



Laughlin Town Advisory Board
Laughlin Regional Government Center
101 Civic Way
Laughlin, NV 89029
February 14, 2023
1:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Tammy Harris at (702) 298-0828.
- Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
- Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LaughlinTAB>

Board/Council Members: Kathleen Hoss, Chairperson
Pamela Walker, Vice Chairperson
Fred Doten
Kathy Ochs
Hermon Walker

Secretary: Tammy Harris, (702) 298-0828, tammy.harris@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Mark Moskowitz, (702) 298-0828, (702) 455-6173, mark.moskowitz@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair • JUSTIN C. JONES, Vice Chair
MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
KEVIN SCHILLER, County Manager

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 January 10, 2023. (For possible action)
- IV. Approval of the Agenda for February 14, 2023, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 1. Announce the 2023 Laughlin Citizen of the Year and present a Clark County Proclamation in honor and recognition of community service. (For discussion only)
 2. Receive a report and updates from the South County Liaison Mark Moskowitz. (For discussion only)
 3. Receive a report from Lt. Rogers with Metro Police regarding activity and statistics during the past month and other area crime concerns. (For discussion only)
 4. Receive a report from Clark County Fire Department regarding calls for service during the past month and other fire prevention issues. (For discussion only)
 5. Receive a report from Will Smith with Clark County Water Reclamation District regarding the status of the wastewater system. (For discussion only)
 6. Receive a report from Jason Bailey with Big Bend Water District regarding the status of the water system. (For discussion only)
 7. Receive a report from Griffon Grasso with Parks & Recreation regarding the status of programs and upcoming activities. (For discussion only)
 8. Receive a report from Sabrina Mills with University of Nevada, Extension regarding the status of programs and upcoming activities. (For discussion only)
 9. Receive a report from Jackie Wallin with Laughlin Chamber of Commerce regarding current and upcoming business activities in Laughlin. (For discussion only)
 10. Receive a report from Jackie Wallin with the Laughlin Tourism Commission regarding current and upcoming events and activities. (For discussion only)
 11. Receive a report from Tanya Brown-Wirth with Laughlin Library regarding current and upcoming activities. (For discussion only)
 12. Receive a report from Laughlin school system regarding the status of programs and upcoming activities. (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-23-0006-CLARK COUNTY SCHOOL BOARD OF TRUSTEES:**

USE PERMIT for an elementary school.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** reduce throat depth.

DESIGN REVIEWS for the following: **1)** an elementary school building; and **2)** alternative parking lot landscaping in conjunction with an existing junior high and high school campus on a portion of 80.0 acres in an R-U (Rural Open Land) Zone. Generally located on the south side of Spirit Lane and the east side of Cougar Drive within Laughlin. (For possible action) To the PC 03/07/2023

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 vote may be taken on a matter not listed on the posted 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.

IX. Next Meeting Date: March 14, 2023

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Laughlin Regional Government Center, 101 Civic Way, Laughlin, NV 89029
<https://notice.nv.gov>

[To see live stream of the Laughlin Town Advisory Board meeting, go to You Tube and in the search bar type: LaughlinTown as one word. Or use address <https://www.youtube.com/channel/UCWo5ABfxMjLhtQ5keDBhEOQ>](#)

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KEVIN SCHILLER, County Manager



Laughlin Town Advisory Board

January 10, 2023

MINUTES

Board Members: Kathleen Hoss – Chairperson Kathy Ochs
Pamela Walker – Vice Chairperson Hermon Walker
Fred Doten

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 Kathy Ochs, Pledge of Allegiance led by Kathleen Hoss.
- II. Appoint a Laughlin Town Advisory Board Chair and Vice Chair to serve a two - year term and take any action deemed appropriate. (For possible action)
- Pamela Walker nominated Kathleen Hoss for Chairperson and Kathleen Hoss nominated Pamela Walker for Vice Chairperson. Kathleen Hoss was appointed Chairperson and Pamela Walker was appointed Vice Chairperson upon a voice vote, motion passed 5-0.
- III. Public Comment: None
- IV. Approval of Minutes for December 13, 2022. (For possible action)
- Moved by: Fred Doten
Action: Approved as written
Vote: 5-0
- V. Approval of agenda for January 10, 2023, and hold, combine or delete any items (For possible action)
- Moved by: Fred Doten
Action: Approved

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Vote: 5-0

VI. Informational Items:

1. Receive a report and updates from the South County Liaison Mark Moskowitz. (For discussion only)

Mark Moskowitz congratulated the LTAB board with the start of the new 2023/24 term, and thanked Kathy Ochs for doing such a great job being Chair the past two years.
The Commissioner's Newsletters are available on the back table and available by email.
Mr. Moskowitz provided an update regarding the Laughlin Road Project.

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

The annual Shop with a Cop was very well attended and also the Christmas assembly at the elementary school.

December 2022 Statistics:

Calls for Service: 321, increase of 9.93 % from this time last year
Traffic Citations: 164
DUIs: 2
Battery Domestic Violence Arrests: 5
Bookings: 18
Juvenile Citations: 3
Laughlin High/ Middle School: 3
Bennett Elementary: 0

New Year's weekend was very busy, but a good weekend.

Mark Moskowitz thanked Lt. Rogers for inviting him to Sgt. Gino Briscoe and Detective Cliff Byley retirement party.

There will not be a Coffee with a Cop in January and will resume in February which will include Commissioner Naft.

3. Receive a report from Clark County Fire Department regarding calls for service during the past month and other fire prevention issues. (For discussion only)

Battalion Chief Scott Strailey provided the January report.

Statistics December 2022

Station 76:
Total responses: 133
Station 85: 101
Total responses: 234

Kathy Ochs asked for updates regarding the new watercraft. BC Strailey said the training will start in March and the watercraft would be launched possibly in May.

4. Receive a report from Will Smith with Clark County Water Reclamation District regarding the status of the wastewater system. (For discussion only)

The Laughlin Water Reclamation Facility treated an average of 1.58 MGD, producing clean water returned to the Colorado River. Flow increased by 110,000 gallons per day from this time last year.

Sewer Service Complaints: None

Odor Complaints: None.

Call Before You Dig: 18 C.B.Y.D. Laughlin tickets received for December 2022.

5. Receive a report from Jason Bailey with Big Bend Water District regarding the status of the water system. (For discussion only)

Diversions: December 2022, 220-acre feet. There are no issues or leaks.

2022 YTD Total diversions: 3146 acre-feet

6. Receive a report from Griffon Grasso with Parks & Recreation regarding the status of programs and upcoming activities. (For discussion only)

Griffin Grasso provided the December report.

Statistics: December 2022

18 programs- 745 participants

Updates:

Cornhole League starts January 10th from 5:30 pm – 8:00 pm at the Spirit Mountain Activity Center.

Contact Info:

A'Lonn Bilbray, Supervisor

Griffin Grasso, Recreation Specialist

Laughlin Office – 702-298-3413

7. Receive a report from Sabrina Mills with University of Nevada, Extension regarding the status of programs and upcoming activities. (For discussion only)

Ask a Master Gardner will be at the library the 4th Wednesday each month from 10:30 – 12:30 pm. The event is free to the public.

Community Garden will be open for plot reservation starting immediately. Stop by 55 Civic Way for an application.

4-H, New Faces, New Places will be at the library starting January 31st and will be held every Tuesday through March 7th, from 3:30 – 4:30 pm. Open to students ages 8-14.

Healthy Living While Aging, Newsletter is available on the back table. The newsletter can be accessed online at extension.unr.edu/healthy-aging or email at healthyaging@unr.edu

Contact information:

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KEVIN SCHILLER, County Manager

Sabrina Mills, Children's, Youth and Families, 4-H Youth Development
55 Civic Way, Laughlin, NV
(702) 299-1333

8. Receive a report from Mike Jackson, Executive Director with Southern Nevada Transit Coalition. (For discussion only)

General Update:

SNTC 2nd annual Rodeo / employee appreciation had a great turnout and great fun. The event was attending by South County Liaison Mark Moskowitz, who was able to drive one of the new electric busses.

SNTC provided a 40-foot bus in Searchlight for their haunted bus and participated with the Laughlin's National Night Out. SNTC provided the transportation for Shop with a Cop in December.

Free bus rides were offered on fixed routes for Thanksgiving, Christmas and New Year's.

SNTC is an active partner with the upcoming Laughlin/Bullhead Air Show, which will be held April 1, 2023. Free bus rides will be available that day to help ease traffic congestion.

Sue Bishop was appointed as the SNTC representative for Laughlin's Community Emergency Response Team (CERT). Sue was sent for training and is doing an excellent job.

All five (5) of the new 40-foot busses are now in service. The busses are performing well and has reduced the noise driving through the neighborhoods.

Meals on Wheels has openings. Clients must be homebound. The meals are delivered every Wednesday with ½ gallon of milk and bananas.

Safety and Security had no incidents this quarter.

9. Receive a report from Jackie Wallin with Laughlin Chamber of Commerce regarding current and upcoming business activities in Laughlin. (For discussion only)

Laughlin Chamber of Commerce Events:

- Connie Davis 5K Walk and Roll March 4, 2023, to benefit the River Fund, Inc

Membership:

Members – 323

New Laughlin Members – 0

Volunteers in Partnership (VIPs). Anyone interested in volunteering as an Airport Ambassador, an Usher at town wide concerts and events are encouraged to pick up an application at the chamber.

Additional Services:

Notary Service. Members are free. Non-members have a fee.

NDOW registered agent for fishing and small game licenses.

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KEVIN SCHILLER, County Manager

Laughlin Chamber of Commerce
(702) 298-2214
www.laughlinchamber.com

10. Receive a report from Jackie Wallin with the Laughlin Tourism Commission regarding current and upcoming events and activities. (For discussion only)

Sponsored Concerts by LTC:
Brooks and Dunn – April 29, 2023
W.O.N Fishing Tournament – 2nd Laughlin Open
April 26-28, 2023

Laughlin - Bullhead City Air Show
April 1, 2023

For additional event information contact:
Executive Director Laughlin Tourism Commission, Jackie Wallin @ (702) 298-2214

11. Receive a report from Tanya Brown-Wirth with Laughlin Library regarding current and upcoming activities. (For discussion only)

No Report.

12. Receive a report from Laughlin school system regarding the status of programs and upcoming activities. (For discussion only)

No Report

13. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

None

VII. Planning & Zoning: None

VIII. General Business: None

IX. Public Comment:

Fred Doten inquired about the status of the new bridge.

X. Next Meeting Date: February 14, 2023

XI. Adjournment: 2:08 pm

*These minutes are in draft form and will be formally approved at the February 14, 2023, meeting.
Any corrections to these minutes will be reflected in the meeting minutes of the March 14, 2023, meeting.*

To listen to the audio recording of the Laughlin Town Advisory Board go to:
<http://www.clarkcountynv.gov/administrative-services/laughlin/Pages/LaughlinTownAdvisoryBoard.aspx>

To see live stream of the Laughlin Town Advisory Board meeting, go to You Tube and in the search bar type:
LaughlinTown as one word. Or use address <https://www.youtube.com/channel/UCWo5ABfxMjLhtQ5keDBhEOQ>

DRAFT

BOARD OF COUNTY COMMISSIONERS
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**ATTACHMENT A
LAUGHLIN TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 1:30 P.M., FEBRUARY 14, 2023**

03/07/23 PC

1. **UC-23-0006-CLARK COUNTY SCHOOL BOARD OF TRUSTEES:**
USE PERMIT for an elementary school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** reduce throat depth.
DESIGN REVIEWS for the following: **1)** an elementary school building; and **2)** alternative parking lot landscaping in conjunction with an existing junior high and high school campus on a portion of 80.0 acres in an R-U (Rural Open Land) Zone. Generally located on the south side of Spirit Lane and the east side of Cougar Drive within Laughlin. MN/gc/syp (For possible action)



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>UC-23-0006</u> DATE FILED: <u>1-10-23</u></p> <p>PLANNER ASSIGNED: <u>GRC</u></p> <p>TAB/CAC: <u>Laughlin</u> TAB/CAC DATE: <u>2-14-23</u></p> <p>PC MEETING DATE: <u>3-7-23</u></p> <p>BCC MEETING DATE: <u>-</u></p> <p>FEE: <u>Waived</u></p>
	PROPERTY OWNER	<p>NAME: <u>Clark County School Board of Trustees</u></p> <p>ADDRESS: <u>1180 Military Tribute Place</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u></p> <p>TELEPHONE: <u>702-799-5214</u> CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>Clark County School District - Facilities Services</u></p> <p>ADDRESS: <u>1180 Military Tribute Place</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u></p> <p>TELEPHONE: <u>702-799-5214</u> CELL: _____</p> <p>E-MAIL: _____ REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Lucia Gonzalez, CCSD - Real Property Management</u></p> <p>ADDRESS: <u>1180 Military Tribute Place</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u></p> <p>TELEPHONE: <u>702-799-5214 ext. 5419</u> CELL: <u>702-343-0926</u></p> <p>E-MAIL: _____ REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 264-15-201-001

PROPERTY ADDRESS and/or CROSS STREETS: 1900 Cougar Drive, Laughlin, NV 89029

PROJECT DESCRIPTION: Building Addition - Laughlin K-12 School

(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): *Richard J. Baldwin* Property Owner (Print): Richard J. Baldwin

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON September 29, 2022 (DATE)

By RICK J. BALDWIN
 NOTARY PUBLIC: Lucia Gonzalez



*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.

SIGNATURE DESIGNEE

RESOLUTION

Be it hereby resolved by the Board of School Trustees of Clark County School District (Board) that on this 7th day of April, 2022, Richard Baldwin, Director of Comprehensive Planning, is hereby authorized on behalf of the Board to sign all property ownership related documents, including revocable license agreements, Bureau of Land Management authorizations, declarations of ownership, temporary right-of-entry, entry use permit applications for the Clark County School District, and other documents, and correspondence pertinent to the development, acquisition and disposition of lands under local, state, or federal jurisdiction for educational and related school facilities.

BOARD OF SCHOOL TRUSTEES
CLARK COUNTY SCHOOL DISTRICT

IRENE CEPEDA
Name

Irene Cepeda
Irene A. Cepeda, PRESIDENT

Lola Brooks
Name

Lola Brooks
Lola Brooks, CLERK

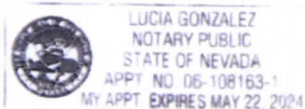
APPROVED AS TO FORM:

Luke Puschnig
Luke Puschnig
GENERAL COUNSEL

STATE OF NEVADA
COUNTY OF CLARK

On this 28th day of April, 2022, personally appeared before me, a Notary Public in and for said county and state, Irene Cepeda and Lola A. Brooks, known to me to be the President and Clerk of the Board of School Trustees, Clark County School District, a political subdivision of the State of Nevada, and upon oath did each depose that they are the officers of said subdivision as above designated.

Lucia Gonzalez
Notary Public in and for the above county and state



January 4, 2023

Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway
P.O. Box 551741
Las Vegas, NV 89155-1741

UC 23-0006

Re: Laughlin Elementary, Junior High and Senior High Schools
(Bennett Elementary School at Laughlin)
Second Revised Justification Letter for Special Use Permit, Design Review and Waiver of
Development Standards

Pursuant to Title 30 of the Clark County Code, the Clark County School District (District) respectfully requests approval of a Special Use Permit (UC) for an elementary school in an R-U zone, a Design Review (DR) for the addition of a new building and alternative parking lot landscaping, a Waiver of Development Standards (WS) to increase the maximum building height to 41'-2" where a 35'-0" maximum is allowed and a Waiver of Development Standards (WS) to reduce throat depth to 50' where 75' is required. The applications are required for a new Building (Building) at Laughlin Junior and Senior High Schools (School). The School is located at 1900 Cougar Drive, Laughlin, Nevada 89029, more specifically described as Assessor's Parcel Number (APN) 264-15-201-001. The subject parcel consists of approximately 80.00 acres and is currently zoned Rural Open Land (R-U). The School was approved by special use permit, UC-442-89, on December 21, 1989.

The Building is part of the District's project to relocate Bennett Elementary School to the Junior/Senior High School campus. The project includes the construction of the new Building, Building H; modifications to the existing parking lot off Spirit Lane, between the School building and the football field; and new landscaping. Building H will be constructed on the east side of the existing campus between the existing parking lot off Spirit Lane and two (2) existing school buildings. Building H will house an auxiliary Gym and Pre-K / Kindergarten classrooms and will be approximately 25,500 sq. ft.

Building H will be concrete masonry and stucco with composite accent panels of varying colors. The Building has single- and two-story sections, with heights varying from 18'-0" to 41'-2". An entrance canopy, with the school name, will be constructed on the first level to clearly identify the entrance to the new elementary school. A new Kindergarten play area with a 23' tall, tensioned fabric, steel shade structure will be constructed between the new Building H and the existing Building D. Additionally, a new play structure with a 23' tall, tensioned fabric, steel shade structure will also be constructed in the elementary courtyard. These areas are not visible from a public right-of-way nor Spirit Drive.

Modifications to the existing parking lot include the construction of a Bus Drop-off/Pick-up lane, a Vehicle Drop-off/Pick-up area, and new Mobility Impaired parking spaces. These modifications will reduce the number of parking spaces in this lot from 154 to 69. The parking required for the School at the end of this project will be 291 spaces; 60 spaces for the Elementary School and 231 spaces for

the Junior High/Senior High School. There were 603 parking spaces approved on UC-442-89. Seventy-four (74) spaces will be removed with the construction of Building H and the modifications to the parking lot, leaving 529 parking spaces on-site. The campus is over parked by more than 200 spaces.

Although the current ingress driveway throat depth of approximately 15' does not meet the code requirements, the driveway was previously approved by UC-442-89 as well as the previously approved off-site plan set, map #27-C-010. The proposed parking lot modifications will improve the current conditions by adding approximately 14'-7" to the ingress driveway throat depth, for a total of 29'-7 1/2". A Waiver of Development Standards is being included to allow for a 29'-7 1/2" throat depth where 75' is required.

For School security, landscaping will be reduced in the parking lot and therefore not comply with Figure 30.64-14. A design review for alternative parking lot landscaping is required.

Additionally, floor plans will not be disclosed for School security reasons. Please refer to NRS 393.045.

The District anticipates construction of the project will begin after the 2022-2023 school year with an estimated completion date sometime during the summer of 2024. The Building is estimated to be open for the 2024-2025 school year.

The District believes the design and construction of the new Building and site improvements will enhance the District's ability to accommodate the educational needs of the children in the area. Based on the above information, The District respectfully requests approval of these applications.

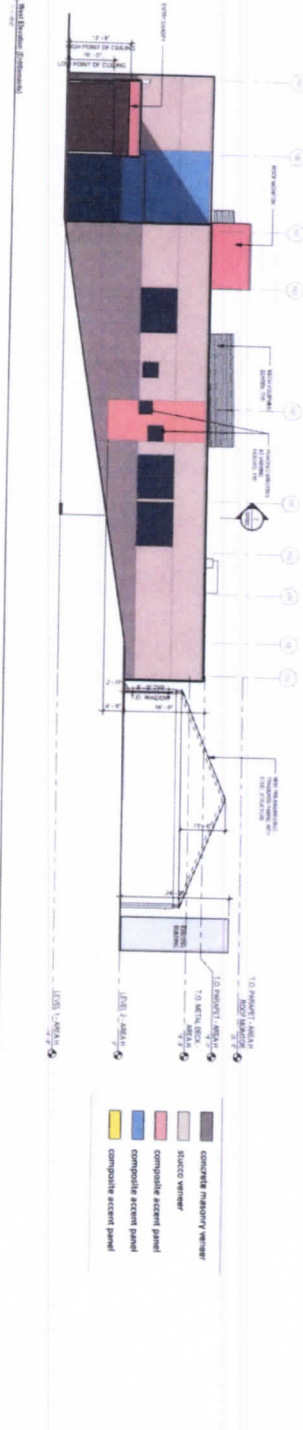
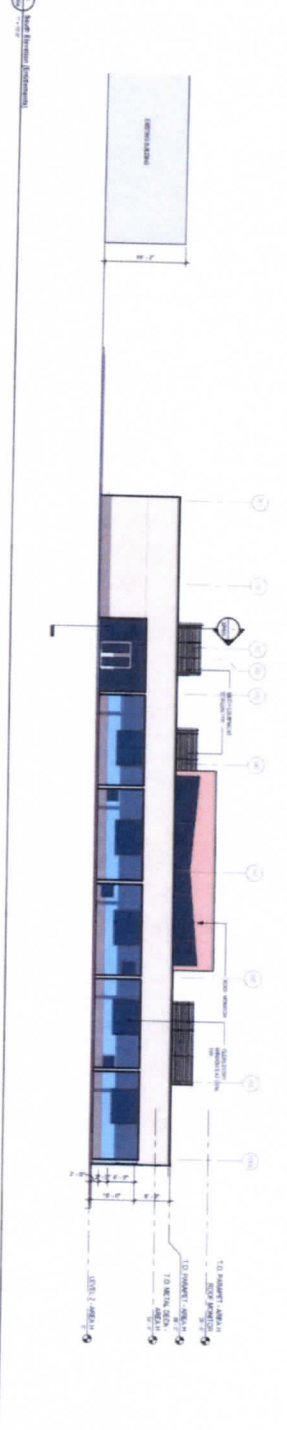
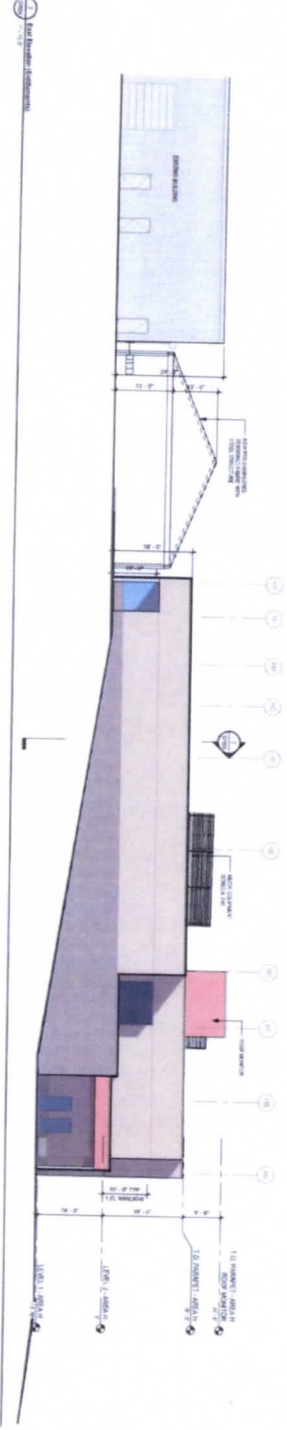
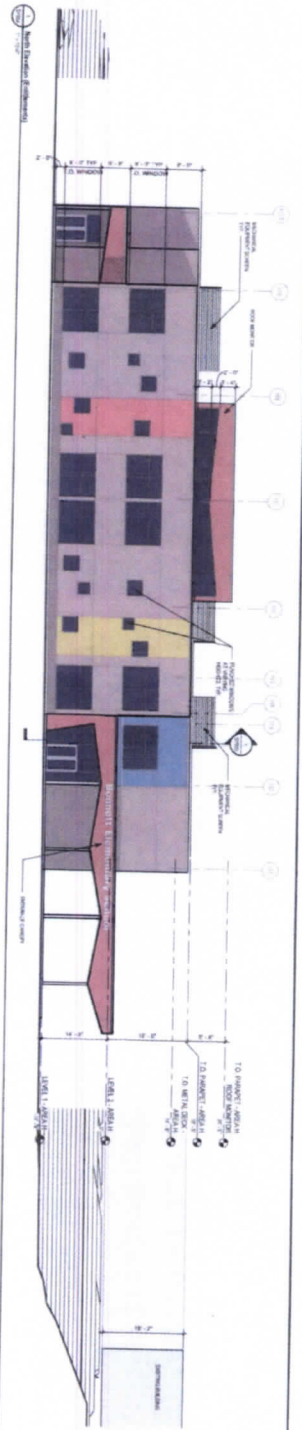
If you have any questions or require additional information please do not hesitate to contact me at 702-799-5214 extension 5414 or via email at Marshp1@nv.ccsd.net.

Cordially,

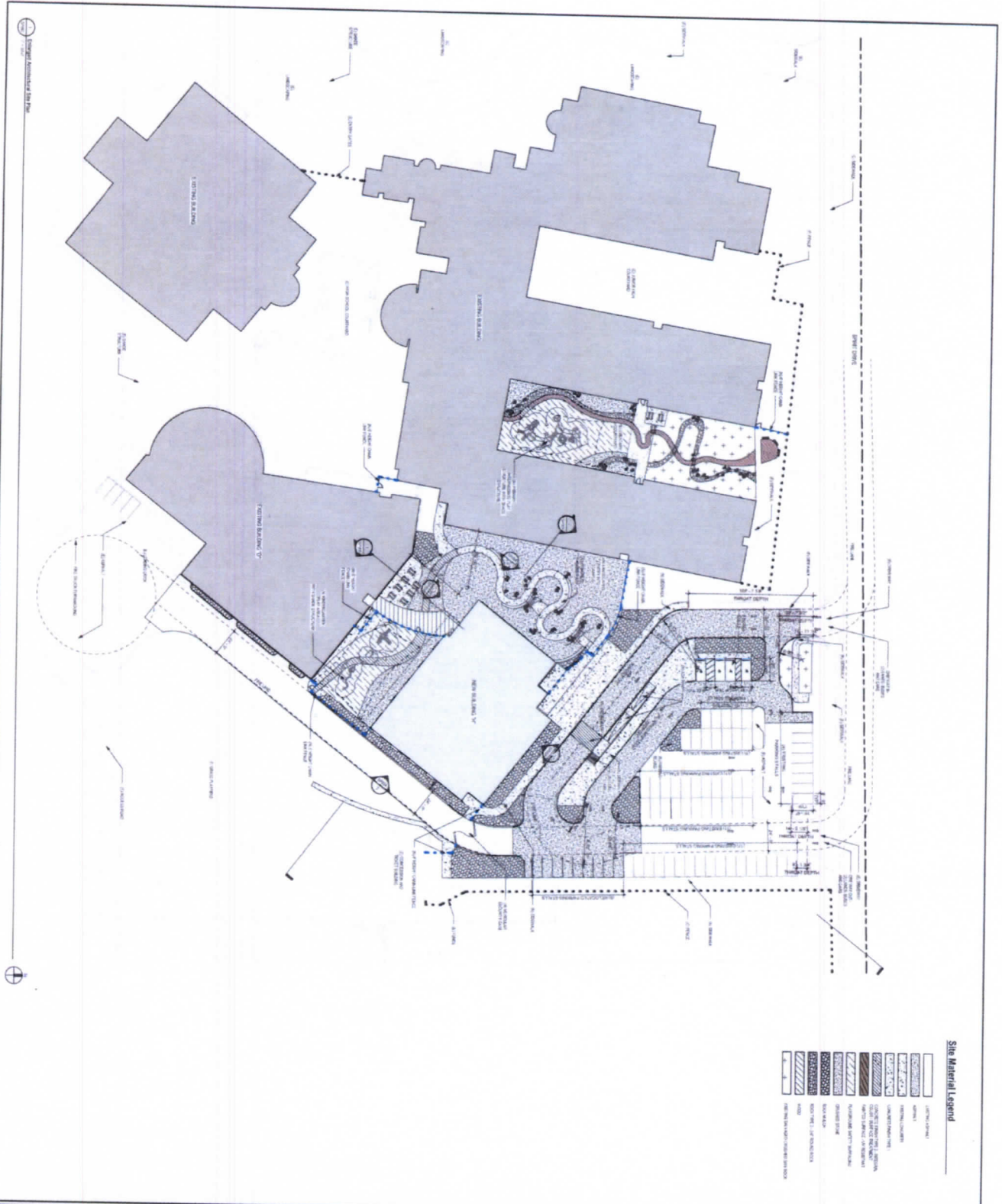


Paulette Marshall, Coordinator II
Real Property Management
Clark County School District

Cc: Kevin McWhorter, CCSD Construction Management
File



Cunningham 2770 Howard Highway Parkway Suite 100 Las Vegas, Nevada 89102 P: 702.246.6300 cunningham.com	CLARK COUNTY SCHOOL DISTRICT <small>CLARK COUNTY SCHOOL DISTRICT</small> Laughlin K-12 Aux Gym and Elementary School Conversion Elevations Laughlin Jr/Sr High School	NOT FOR CONSTRUCTION MPID: 0015935 MPID - 0015935 <input checked="" type="checkbox"/>	SHEET NO. 11 DATE: 11/11/14 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]		REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	DATE	BY																
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CLARK COUNTY SCHOOL DISTRICT

Laughlin K-12 Aux Gym and Elementary School Conversion

Enlarged Architectural Site Plan

Laughlin Jr/Sr High School

NOT FOR CONSTRUCTION

MPID - 0015935

Author: []
Checker: []
Date: 08/08/08

MPID - 0015935

SUBMIT FOR PERMITTING AND CONSTRUCTION MANAGEMENT

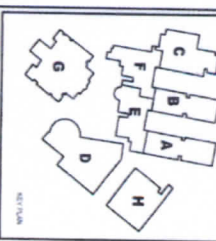
SUBMIT FOR PERMITTING ONLY

PROJECT: []

DATE: []

SCALE: []

TITLE: []



REV	DESCRIPTION	DATE	BY

**ATTACHMENT A
LAUGHLIN TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 1:30 P.M., FEBRUARY 14, 2023**

03/07/23 PC

1. **UC-23-0006-CLARK COUNTY SCHOOL BOARD OF TRUSTEES:**
USE PERMIT for an elementary school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce throat depth.
DESIGN REVIEWS for the following: 1) an elementary school building; and 2) alternative parking lot landscaping in conjunction with an existing junior high and high school campus on a portion of 80.0 acres in an R-U (Rural Open Land) Zone. Generally located on the south side of Spirit Lane and the east side of Cougar Drive within Laughlin. MN/gc/syp (For possible action)

03/07/23 PC AGENDA SHEET

ELEMENTARY SCHOOL
(TITLE 30)

SPIRIT LN/COUGAR DR
(LAUGHLIN)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0006-CLARK COUNTY SCHOOL BOARD OF TRUSTEES:

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RELATED INFORMATION:

APN:

264-15-201-001 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 41.5 feet where a maximum of 35 feet is permitted per Table 30.40-1 (a 19% increase).
2. Reduce throat depth for a driveway along Spirit Lane to 29.5 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 60.7% reduction).

DESIGN REVIEWS:

1. Elementary school building.
2. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:

LAUGHLIN - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: 1900 Cougar Drive
- Site Acreage: 80 (portion)
- Project Type: Elementary school
- Number of Stories: 2

- Building Height (feet): Up to 41.5 (school building)/23 (shade structures)
- Square Feet: 25,500
- Parking Required/Provided: 291/529

Site Plans

The plans show a proposed elementary school building located between the existing junior high/high school buildings and the existing football field and track, approximately 270 feet south of the north property line. Access to the new building will be from Spirit Lane via a one-way ingress and a one-way egress drive. The existing parking lot to the north of the proposed building will be redesigned to allow for a vehicular drop-off lane and a bus drop-off lane. A total of 529 parking spaces are provided for the overall school campus where a minimum of 291 parking spaces are required. New playground areas with fabric shade structures are located to the south of the proposed building, and also within a courtyard of the existing building to the west. New 6 foot high chain-link fences are also shown to enclose the playground areas and secure the campus. The ingress drive-off of Spirit Lane will have a throat depth of 29.5 feet where 75 feet is required.

Landscaping

The existing street landscaping along Spirit Lane will remain the same and untouched. Additional landscaping consisting of various trees and shrubs will be provided around the new building and within the existing courtyard of the building to the west. Landscaping within the parking lot to the north will not comply with Figure 30.64-14 since landscape islands are not provided at the terminus of parking rows and are not installed every 6 spaces. However, there will be more trees than what currently exists.

Elevations

The plans depict a 2 story, elementary school building that ranges in height from 26.5 feet to 41.5 feet due to the sloped grade. Building materials consist of concrete masonry, stucco, composite accent panels, and clerestory windows. Screening is provided around the rooftop mechanical equipment and a canopy is located at the entrance to the building. The steel framed, fabric shade structures over the playground areas are 23 feet tall.

Floor Plans

The proposed building is 25,500 square feet consisting of an auxiliary gym and classrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed building is part of the School District's project to relocate Bennett Elementary School to the existing Junior/Senior High School campus. Additionally, the applicant indicates that although a reduction in throat depth is being requested, the proposed throat depth is longer than the 15 foot throat depth that currently exists. Landscaping in the parking lot will not meet Figure 30.64-14 for school security reasons. Construction will begin after the 2022-2023 school year with completion anticipated during the summer of 2024.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0442-89	High school with associated athletic facilities and accessory buildings	Approved by PC	December 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	R-U & R-2	Undeveloped
South	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed-Use	R-U	Undeveloped
East	Open Lands	P-F	Undeveloped
West	Urban Neighborhood (greater than 18 du/ac)	R-U	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that the proposed use will not adversely impact the surrounding area. The site is already being used for junior high and high school purposes and the surrounding properties are currently undeveloped. The request complies with Policy 2.2.4 of the Master Plan which promotes seeking opportunities to develop and maintain multi-purpose, multi-generational, and/or other types of shared use facilities in order to efficiently locate community facilities.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

Staff can support the request to increase building height as the additional height is only needed for portions of the building consisting of a "roof monitor" and screening for mechanical

equipment. Additionally, the building is built into a slope where the building height reduces to a single level at a height of 18 feet. Due to differences in grade on-site, visually the building will appear similar in height to the other buildings on the site. Additionally, with the sloped grade considered, the average building height will be near the maximum 35 feet allowed in the R-U zone.

Design Reviews

Staff finds the proposed building compatible to the surrounding area and that the additional landscaping proposed in conjunction with the building will help beautify the school campus. Modifications to the parking area will allow for better on-site circulation with the additions of a vehicular drop-off lane and a bus drop-off lane. Staff can also support the alternative parking lot landscaping since the proposed landscaping will result in more trees in the parking lot than exists today, and the applicant has stated that any additional trees will result in security issues.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction in the throat depth for the driveway on Spirit Lane. The applicant provided additional landscape buffers adjacent to the driveway. The buffers improve the visibility of traffic trying to access the site, allowing vehicles to safely exit the right-of-way.

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:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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; 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.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT

CONTACT: PAULETTE MARSHALL, CLARK COUNTY SCHOOL DISTRICT - REAL PROPERTY MANAGEMENT, 1180 MILITARY TRIBUTE PLACE, HENDERSON, NV 89074

DRAFT