

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

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
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:** Searchlight - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PATRICK O'BRIEN

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