



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>9/16/2020</u> PLANNER ASSIGNED: <u>LMN</u> ACCEPTED BY: <u>LMN</u> FEE: <u>\$ 475 + 500 = 975</u> CHECK #: <u>online</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>N/A</u> PUBLIC HEARING? <u>(Y) / N</u> TRAILS? <u>Y / (N)</u> PFNA? <u>Y / (N)</u> APPROVAL/DENIAL BY: <u>—</u> APP. NUMBER: <u>WS-20-0417</u> TAB/CAC: <u>S. City (Searchlight)</u> TAB/CAC MTG DATE: <u>10/14/20</u> TIME: <u>6pm</u> PC MEETING DATE: <u>11/3/2020</u> BCC MEETING DATE: <u>—</u> ZONE / AE / RNP: <u>H-1</u> PLANNED LAND USE: <u>SC-CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y / (N)</u> LETTER DUE DATE: <u>—</u> COMMENCE/COMPLETE: <u>—</u>
	PROPERTY OWNER	NAME: <u>JETT SEARCHLIGHT LLC</u> ADDRESS: <u>5195 S. LAS VEGAS BLVD.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT	NAME: <u>JETT SEARCHLIGHT LLC</u> ADDRESS: <u>5195 S. LAS VEGAS BLVD.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>CHRIS RICHARDSON, RWA ARCHITECTS</u> ADDRESS: <u>4300 E. SUNSET ROAD, SUITE E-3</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-736-8822 X.105</u> CELL: _____ E-MAIL: <u>cr@rwa-design.com</u> REF CONTACT ID #: <u>164553</u>

ASSESSOR'S PARCEL NUMBER(S): 243-34-612-001; 243-34-613-048

PROPERTY ADDRESS and/or CROSS STREETS: 100 US-95, SEARCHLIGHT, NV 89046

PROJECT DESCRIPTION: SCREENED, FENCED TRASH DUMPSTER YARD

(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)* Timothy Herbst Property Owner (Print) Timothy Herbst - JETT Gaming LLC

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON Mar 9 2020 (DATE)
 By Timothy Herbst
 NOTARY PUBLIC: Alicia Necochea



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



Richardson Wetzel Architects

26 August, 2020

Ms. Lorna Phegley
Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

WS-20-0417

RE: Terrible's Roadhouse Searchlight –Design Review and Waiver of Development Standards
APN: 243-34-613-048, 243-34-612-001
RWA Job. No. 20-009

Dear Lorna:

On behalf of our client, JETT Searchlight LLC, we are submitting this application for Design Review, with associated Waiver request, for a proposed fenced, screened dumpster enclosure. The parcel is currently zoned Limited Resort and Apartment (H-1) with a land-use designation of Commercial Tourist (CT).

This application seeks to resolve an outstanding Code Enforcement case (CE19-14270) with Officer Urrabazo (Violation Parcel #243-34-613-034). The property has been utilizing trash dumpsters located on other adjacent parcels, also owned by JETT Searchlight LLC. Due to a lack of trash pickup frequency, the subject property has needed to bring in a larger 35-yard dumpster to prevent trash from overflowing the standard dumpsters. This application proposes relocating the 35-yard dumpster to the Terrible's Roadhouse Searchlight property,

A **Waiver of Development Standards** and Design Review requests propose providing an 8' tall fence with heavy fabric mesh screening installed in lieu of a 6' tall masonry/concrete wall. The additional height allows for adequate screening of the oversized dumpster. The proposed enclosure would be located on the northeast side of the existing building. The location should not impact on-site vehicle circulation and the existing parking requirements are being maintained by relocating (2) parking spaces on the east side of the restaurant. (1) new parking space is added at the southwest corner of the restaurant and (1) additional parallel parking space is added adjacent to (2) existing parallel parking spaces.

There are no changes proposed to the existing landscape shown on WS-0885-16.

Given this data, we request your support on this project. If additional information is necessary to prepare these applications for review, please contact me at your earliest convenience.

Sincerely,

Chris A. Richardson, LEED AP
Planning Director, Richardson Wetzel Architects

4300 E. Sunset Rd., Suite E3, Henderson, NV 89014 Phone 702.736.8822 Fax 702.736.8855

Steven A. Richardson AIA

Michael E. Wetzel AIA

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