDRESS: 3111 VALLEY VIEW BLVD. SUITE G101  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89102 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: GC@MGVEGAS.COM

### CORRESPONDENT INFORMATION (must match online record)

NAME: RENEGADES MINES PARTNERS  
ADDRESS: 3111 VALLEY VIEW BLVD. SUITE G101  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89102 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: PATRICIA@MGVEGAS.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 and 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)\*

GENGHIS COHEN

Property Owner (Print)

Date

4/08/2025

### DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input checked="" 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 _____

APPLICATION # (s) AR-25-400002

ACCEPTED BY

NAI

PC MEETING DATE

DATE

5/21/2025

BCC MEETING DATE

FEES

\$1,400.00

TAB/CAC LOCATION

7/16/2025  
Searchlight

DATE 6/25/2025

**RENEGADES MINES PARTNERS**  
3111 Valley View Blvd. Suite G-101  
Las Vegas, NV 89102

May 2, 2025.

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

**RE: 2-year Review Public Hearing Private Helipad APR 25-100557 (UC-21-0657)**

To Whom it May Concern,

The private helipad in question was granted a use permit by the Clark County Board of County Commissioners (BCC) on May 17, 2023. In accordance with a condition added during that hearing, we are respectfully submitting a request for a 2-year public hearing.

The subject parcel is situated within a 22-lot subdivision, with each lot varying in size from five to 20 acres. Notably, the parcel shares three property lines with lands owned by the Bureau of Land Management (BLM). To the west, there is a 10-acre privately owned, currently unoccupied lot.

All aspects of the private helipad project have been successfully completed and meet required standards.

In keeping with the rural character of the area, no hardscaping improvements were proposed or required as part of the helipad's approval. This approach ensures that the development remains consistent with the surrounding natural environment, preserving both the aesthetic and functional integrity of the area.

AR-25-400062



RENEGADES MINES PARTNERS  
3111 Valley View Blvd. Suite G-101  
Las Vegas, NV 89102

The helipad has hosted 12 successful landings, from August 2023 – March 2025 all of which were conducted without any known disturbances or incidents.

Please contact me at [gc@mgvegas.com](mailto:gc@mgvegas.com) if you need additional information.

Respectfully



Genghis Cohen  
Managing Member  
Renegades Mines Partners LLC

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-25-400062 (UC-21-0657)-RENEGADES MINES PARTNERS, LLC:**

**USE PERMIT SECOND APPLICATION FOR REVIEW** for a heliport.

**WAIVER OF DEVELOPMENT STANDARDS** for landscaping and screening.

**DESIGN REVIEWS** for the following: 1) heliport; and 2) final grading plan for a hillside development on 10.67 acres in an RS80 (Residential Single-Family 80) Zone.

Generally located east of US Highway 95 and north of Cottonwood Cove Road within Searchlight. MN/nai/cv (For possible action)

---

RELATED INFORMATION:

**APN:**

243-24-000-021

**WAIVER OF DEVELOPMENT STANDARDS:**

Waive landscaping and screening to less intense uses where landscaping and screening is required per Table 30.64-2 and Figure 30.64-11.

**LAND USE PLAN:**

SOUTH COUNTY (SEARCHLIGHT) - OPEN LANDS

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 10.67
- Project Type: Private heliport
- Square Feet: 4,100 (landing pad)

**Site Plans**

The approved plans show the site is in a remote area with little development. The heliport is located on the northwestern portion of the site and covers an area of approximately 4,100 square feet. This site is in an area with slopes that exceed 12% which makes this a hillside development. Minimal grading is necessary to level the pad site for helicopter landings and is within the site disturbance allowed within hillside areas. Access to the site is from a private road that connects this area with US Highway 95 approximately 1.4 miles to the west. There is an existing manufactured home on the property and other existing accessory buildings and structures that are used for storage. No new buildings were proposed or required with this application.

### Landscaping

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

### Signage

Signage was not a part of the original request.

### Previous Conditions of Approval

Listed below are the approved conditions for AR-23-400023 (UC-21-0657):

#### Comprehensive Planning

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

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

#### Current Planning

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

#### Department of Aviation

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

#### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.



### Applicant's Justification

The applicant explains that all aspects of the private helipad project have been successfully completed and meet required standards. The helipad has hosted 12 successful landings from August 2023 until March 2025 without any disturbances nor incidents.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
AR-23-400023 (UC-21-0657)	First extension of time for a heliport with waivers of development standards for landscaping and screening and design review for final grading for a hillside development	Approved by BCC	May 2023
UC-21-0657	Heliport with waivers of development standards for landscaping and screening and design review for final grading for a hillside development	Approved by BCC	February 2022

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, East, & West	Open Lands	RS80	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**

A review was required for UC-21-0657. The applicant has demonstrated compliance the with condition. If the application for review was required to address a specific issue not listed above, the applicant has addressed the concern from the application which required the application for review.

The heliport had 12 successful landings from August 2023 until March 2025. There have been no concerns reported to the Public Response Office since the original use permit was approved. Therefore, staff can support this request with the removal of the time limit. If issues related to this application arise, the application may be brought before the Board of County Commissioners for a revocation hearing.

### **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**

- Remove the time limit.

**Public Works - Development Review**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** RENEGADES MINES PARTNERS

**CONTACT:** RENEGADES MINES PARTNERS LLC, 31 N VALLEY VIEW BOULEVARD,  
SUITE G101, LAS VEGAS, NV 89102