



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

September 11, 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  
Natally Jeter  
Kayla McInnis

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 Minutes for August 14, 2024. (For possible action)
- IV. Approval of Minutes for August 28, 2024. (For possible action)
- V. Approval of the Agenda for September 11, 2024, and Hold, Combine, or Delete any Items. (For possible action)
- VI. Informational Items:
  - 1. Receive a report and updates from the South County Liaison Mark Moskowitz regarding updates on 3<sup>rd</sup> Annual Animal Vaccine Clinic scheduled for Saturday September 28<sup>th</sup> and any other updates from Clark County. (For discussion only)
  - 2. Present a proclamation to recognize Joan Mesenbrink for International Day of Charity in Clark County. (For discussion only)
  - 3. Present a proclamation to recognize Michele Brown for National Food Bank Day in Clark County. (For discussion only)
  - 4. Receive a report from Metro Police regarding activity and statistics during the past month and other area crime concerns. (For discussion only)
  - 5. Receive a report from Kim Colton Searchlight Volunteer Fire District regarding calls for service during the past month and other fire prevention issues. (For discussion only)
  - 6. Receive a report from Sandra Yasenchak with Justice Court regarding statistics and other activities during the past month. (For discussion only)
  - 7. Receive a report from Kathy Flanagan with Las Vegas Valley Water District regarding the status of the water system. (For discussion only)
  - 8. Receive a report and information from Maria O'Brien with HELP of Southern Nevada regarding services. (For discussion only)
  - 9. Receive information from Lisa Ortega with Nevada Plants Community Forestry regarding trees for individuals and the community. (For discussion only)
  - 10. Receive a report from Will Smith with Clark County Water Reclamation District regarding the status of the wastewater system and water usage. (For discussion only)
  - 11. Receive a report from Parks & Recreation regarding the status of programs and upcoming activities. (For discussion only)
  - 12. Receive a report from Kelly Lehr, Southern Clark County Coordinator with UNR Extension regarding the status of programs and upcoming activities. (For discussion only)

13. Receive a report from Tyler Young with Searchlight Library regarding current and upcoming programs. (For discussion only)
14. Receive a report from Kyle Myers regarding current road conditions and Public Works concerns. (For discussion only)
15. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VII. Planning and Zoning:

1. **ZC-24-0394-O'BRIEN, PATRICK T. TRUST & O'BRIEN, PATRICK T. TRS:**  
**ZONE CHANGE** to reclassify 11.73 acres from an RS80 (Residential Single-Family 80) Zone to a CG (Commercial General) Zone for a future commercial development. Generally located on the north side of Cottonwood Cove Road and the east side of Gasline Road within Searchlight (description on file). (For possible action) To the BCC 10/02/2024

VIII. General Business:

1. Consider issuing a letter of support to the Searchlight Betterment Organization's application for the T-Mobile Hometown Grant for the Searchlight Community Garden. (For possible action)

IX. 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.

X. Next Meeting Date: September 25, 2024.

XI. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Searchlight Community Center, 200 Michael Wendell Way, Searchlight, NV 89046  
<https://notice.nv.gov>



## Searchlight Town Advisory Board

August 14, 2024

### MINUTES

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Board Members: Kyle Myers – Chairperson - Absent  
James Allen – Vice Chairperson  
Kim Colton  
Nattaly Jeter - Absent  
Kayla McInnis

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

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- I. Call to Order by James Allen at 6:00 p.m. The Pledge of Allegiance led by James Allen.
- II. Public Comment: None
- III. Approval of Minutes for July 10, 2024. (For possible action)  
  
Moved by: Kayla McInnis  
Action: Approved as written  
Vote: 3-0
- IV. Approval of the Agenda for August 14, 2024, and Hold, Combine, or Delete any Items. (For possible action)  
  
Moved by: Kayla McInnis  
Action: Approved  
Vote: 3-0

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

V. Informational Items

1. Receive a report and updates from the South County Liaison Mark Moskowitz on the 2<sup>nd</sup> Annual Searchlight Back to School Health and Wellness Fair on, August 9<sup>th</sup> hosted by Commissioner Naft, and any other updates from Clark County. (For discussion only)

Mark Moskowitz thanked Commissioner Naft and the community for attending the Back-to-School Health Fair. There was a lot of give-a-ways for the students and parents, including dental exams. The Health Fair will be an annual event.

Coffee with a Cop was held today and had a good turnout. Mr. Moskowitz wanted to thank Renee Yopez for facilitating this event in Searchlight.

September 28<sup>th</sup> will be the third annual animal vaccine clinic.

Current Newsletters are in the back.

2. Receive an awards presentation from the Laughlin Rotary to honor a first responder for their dedication and contributions to the Laughlin / Searchlight Community. (For discussion only)

Renee Yopez and Jackie Wallin from the Laughlin Rotary Club presented Officer Jeter with the First Responders Award for his service. Officer Jeter was very appreciative and thanked everyone.

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

Officer Curt Schelin provided the July report.

Calls for Service: 32  
Traffic Citations: 33  
DUI: 0  
Battery Domestic Violence Arrests: 0  
Bookings: 1  
Juvenile Citations: 0

4. Receive a report from Kim Colton Searchlight Volunteer Fire District regarding calls for service during the past month and other fire prevention issues. (For discussion only)

Total calls ran in July 2024 were 11, which consisted of 6 medical runs and 2 Automobile accident, and 3 fire calls.

5. Receive a report and updates regarding the Avi Kwa Ame National Monument from Jimmy Linares, Outdoor Recreation Planner, with the Bureau of Land Management. (For discussion only)

Jimmy Linares spoke about last years York fire and is now in the restoration phase. Walking Box Ranch is still closed except for specific events. The ranch will be open to visitors on National Parks Lands Day held on October 5.

Kim Colton asked how many acres were involved with the York fire, Mr. Linares said 82 acres were affected.

6. Receive a report from Sandra Yasenchak with Justice Court regarding statistics and other activities during the past month. (For discussion only)

July 2024 Court Calendar:

Arraignments: 10  
Status Checks: 18  
All – Hearings – Trials: 27

Action Taken:

New Civil Citations Filed: 263  
Criminal Misdemeanor Citations: 138  
Probable Cause: 1  
New Criminal Complaints Filed: 3  
Cases Closed: 315  
Active Warrants: 8

All courts are open to the public and begin at 10 am.

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

Water usage had a 9,000 decrease from last year.  
No major leaks or issues to report.

8. Receive a report and updates from Luis Plancarte, Community Relations Manager with Equinox Gold. (For discussion only)

Mr. Plancarte said phase one is complete and phase two will ramp up in about two years with possibly 500 employees. Mr. Plancarte explained how each phase works and what to expect.

A concern with Kim Colton was the housing shortage since Searchlight does not have adequate housing available for rent. Mr. Plancarte said campers and trailers would be put on the property and a community center would be available with laundry services and a small store.

None of which would be permanent since all would have to be removed once phase two was completed.

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

Kayla McInnis read the July report.

July 2024 Statistics:

July 2024: Treated an average of 46 thousand gallons per day.

Flow increased by 3,000 gallons per day from this time last year.

Sewer service complaints: 0

Call before You Dig Tickets: 0 ticket received for July 2024.

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

A'Lonn Bilbray provided the July report.

Statistics: July 2024

Searchlight – 5 programs, 136 visits

Contact information:

A'Lonn Bilbray, Supervisor

Michele Brown, Recreation Assistant

Searchlight Office: (702) 297-1682

Office hours: Monday - Thursday 8:30 am to 1:30 pm.

Laughlin Office: (702) 298-3413

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

Kelly Lehr said the UNR extension Literature in the Garden themed summer class has ended, and the fall classes are getting ready to start.

Devin will start a program called Outdoor Nevada and the first field trip will be Grapevine Canyon / Christmas tree pass.

We are still waiting for the tie-in with the County for the water irrigation. Currently, we are still carrying and hand watering the garden.

There are some Healthy Living brochures on the back table.

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

Tyler Young said the library will be receiving a 3D printer this fall and everyone is very excited about it.

On October 18<sup>th</sup> at 4:00 pm Moneywise Academy with Credit Union 1 will be here for a presenting a class.

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

13. Receive a report from Kyle Myers regarding current road conditions and Public Works concerns. (For discussion only). No report.
14. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

Judy Bundorf provided updated information for Walking Box Ranch and some events that are planned. You can find the dates and times on the Friends of Avi Kwa Ame website.

VI. Planning & Zoning: None

VII. General Business: None

VIII. Public Comment:

Judy Bundorf provided information regarding some squatters on land out on grandpa's road. A report will be filed with the county.

IX. Next Meeting Date: September 11, 2024

X. Adjournment: 7:08 pm

***These minutes are in draft form and will be formally approved at the September 11, 2024, meeting. Any corrections to these minutes will be reflected in the meeting minutes of the October 9, 2024.***

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

<https://clarkcountynv.gov/SearchlightTAB>





# Searchlight Town Advisory Board

August 28, 2024

## MINUTES

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Board Members:	Kyle Myers – Chairperson James Allen – Vice Chairperson Kim Colton Nattaly Jeter - Absent Kayla McInnis
Secretary:	Tammy Harris, (702) 298-0828, <a href="mailto:tammy.harris@clarkcountynv.gov">tammy.harris@clarkcountynv.gov</a> 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, <a href="mailto:mark.moskowitz@clarkcountynv.gov">mark.moskowitz@clarkcountynv.gov</a> Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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- I. Call to Order by Kyle Myers at 6:00 p.m. The Pledge of Allegiance led by Kyle Myers.
- II. Public Comment: None
- III. Approval of the Agenda for August 28, 2024, and Hold, Combine, or Delete any Items. (For possible action)  
  
Moved by: Kyle Myers  
Action: Approved  
Vote: 4-0
- VI. Informational Items:
  1. Receive a report and updates from the South County Liaison Mark Moskowitz and any other updates from Clark County. (For discussion only)  
  
Mark Moskowitz spoke about the upcoming Animal Vaccine Clinic. More information will be available at the September 11<sup>th</sup> STAB meeting.

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

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

Judy Bundorf provided updates regarding the Walking Box Ranch. On September 7<sup>th</sup> walking trails will be laid out. October 5<sup>th</sup> will be the National Public Lands Day.

An exterminator has been hired to remove the rodents at the ranch house.

V. Planning & Zoning:

1. **WS-24-0373-MCCOY, JOHN W. & LORI A.:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** reduce separations in conjunction with an existing single-family residence on 0.65 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Hobson Street and 350 feet east of Buffalo Street within Searchlight. (For possible action) To the PC 09/17/2024

Property owners John and Lori McCoy represented themselves. Lori McCoy explained that the garage has been in place for nine years the container for fifteen years. According to Mrs. McCoy the adult son is upset with them due to having to evict him off their property and had to file a restraining order against him for his threats and violent actions. A code active code enforcement case is on the property in regard to not having a building permit.

The discussion with the STAB members included the applicant showing burden of proof that the property will not be affected in any adverse manner. The proposal will not affect the health and safety of persons residing, working, or visiting the immediate vicinity and will not be materially detrimental to the public welfare. And finally, the proposal will not create an undue burden on any public improvements, facilities, or services. The property is on a hill side and has four tiers, the location will not impact surrounding properties. Mr. and Mrs. McCoy provided a current survey map of their property and pictures to show exact locations and the difficulty and hardship it would be to move these structures.

The STAB members voted unanimously to approve item WS-24-0373. Kim Colton moved to approve the waivers requested as written and James Allen second the motion. Upon a voice vote motion passed 4-0. Nattaly Jeter was absent.

VI. General Business: None

VII. Public Comment: None

VIII. Next Meeting Date: September 11, 2024

IX. Adjournment: 6:32 pm

*These minutes are in draft form and will be formally approved at the September 11, 2024, meeting. Any corrections to these minutes will be reflected in the meeting minutes of the October 9, 2024.*

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



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 243-35-501-005, 006, 007, 008

PROPERTY ADDRESS/ CROSS STREETS: Cottonwood Cove Road at Wendell Blvd

**DETAILED SUMMARY PROJECT DESCRIPTION**

Conforming zone change to C-G

**PROPERTY OWNER INFORMATION**

NAME: Patrick O'Brien  
 ADDRESS: 107 Lighthouse Drive  
 CITY: Boulder City STATE: NV ZIP CODE: 89005  
 TELEPHONE: 928-925-1932 CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**APPLICANT INFORMATION (must match online record)**

NAME: Sam Wright  
 ADDRESS: 688 Wells Road  
 CITY: Boulder City STATE: NV ZIP CODE: 89005 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 307-365-0252 CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**CORRESPONDENT INFORMATION (must match online record)**

NAME: Robert Messiana  
 ADDRESS: 107 E Charleston Blvd., Suite 250  
 CITY: Las Vegas STATE: NV ZIP CODE: 89104 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-598-1723 CELL 702-592-0281 EMAIL: robert@jawastudio.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.

[Signature]  
Property Owner (Signature)\*

[Print Name]  
Property Owner (Print)

7/10/24  
Date

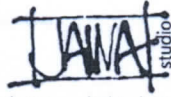
**DEPARTMENT USE ONLY:**

- |                              |                             |                              |                               |                             |                             |  |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input 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): ZC-24-0394  
 PC MEETING DATE: 10-1-24  
 RCC MEETING DATE: 11-6-24  
 TAB/LAC LOCATION: SEARCHLIGHT

ACCEPTED BY: RR  
 DATE: 7-24-24  
 FEES: \$1200.00

DATE: 9-11-24



architecture • interior design

107 e charleston Blvd suite 250 las vegas nv 89104  
702.598.1723 • mail@jawastudio.com

ZC-24-0394

7/10/24

Clark County  
Comprehensive Planning Department  
P.O. Box 551744  
Las Vegas, Nevada 89155-1744

Re: Conforming Zone Change Application  
APN: 243-35-501-005, 006, 007, 008

Dear Sir or Madam,

We respectfully request the planning department's approval for the above-referenced project. The applicant is applying for the following:

- Conforming zone change from RS80 to CG – commercial general.

The proposed zone change is for +/- 12 acres located at the northwest corner of Cottonwood Cove Road and Wendell Boulevard in Searchlight Nevada. The zone change is required for a proposed future mixed-use project. The planned land use of the subject parcels is Corridor Mixed-use (CM).

The planned land use of the adjacent parcels to the North and East of the site are currently designated as Open Land (OL). The planned land use of the adjacent parcel to the West of the site is currently designated as Public Use (PU). The planned land use of the adjacent parcel to the South of the site is currently designated as Corridor Mixed-use (CM).

The proposed use will be compatible with adjacent uses in terms of design and operating characteristics and will not adversely affect the value of other properties in the area. The proposed uses will not have a negative impact on public safety, transportation, or utility services for any adjacent development. If approved, this project will be an asset to the neighborhood.

Should you have any questions or require additional information, please feel free to contact our office. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Messiana", written over a horizontal line.

Robert Messiana

PLANNER COPY

**ATTACHMENT A  
SEARCHLIGHT TOWN ADVISORY BOARD  
ZONING AGENDA  
WEDNESDAY, 6:00 P.M., SEPTEMBER 11, 2024**

10/02/24 BCC

1. **ZC-24-0394-O'BRIEN, PATRICK T. TRUST & O'BRIEN, PATRICK T. TRS:**  
**ZONE CHANGE** to reclassify 11.73 acres from an RS80 (Residential Single-Family 80) Zone to a CG (Commercial General) Zone for a future commercial development. Generally located on the north side of Cottonwood Cove Road and the east side of Gasline Road within Searchlight (description on file). MN/rk/syp (For possible action)

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**ZC-24-0394-O'BRIEN, PATRICK T. TRUST & O'BRIEN, PATRICK T. TRS:**

**ZONE CHANGE** to reclassify 11.73 acres from an RS80 (Residential Single-Family 80) Zone to a CG (Commercial General) Zone for a future commercial development.

Generally located on the north side of Cottonwood Cove Road and the east side of Gasline Road within Searchlight (description on file). MN/rk/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

243-35-501-005 through 243-35-501-008

**LAND USE PLAN:**

SOUTH COUNTY (SEARCHLIGHT) - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 11.73
- Existing Land Use: Future commercial development

**Request**

This is a zone change request to CG zoning with no plans submitted. The site is currently undeveloped and is 11.73 acres in size with potential access shown from Cottonwood Cove Road to the south.

**Applicant's Justification**

According to the applicant the proposed uses will be compatible with adjacent uses in terms of design and operating characteristics and will not adversely affect the value of other properties in the area. The proposed uses will not have a negative impact on public safety, transportation, or utility services for any adjacent development and will be an asset to the community.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & East	Open Lands	RS80	Undeveloped
South	Corridor Mixed-Use	RS80	Undeveloped

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
West	Public Use	P-F	Multi-purpose complex which includes Reid Elementary School, Rex Bell Jr. Trail Park, a community center, museum, & court building

**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**

The request to CG zoning conforms to the South County Land Use Plan and complies with the goals and policies of the Master Plan. The site is located along Cottonwood Cove Road where commercial zoning is appropriate. The planned land use of the adjacent parcels to the north and east of the site are designated as Open Lands (OL) and owned by the Bureau of Land Management. The planned land use of the adjacent developed parcels to the west of the site is designated as Public Use (PU). The planned land use of the adjacent parcel to the south of the site is designated as Corridor Mixed-Use (CM). There is no indication that the project will have a substantial adverse effect on public facilities and services in this area. As a result, staff can support the zone change.

**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:**

**Public Works - Development Review**

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements; and 90 days to record said separate document for the Cottonwood Cove improvement project.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that 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:** PATRICK O'BRIEN

**CONTACT:** ROBERT MESSIANA, JAWA STUDIO LTD., 107 E. CHARLESTON  
BOULEVARD, SUITE 250, LAS VEGAS, NV 89104

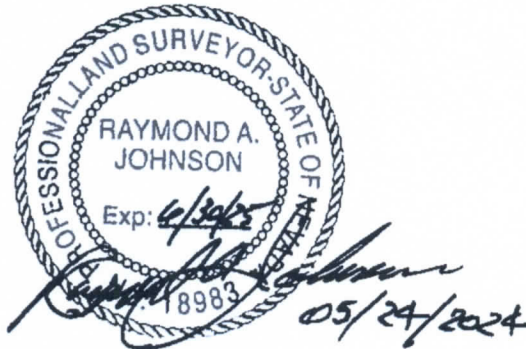
DRAFT





2727 SOUTH RAINBOW BOULEVARD \*  
LAS VEGAS, NEVADA 89146-5148 PHONE 702-873-7550 \* FAX 702-362-2597

W.O.8282  
May 21, 2024  
BY: BT  
P.R. BY: TJ  
PAGE 1 OF 2

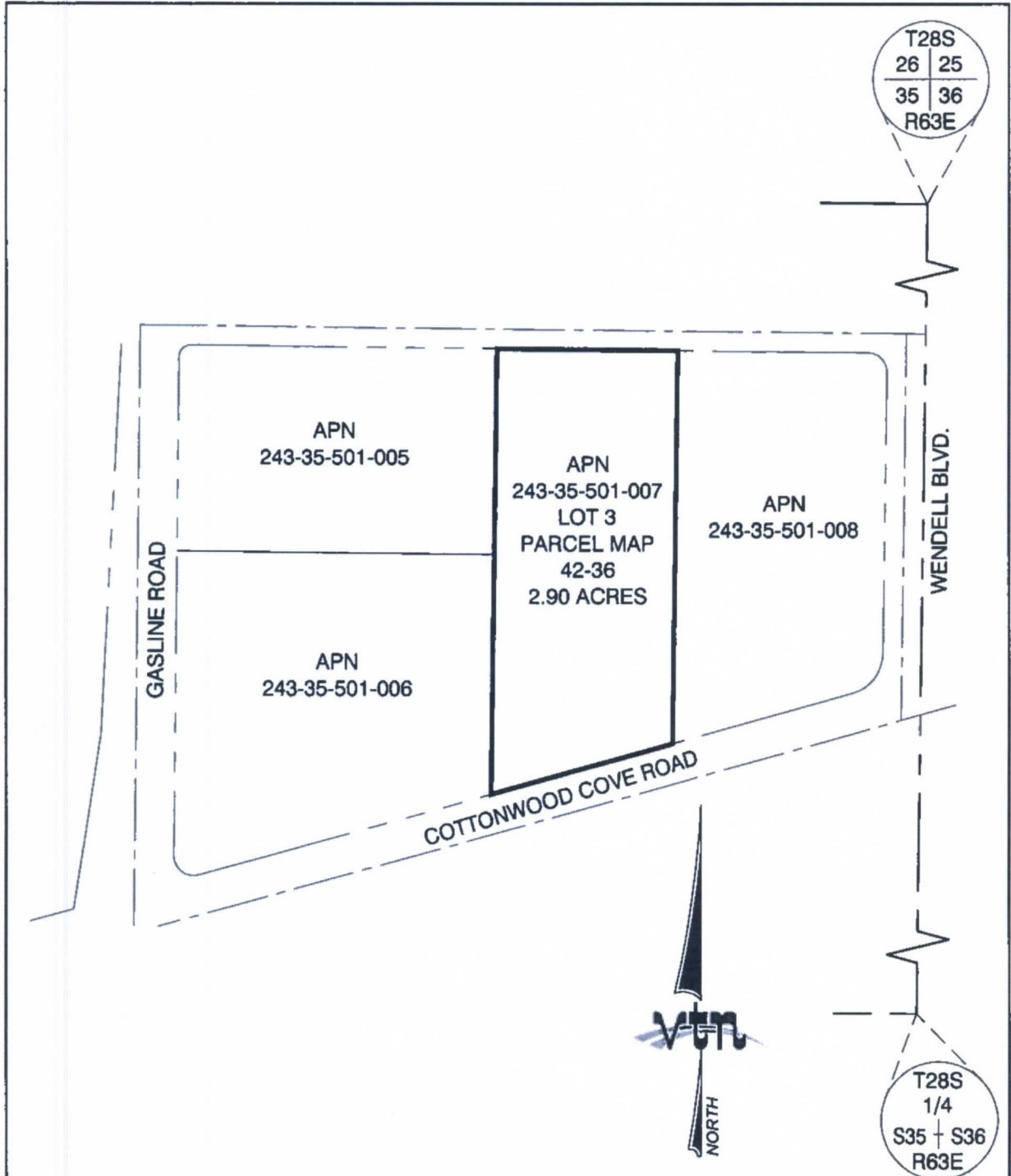


**LEGAL DESCRIPTION  
BOUNDARY  
APN: 243-35-501-007**

BEING ALL OF LOT 3 OF THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN FILE 42 OF PARCEL MAPS, AT PAGE 36, LOCATED WITHIN THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 63 EAST, M.D.M., CLARK COUNTY, NEVADA.


CONTAINING 2.90 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

G:\8282\Legals\8282 BNDY03.DOC  
G:\8282\Legals\8282 LEGALS.dwg(BNDY03)



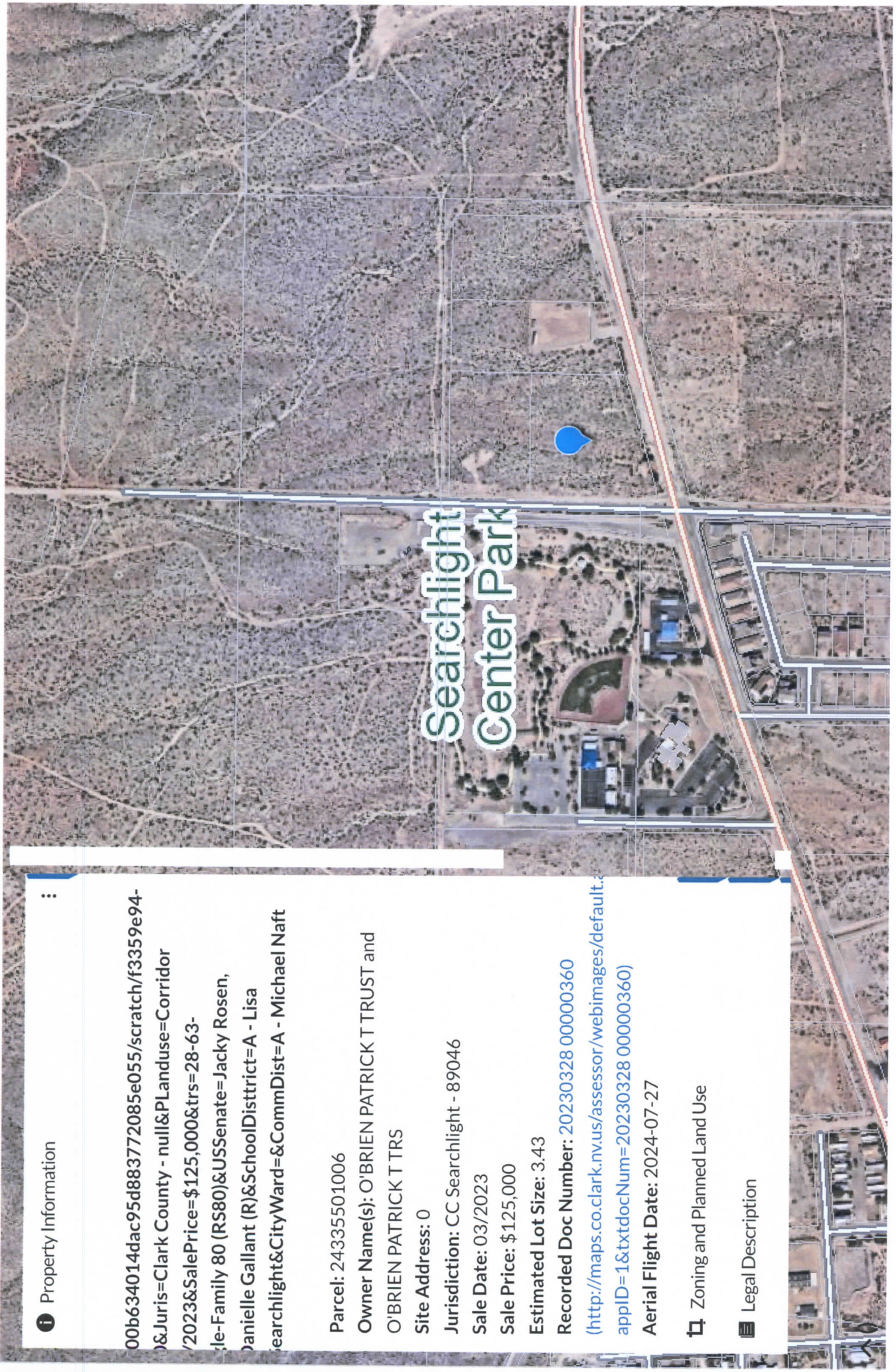
G:\8282\Legals\8282 BNDY03.DOC

G:\8282\Legals\8282 LEGALS.dwg

 2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NV 89146-5148	<b>EXHIBIT TO ACCOMPANY          LEGAL DESCRIPTION</b>	SCALE	HORZ. 1"=200'	
			VERT. N/A	
		W.O. NO.	8282	
		DRAWN BY:	WLB	
		DATE:	MAY 2024	
<b>BOUNDARY LEGAL FOR          APN 243-35-501-007</b>		SHEET <b>2</b> OF 2		



Current Tool: Select Property  
 Coords in State Plane ft. ▼  
 X: 860248 Y: 26509219  
 Flight Date: Most Current Flight  
 Current View: Default  
 1: 2,000



**i** Property Information

00b634014dac95d883772085e055/scratch/f3359e94-  
 &Juris=Clark County - null&PLanduse=Corridor  
 /2023&SalePrice=\$125,000&trs=28-63-  
 le-Family 80 (RS80)&USSenate=Jacky Rosen,  
 Danielle Gallant (R)&SchoolDistrict=A - Lisa  
 Searchlight&CityWard=&CommDist=A - Michael Naft

Parcel: 24335501006

Owner Name(s): O'BRIEN PATRICK T TRUST and  
 O'BRIEN PATRICK T TRS

Site Address: 0

Jurisdiction: CC Searchlight - 89046

Sale Date: 03/2023

Sale Price: \$125,000

Estimated Lot Size: 3.43

Recorded Doc Number: 20230328 00000360

(<http://maps.co.clark.nv.us/assessor/webimages/default.aspx?appID=1&txtDocNum=20230328 00000360>)

Aerial Flight Date: 2024-07-27

Zoning and Planned Land Use

Legal Description