



Searchlight Town Advisory Board

Searchlight Community Center

200 Michael Wendell Way

Searchlight, NV 89046

May 29, 2024

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 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: Kyle Myers, Chairperson
James Allen, Vice Chairperson
Kim Colton
Nattaly Jeter
Kayla McInnis

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/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 May 29, 2024, and Hold, Combine, or Delete any Items. (For possible action)
- IV. Informational Items: None
- V. Planning and Zoning:
 - 1. **ZC-24-0177-COLTON CORPORATION LLC:**
ZONE CHANGE to reclassify 10.37 acres of a 16.51 acre parcel from a CR (Commercial Resort), an H-2 (General Highway Frontage), and an RS80 (Residential Single-Family 80) Zones to a CG (Commercial General) Zone. Generally located on the east side of US 95 South, 670 feet south of Main Street within Searchlight (description on file). (For possible action) To the BCC 6/18/24
 - 2. **UC-24-0178-COLTON CORPORATION LLC:**
USE PERMIT for a truck stop.
DESIGN REVIEWS for the following: **1)** truck stop and vehicle maintenance and repair facility; and **2)** final grading plan for hillside development on 16.51 acres in a CG (Commercial General) Zone. Generally located on the east side of US 95 South, 670 feet south of Main Street within Searchlight. (For possible action) To the BCC 6/18/24
- 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: June 12, 2024.
- 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., MAY 29, 2024**

06/18/24 BCC

1. **ZC-24-0177-COLTON CORPORATION LLC:**
ZONE CHANGE to reclassify 10.37 acres of a 16.51 acre parcel from a CR (Commercial Resort), an H-2 (General Highway Frontage), and an RS80 (Residential Single-Family 80) Zones to a CG (Commercial General) Zone. Generally located on the east side of US 95 South, 670 feet south of Main Street within Searchlight (description on file). MN/rr (For possible action)

2. **UC-24-0178-COLTON CORPORATION LLC:**
USE PERMIT for a truck stop.
DESIGN REVIEWS for the following: **1)** truck stop and vehicle maintenance and repair facility; and **2)** final grading plan for hillside development on 16.51 acres in a CG (Commercial General) Zone. Generally located on the east side of US 95 South, 670 feet south of Main Street within Searchlight. MN/rr/ng (For possible action)



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 243-35-401-003

PROPERTY ADDRESS/ CROSS STREETS: South of US Hwy 95 & Main St, Searchlight, NV

DETAILED SUMMARY PROJECT DESCRIPTION

Zone change to C-2 for truck stop and vehicle maintenance

PROPERTY OWNER INFORMATION

NAME: COLTON CORPORATION LLC
 ADDRESS: 552 POSSIBILITIES ST
 CITY: HENDERSON, NV 89011 STATE: _____ ZIP CODE: _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

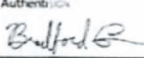
NAME: Mohave HS, LLC
 ADDRESS: 4670 S. Dolans Ave
 CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell
 ADDRESS: 1980 Festival Plaza Dr Suite 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
 TELEPHONE: 792-7000 CELL _____ EMAIL: l Olson@kcmw.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.

Authenti-  _____ Property Owner (Signature)*	Colton Corporation LLC _____ Property Owner (Print)	_____ 02/21/24 Date
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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 checked="" 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) <u>2C-24-0177</u>	ACCEPTED BY <u>RC</u>
PC MEETING DATE <u>N/A</u>	DATE <u>4-24-24</u>
BCC MEETING DATE <u>6-18-24 @ 1PM</u>	FEES <u>\$1200.00</u>
TAB/CAC LOCATION <u>SEARCHLIGHT</u>	DATE <u>5-29-24</u>

LAS VEGAS OFFICE
 1980 Festival Plaza Drive, Suite 650
 Las Vegas, NV 89135
 T: 702.792.7000
 F: 702.796.7181

KAEMPFER

CROWELL

ELISABETH E. OLSON
eolson@kcnvlaw.com
 D: 702.792.7039

April 22, 2024

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING
 500 S. Grand Central Parkway, 1st Floor
 Las Vegas, NV 89106

Re: *Justification Letter – Zone Change, Special Use Permit, and Design Review for Truck Stop and Vehicle Maintenance Facility*
APN: 243-35-401-003
Mohave 145, LLC

To Whom It May Concern:

This firm represents Mohave 145, LLC (the “Applicant”) in the above referenced matter. This application is a request for a conforming zone change, special use permit, and design review to allow for a truck stop and vehicle maintenance facility on property located on a portion of 16.51 acres (per the included record of survey) in Searchlight, Nevada (the “Site”). The Site is more particularly described as Assessor’s Parcel Number 243-35-401-003. The Property is zoned Commercial General (CG), Commercial Resort (CR), and Residential Single-Family 80 (RS80) and master planned Entertainment Mixed-Use (EM).

The Site fronts onto South US-95, and is adjacent to an existing gas station to the northwest. The remaining portion of the Site is surrounded by vacant property as follows:

1. Northeast – zoned RS5.2 and RS90 / master planned EM and CM
2. East – zoned CG and RS80 / master planned EM
3. Southeast – zoned CR and RS80 / master planned OL
4. South – zoned CR / master planned OL

The vacant properties to the east and southeast are comprised of a large mountain that will likely never be developed based on the hillside. Additionally, the parcel to the southeast is owned by the BLM.

The Applicant has designed the project in such a way to create the least impact possible to the existing hillside. The proposed truck stop, food options, and maintenance facility will provide needed services to the area for both residents of Searchlight as well as travelers along the highway.

PLANNER COPY

A. Zone Change

The Applicant is requesting a conforming zone change from CG, CR, and RS80 to CG across the entire parcel. CG is a compatible and allowable zoning designation under the EM master plan. Moreover, the location of the Site is ideal for a truck stop located along the highway and away from any existing residential in the immediate area. The only existing use the Site shares a property line with is the existing gas station to the northwest. Therefore, the requested zone change is appropriate and compatible for the Site and surrounding area.

B. Special Use Permit

Truck stops are permitted within the CG zoning district upon the approval of a special use permit. As noted above, the Site is ideal for the requested uses based on the surrounding uses and vacant property, as well as being located along the highway. The use will provide a safe rest area for trucks travelling in the area, along with fuel and food options. The requested use will not create any negative impact to the area or disturb the adjacent gas station in anyway.

C. Design Review – Truck Stop and Maintenance Facility

The proposed truck stop includes a 12,000 square foot building, which will include a drive-thru restaurant and general retail, as well as eight (8) gas pumps and six (6) diesel pumps. The truck stop building will be located along the west side of the Site with a two lane queuing area for the drive-thru along the east side of the building. The maximum height of the truck stop will be 32-feet and comprised of painted stucco, stone veneer, and large decorative windows.

The Applicant is providing detached sidewalks along the street frontage, as well as 10-feet of landscaping within the property lines of the Site. No landscaping will be placed within the NODT right-of-way. However, pursuant to discussions with NDOT, the sidewalk is permitted within the right-of-way. Access to the Site is provided by two driveways along the highway. A total of 83 parking spaces are provided where 78 spaces are required.

Vehicle maintenance facilities are conditional uses within the CG zoning district. It will be located near the center of the Site and will consist of a single building with four (4) roll-up doors along the south side of the building. The roll up doors are screened from the right-of-way due to the orientation of the building, as well as the existing mountain on the southeast side of the Site. The repair facility also includes a vehicle wash area inside the building. Additionally, the repair facility meets all required conditions pursuant to Section 30.03.06.12 for a Vehicle Maintenance or Repair facility including all activities to be serviced with in an enclosed building and not within 200-feet from residential.

The Applicant is meeting the required sustainability requirements for commercial development as outlined below:

Landscaping options:

i. Trees **1 point**

One point may be awarded for providing at least 10% more trees than required by this Title.

ii. Water Efficiency **1 point**

One point may be awarded for providing 95% or more of all required landscaping with plants that have very low or low water needs.

vi. Landscape for Energy Conservation and Solar Gain **½ point**

One-half point may be awarded for orienting plant material on the south and west sides of buildings.

Building & Site Design Sustainability Options:

i. Cool Roof **1 point**

One point may be awarded for providing a cool roof, defined as roofing materials that have a solar reflectance index (SRI) equal to or greater than 78 for low-sloped roofs (<2:12) or 29 for steep-sloped roofs (>2:12).

ii. Siting and Structure Design Efficiency

a Building Orientation **1 point**

One point may be awarded for orienting all roof surfaces within 30 degrees of a true east-west direction and either flat or sloped in a southern direction.

b Shade Structures – (50%+25% = 75%) **2 point**

One point may be awarded for providing shade structures over at least 50% of all south and west-facing windows and doors. An additional 1 point may be granted for each additional 25% of windows and doors shaded. Structures may include awnings, louvers, architectural features, or similar devices.

c (4) Building Features **½ point**

One-half point may be awarded for nonresidential developments with a floor-to-ceiling height of 11 feet on all floors to facilitate natural ventilation.

c (5) Cool Roof **½ point**

One-half point may be awarded for using Solar Ban glass on all south- and west-facing windows.

c (6) Building Features **½ point**

One-half point may be awarded for providing a shade device such as an awning or portico above all building entrances and ADA ramps.

Total Points: 7 points min. **8 points**

D. Design Review – Alternative Landscaping

The Applicant is requesting a design review for alternative landscaping pursuant to Section 30.04.01.E.1.iii(c). The request applies to the truck parking area in the rear portion of the Site,

where the Applicant is not providing parking lot landscape islands where required, and along the frontage where 10-feet is provided behind the sidewalk where 15-feet is required. The following has been adjusted on the landscape plan to meet the alternative landscaping design review requirements:

- Willow Acacia changed to Shoestring Acacia (40' tall and 236 sf Canopy).
- Mulga Trees under the power lines changed to Kidneywoods (a medium tree with a 20' height for under the power lines and 236 sf Canopy).
- As for shrubs, a total of 50 Trees x 3 = 150 Shrubs required (providing 193 shrubs total).

As for the rear truck parking area, this will allow for better circulation and maneuverability within the parking area for the large trucks. The Applicant is providing more trees than required to compensate for this request, as listed on the landscape plan. Additionally, all required parking lot landscaping is provided in the front of the Site near the truck stop building and along the street frontage to provide shade and visual relief.

Along the street frontage, the Applicant is providing detached sidewalks with 10-feet of landscaping provided within the property lines. As noted above, the Applicant is providing more trees than required throughout the overall Site to compensate for this request and provide the intended visual and shade relief along the frontage of the Site.

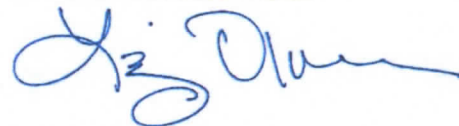
E. Design Review – Hillside Development

Finally, the Applicant is requesting a design review for hillside development due to the existing mountain on a portion of the eastern side of the Site. A final grading plan is included with the application. All development on the Site is pushed as far west as possible to create the least amount of disturbance to the hillside as possible. The grading plan addressed the applicable development standards in Section 30.04.05K of the Code.

Thank you in advance for your consideration. We look forward to discussing the proposal in more detail with staff. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0177-COLTON CORPORATION LLC:

ZONE CHANGE to reclassify 10.37 acres of a 16.51 acre parcel from a CR (Commercial Resort), an H-2 (General Highway Frontage), and an RS80 (Residential Single-Family 80) Zones to a CG (Commercial General) Zone.

Generally located on the east side of US 95 South, 670 feet south of Main Street within Searchlight (description on file). MN/rr (For possible action)

RELATED INFORMATION:

APN:

243-35-401-003 ptn

LAND USE PLAN:

SOUTH COUNTY (SEARCHLIGHT) - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.37 acre portion of a 16.51 acre parcel
- Existing Land Use: Entertainment Mixed-Use

Applicant's Justification

The applicant states that the proposed CG (Commercial General) zoning is compatible with the Entertainment Mixed-Use land use designation. A portion of the site is currently zoned CG. The applicant further states that the site is ideal for commercial uses located along the highway and away from any existing residential in the immediate area. The only existing use the site shares a property line with is the existing gas station to the north. The applicant concludes by stating that the zone change is appropriate and compatible for the site and surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0231-07	Mining operation - expired	Approved by PC	April 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Corridor Mixed-Use	CG, RS80 & RS5.2	Gas station with convenience store and restaurant & undeveloped
South	Open Lands	H-2	Undeveloped & gravel pit
East	Entertainment Mixed-Use & Open Lands	CG, RS80 & H-2	Undeveloped
West	Corridor Mixed-Use & Business Employment	CG & H-2	Billboard & undeveloped

Related Applications

Application Number	Request
UC-24-0178	Use permit with waivers and a design review for a truck stop and maintenance facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The existing land use in the Master Plan for the subject site is Entertainment Mixed Use (EM). This land use category is primarily intended for a mix of retail, restaurants, entertainment, gaming, lodging, and other tourist-oriented facilities, as well as office uses. The CG (Commercial General) zone is established to accommodate traditional, auto-oriented commercial uses while allowing for the transition over time to a mix of retail, commercial, and mixed-use development. It is proposed that the entire site be rezoned to CG which would be a conforming zone within the EM land use designation. The property currently is a mix of 2 zones (CG and CR) that are conforming with the EM designation and 1 zone (RS80) that is non-conforming. A fourth zoning district (H-2) is designated on the southern portion of the parcel. H-2 is not a part of the new Title 30 and is being phased out as new development occurs and appropriate zoning is applied based on the Master Plan land use designations.

Much of the area to the west and north of the subject site are zoned CG and includes existing auto-oriented uses such as a gas station, convenience store, and restaurant. While some areas primarily to the east are residentially zoned, these areas are undeveloped, and the land use designations are for commercial uses. Rezoning the subject property to CG will be consistent with the intent of Master Plan Policy SO-1.3 which seeks to limit new tourist-focused commercial development to the U.S. 95 corridor within Searchlight. The purpose of this policy is to lessen impacts to surrounding residential areas through site and building design that screens, buffers, and reduces intensity near residential areas. For these reasons, staff finds the request for the CG Zone is appropriate for this location.

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:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0208-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

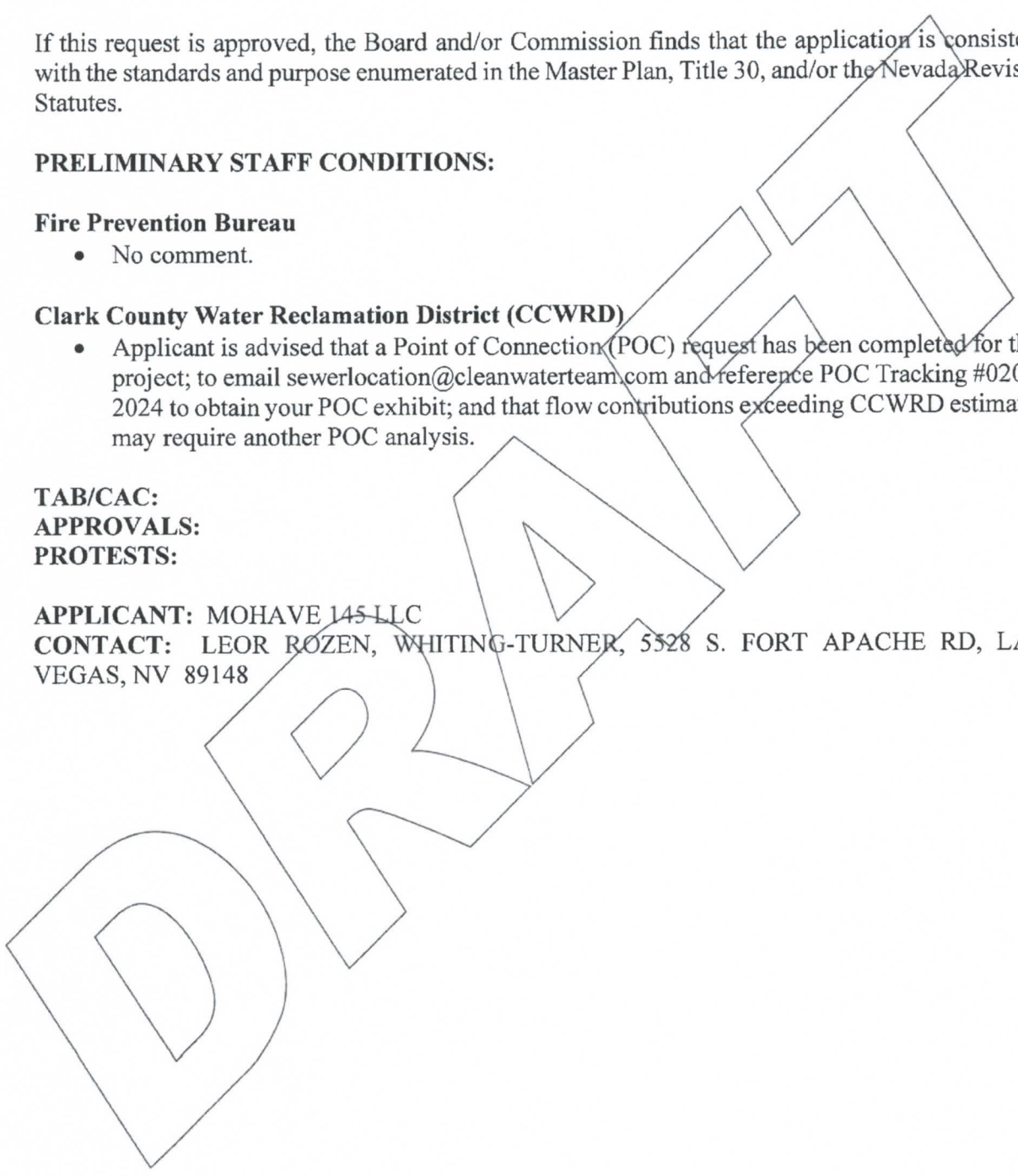
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MOHAVE 145 LLC

CONTACT: LEOR ROZEN, WHITING-TURNER, 5528 S. FORT APACHE RD, LAS VEGAS, NV 89148





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 243-35-401-003

PROPERTY ADDRESS/ CROSS STREETS: South of US Hwy 95 & Main St, Searchlight, NV

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for truck stop and vehicle maintenance

PROPERTY OWNER INFORMATION

NAME: COLTON CORPORATION LLC
 ADDRESS: 552 POSSIBILITIES ST
 CITY: HENDERSON, NV 89011 STATE: _____ ZIP CODE: _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Mohave HS, LLC
 ADDRESS: 4670 S Polaris Ave
 CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell
 ADDRESS: 1950 Festival Plaza Dr Suite 150
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
 TELEPHONE: 702-7000 CELL _____ EMAIL: colson@kenlaw.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.

_____ <small>Authentic</small> Property Owner (Signature)*	Colton Corporation LLC Property Owner (Print)	02/21/24 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 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) <u>UC-24-0178</u>	ACCEPTED BY <u>RL</u>
PC MEETING DATE <u>N/A</u>	DATE <u>4-24-24</u>
BCC MEETING DATE <u>6-18-24 @ 1 P.M.</u>	FEES <u>1,500</u>
TAB/CAC LOCATION <u>SEARCHLIGHT</u>	DATE <u>5/29/24</u>

VC-24-0176

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

ELISABETH E. OLSON
eolson@kcnvlaw.com
D: 702.792.7039

April 22, 2024

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

Re: *Justification Letter – Zone Change, Special Use Permit, and Design Review for Truck Stop and Vehicle Maintenance Facility*
APN: 243-35-401-003
Mohave 145, LLC

To Whom It May Concern:

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The Site fronts onto South US-95, and is adjacent to an existing gas station to the northwest. The remaining portion of the Site is surrounded by vacant property as follows:

1. Northeast – zoned RS5.2 and RS90 / master planned EM and CM
2. East – zoned CG and RS80 / master planned EM
3. Southeast – zoned CR and RS80 / master planned OL
4. South – zoned CR / master planned OL

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PLANNER COPY

LAS VEGAS • RENO • CARSON CITY

www.kcnvlaw.com

A. Zone Change

The Applicant is requesting a conforming zone change from CG, CR, and RS80 to CG across the entire parcel. CG is a compatible and allowable zoning designation under the EM master plan. Moreover, the location of the Site is ideal for a truck stop located along the highway and away from any existing residential in the immediate area. The only existing use the Site shares a property line with is the existing gas station to the northwest. Therefore, the requested zone change is appropriate and compatible for the Site and surrounding area.

B. Special Use Permit

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C. Design Review – Truck Stop and Maintenance Facility

The proposed truck stop includes a 12,000 square foot building, which will include a drive-thru restaurant and general retail, as well as eight (8) gas pumps and six (6) diesel pumps. The truck stop building will be located along the west side of the Site with a two lane queuing area for the drive-thru along the east side of the building. The maximum height of the truck stop will be 32-feet and comprised of painted stucco, stone veneer, and large decorative windows.

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The Applicant is meeting the required sustainability requirements for commercial development as outlined below:

Landscaping options:

i. Trees **1 point**

One point may be awarded for providing at least 10% more trees than required by this Title.

ii. Water Efficiency **1 point**

One point may be awarded for providing 95% or more of all required landscaping with plants that have very low or low water needs.

vi. Landscape for Energy Conservation and Solar Gain **½ point**

One-half point may be awarded for orienting plant material on the south and west sides of buildings.

Building & Site Design Sustainability Options:

i. Cool Roof **1 point**

One point may be awarded for providing a cool roof, defined as roofing materials that have a solar reflectance index (SRI) equal to or greater than 78 for low-sloped roofs (<2:12) or 29 for steep-sloped roofs (>2:12).

ii. Siting and Structure Design Efficiency

a Building Orientation **1 point**

One point may be awarded for orienting all roof surfaces within 30 degrees of a true east-west direction and either flat or sloped in a southern direction.

b Shade Structures – (50%+25% = 75%) **2 point**

One point may be awarded for providing shade structures over at least 50% of all south and west-facing windows and doors. An additional 1 point may be granted for each additional 25% of windows and doors shaded. Structures may include awnings, louvers, architectural features, or similar devices.

c (4) Building Features **½ point**

One-half point may be awarded for nonresidential developments with a floor-to-ceiling height of 11 feet on all floors to facilitate natural ventilation.

c (5) Cool Roof **½ point**

One-half point may be awarded for using Solar Ban glass on all south- and west-facing windows.

c (6) Building Features **½ point**

One-half point may be awarded for providing a shade device such as an awning or portico above all building entrances and ADA ramps.

Total Points: 7 points min. 8 points

D. Design Review – Alternative Landscaping

The Applicant is requesting a design review for alternative landscaping pursuant to Section 30.04.01.E.1.iii(c). The request applies to the truck parking area in the rear portion of the Site,

where the Applicant is not providing parking lot landscape islands where required, and along the frontage where 10-feet is provided behind the sidewalk where 15-feet is required. The following has been adjusted on the landscape plan to meet the alternative landscaping design review requirements:

- Willow Acacia changed to Shoestring Acacia (40' tall and 236 sf Canopy).
- Mulga Trees under the power lines changed to Kidneywoods (a medium tree with a 20' height for under the power lines and 236 sf Canopy).
- As for shrubs, a total of 50 Trees x 3 = 150 Shrubs required (providing 193 shrubs total).

As for the rear truck parking area, this will allow for better circulation and maneuverability within the parking area for the large trucks. The Applicant is providing more trees than required to compensate for this request, as listed on the landscape plan. Additionally, all required parking lot landscaping is provided in the front of the Site near the truck stop building and along the street frontage to provide shade and visual relief.

Along the street frontage, the Applicant is providing detached sidewalks with 10-feet of landscaping provided within the property lines. As noted above, the Applicant is providing more trees than required throughout the overall Site to compensate for this request and provide the intended visual and shade relief along the frontage of the Site.

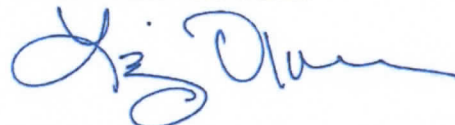
E. Design Review – Hillside Development

Finally, the Applicant is requesting a design review for hillside development due to the existing mountain on a portion of the eastern side of the Site. A final grading plan is included with the application. All development on the Site is pushed as far west as possible to create the least amount of disturbance to the hillside as possible. The grading plan addressed the applicable development standards in Section 30.04.05K of the Code.

Thank you in advance for your consideration. We look forward to discussing the proposal in more detail with staff. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0178-COLTON CORPORATION LLC:

USE PERMIT for a truck stop.

DESIGN REVIEWS for the following: **1)** truck stop and vehicle maintenance and repair facility; and **2)** final grading plan for hillside development on 16.51 acres in a CG (Commercial General) Zone.

Generally located on the east side of US 95 South, 670 feet south of Main Street within Searchlight. MN/rr/ng (For possible action)

RELATED INFORMATION:

APN:

243-35-401-003 ptn

LAND USE PLAN:

SOUTH COUNTY (SEARCHLIGHT) - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 16.51 (portion)
- Project Type: Truck stop and vehicle maintenance and repair facility
- Number of Stories: 1
- Building Height (feet): 32 (truck stop)/30 (vehicle maintenance and repair facility)/19 feet 3 inches (gas and diesel canopies)
- Square Feet: 12,000 (truck stop), 10,340 (vehicle maintenance and repair facility)/5,240 (gas canopy)/2,600 (diesel canopy)
- Parking Required/Provided: 78/83 (vehicle parking)/40 (truck parking)
- Sustainability Required/Provided: 0/8

Site Plans

The site plans indicate that approximately the northwest one-half of the property will be developed with a truck stop and vehicle maintenance and repair facility. The remainder of the site will remain undeveloped. Vehicular access to US 95 South is proposed to be provided by two, 40 foot wide driveways. The northern driveway will provide the closest access to 8 gas pumps and the truck stop building. An existing billboard located on the property immediately south of the proposed northern driveway will remain. There is also an existing tower, utilities, and chain-link security fence to the south of the northern driveway within the Nevada Department of Transportation (NDOT) right-of-way which will remain. The southern driveway

will provide the closest access to 6 diesel fuel pumps and the vehicle maintenance and repair facility for trucks. North of the vehicle maintenance and repair facility is a proposed striped parking area large enough to accommodate 40 trucks with trailers.

A pedestrian walkway is provided from a proposed sidewalk along the highway. The walkway is located along the north side of the northern driveway and provides access to the truck stop and vehicle maintenance and repair facility. Vehicle parking is indicated along the west and south sides of the truck stop. Accessible parking and bike parking are both provided along the south side of the truck stop building and in front of the vehicle maintenance and repair facility. Parking is also available along the highway frontage between the 2 driveways and along the southeastern edge of the development area near the diesel fuel pumps. Two trash enclosures are provided east of the diesel fuel pumps. A drive-thru is provided around the truck stop building with a double entrance and menu boards on the east side, and a single lane around the north and west sides of the building. The drive-thru exits at the northern driveway. A loading zone is also provided on the west side of the truck stop building.

Landscaping

The plan depicts a proposed 5 foot wide sidewalk within the NDOT right-of-way which is separated from the current travel lanes. A proposed 10 foot wide street landscaping strip is shown on private property between the parking areas and the property line along US 95 South. The landscape strip is proposed to consist of large trees planted 30 feet on center from the northern driveway to the southern development limit just to the south of the southern driveway. The landscape strip is also proposed to consist of medium trees planted 20 feet on center from the northern property line to the northern driveway due to the presence of overhead power lines in that area which will not allow the planting of large trees. Landscaping consisting of medium trees and shrubs in landscape islands are provided throughout the required vehicle parking areas. Landscape islands are not provided in truck parking areas; however, this is not considered a required parking area; therefore, landscape islands are not required.

Elevations

The elevations of the truck stop indicate a 1 story building with a maximum height of 32 feet in the center of the front façade where the main entrance is located. The building features an EIFS exterior with 4 colors, decorative stone accents, roof parapets, and a decorative metal roofing system. There are 2 covered seating areas on either side of the main entrance with a decorative metal overhang and stone accented columns. The building is proposed to have a clear anodized aluminum storefront system with decorative metal awnings over the windows. The drive-thru window on the north side of the building also features a decorative metal overhang. The vehicle maintenance and repair facility has a maximum height of 30 feet where the building entrance is located and has matching exterior materials, colors, and design to the truck stop building. The building entrance is on the south side of the building. Three overhead garage doors are provided on both the north and south sides of the building for access to the repair bays. The building is also proposed to have a clear anodized aluminum storefront system with decorative metal awnings over the windows. The gas canopy is 19 feet 3 inches in height and features columns with a stone veneer accent on the base and colors to match the other buildings. The diesel canopy is 19 feet 3 inches in height and features columns without an accent base with similar colors as the other buildings.

Floor Plans

The plans depict a proposed 12,000 square foot shell building for the truck stop. The main entrance will be on the south side of the building with 2 additional entrances near the southwest and southeast corners of the building. Two covered seating areas are also located between the building entrances. A drive-thru window is located near the northwest corner of the building. One additional building entrance is located at the northeast corner of the building. The plans also depict a 10,430 square foot truck maintenance facility which include 3 repair bays, 1 bay truck wash, office, and a storage area. The main building entrance accesses the office at the southwest corner of the building.

Applicant's Justification

The applicant states that the site is ideal for a truck stop and maintenance facility based on the surrounding uses and vacant property as well as being located along the highway and away from any existing residential in the immediate area. The applicant further states that the use will provide a safe rest area for trucks travelling in the area, along with fuel and food options, and needed services for both the residents of Searchlight as well as travelers along the highway.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0231-07	Mining operation - expired	Approved by PC	April 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Corridor Mixed-Use	CG, RS80 & RS5.2	Gas station with convenience store and restaurant & undeveloped
South	Open Lands	H-2	Undeveloped & gravel pit
East	Entertainment Mixed-Use & Open Lands	CG, RS80 & H-2	Undeveloped
West	Corridor Mixed-Use & Business Employment	CG & H-2	Billboard & undeveloped

Related Applications

Application Number	Request
ZC-24-0177	A request to reclassify the subject site from CR, H-2, and RS80 zones to a CG zone is a companion item on this agenda.

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.

The subject location is on the southern edge of Searchlight along US 95 South, which is a major thoroughfare for trucks and other vehicles traveling between the Las Vegas area, Laughlin, and Interstate 40, as well as points farther south. A truck stop at this location will be consistent with the intent of Policy SO-1.3 which seeks to limit new tourist-focused commercial development to the US 95 South corridor within Searchlight. The purpose of this policy is to lessen impacts to surrounding residential areas through site and building design that screens, buffers, and reduces intensity near residential areas. The truck stop is not adjacent to any existing residential areas and all surrounding lands are designated for commercial, industrial, or open land uses in the Master Plan. All traffic will enter and exit the site from the highway and should not impact any local streets or residential areas. For these reasons, staff can support the use permit for a truck stop.

Design Reviews

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

Design Review #1

The applicant indicates they achieved 8 sustainability points with the proposed design. The sustainability measures that are offered, while not required by code in this Nonurban Area, nevertheless help to support the implementation of the Sustainability and Climate Action Plan.

The design of the proposed development including the truck stop, maintenance and repair building, and fueling canopies appear to be generally compatible with the area including the existing convenience store, restaurant, and gas station to the north. The building design and architectural features are not unsightly or undesirable. Site access and circulation will not negatively impact other properties in the surrounding area. The design of the parking areas, including truck parking areas is in accordance with Code requirements. Staff can support the design review.

Design Review #2

All grading and development will occur on an 8.23 acre portion of the 16.51 acre site. While nonresidential development as a primary use is not permissible in hillside areas, according to the final grading plans submitted by the applicant, only a small portion of the development area has slopes exceeding 12% that will be disturbed. The area of disturbance is located on the east side

of the site and is necessary to accommodate a portion of the truck parking area. The grading plan indicates in the notes provided that all other standards of Section 30.04.05K Hillside Development will be followed; therefore, staff can support this design review.

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

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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

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

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MOHAVE 145 LLC

CONTACT: LEOR ROZEN, WHITING-TURNER, 5528 S. FORT APACHE RD, LAS VEGAS, NV 89148