

03/20/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0888-SCOTT MARK HAROLD:

APPEAL USE PERMIT for accessory structures on 1.6 acres in an R-U (Rural Open Land) Zone.

Generally located on the north side of State Highway 164 and approximately 1,800 feet west of US Hwy 95 within Searchlight. MN/tpd/ng (For possible action)

RELATED INFORMATION:

APN:

243-34-201-007

USE PERMIT:

Allow accessory structures prior to the principal structure as required per Table 30.44-1.

LAND USE PLAN:

SOUTH COUNTY (SEARCHLIGHT) - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.6
- Project Type: Accessory structures
- Number of Stories: 1
- Square Feet: 108 (water tank)/160 (storage container)
- Building Height (feet): 12 (water tank)/6 (fence)/8 (storage container)

Site Plans

The submitted plans depict a triangular lot with access off State Highway 164. There is a proposed fence that will be constructed along the entire boundary of APN 243-34-201-007. There is an existing water tank on the north side of the parcel and a storage container on the south side of the parcel. The water tank and the storage container are separated by 65 feet . The container is approximately 40 feet from the south property line, along State Highway 164.

Landscaping

There is no landscaping proposed or required for this request.

Elevations

The pictures depict an existing water tank on the site that is 12 feet in height, and an existing storage container that is 8 feet in height. Also, there is a proposed fence that will be 6 feet in height. The fence will be constructed of 48 inch woven field fencing with wooden posts that will be buried 2 feet 5 inches in the ground.

Applicant's Justification

The applicant has a water tank on the property to keep the dust down while work is being performed. Also, this will act as a water supply if a fire occurs on site. The storage container is used to keep tools and equipment secured. The applicant would like to place a mobile home on the site in the future. However, this is not financially feasible at the moment.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Corridor Mixed-Use	R-U	Undeveloped
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-U	Manufactured home park

Clark County Public Response Office (CCPRO)

CE23-07676 is an active case for building without permits.

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

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.

Staff does not believe that this request will affect the surrounding area in a negative manner. The parcel is located in a rural area where it is important to have water storage. In the event of a fire, it will be beneficial to have a means to suppress the flames. Due to the remoteness of this location, it will be beneficial to have a storage container on site. This will allow the applicant to leave their equipment at the location without having to haul it to the parcel when a home is actually placed on APN 242-34-201-007. It is for these facts that staff can support the use permit request.

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.

PLANNING COMMISSION ACTION: February 20, 2024 – APPROVED – Vote: Unanimous

Comprehensive Planning

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications 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; 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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Searchlight - denial.

APPROVALS:

PROTESTS:

APPEAL: This item has been appealed by a neighbor who states the Town Board recommended denial and that the application will be a financial detriment to home values in the neighborhood.

APPLICANT: MARK HAROLD SCOTT

CONTACT: MARK SCOTT, 3536 DONNER AVE., MOJAVE, CA 93501