

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0243-CHURCH SEARCHLIGHT COMMUNITY:

ZONE CHANGE to reclassify 4.8 acres from an RS80 (Residential Single-Family 80) Zone, an H-2 (General Highway Frontage) Zone, and a CG (Commercial General) Zone to a CG (Commercial General) Zone.

Generally located west of US Highway 95 and north of State Route 164 within Searchlight (description on file). MN/rk (For possible action)

RELATED INFORMATION:

APN:

243-34-501-024

PROPOSED LAND USE PLAN:

SOUTH COUNTY (SEARCHLIGHT) - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 815 N. US Highway 95 South
- Site Acreage: 4.8
- Existing Land Use: Place of worship

Applicant's Justification

The parcel is currently split zoned between three different zone districts: H-2 (General Highway Frontage District), RS80 (Residential Single-Family 80), and CG (Commercial General). According to the applicant they would like to make the zoning one uniform zoning district and allow for a communication utility building, the applicant is requesting to rezone the entire parcel to Commercial General. The subject parcel is currently used as a church, which would be better supported with a zoning designation of Commercial General. Lastly, there is existing infrastructure and roadway networks to support the zone change and the use is not expected to increase demand for these systems.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0162-86	Use permit for an expansion of a place of worship	Approved by PC	June 1986
UC-0195-81	Use permit for a place of worship	Approved by BCC	November 1981

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Open Lands, Public Use & Ranch Estates Neighborhood (up to 2 du/ac)	H-2 & RS80	Undeveloped
South	Corridor Mixed-Use & Ranch Estates Neighborhood (up to 2 du/ac) &	CG & RS80	Undeveloped
East	Open Lands, Outlying Neighborhood & Corridor Mixed-Use	H-2 & CG	Undeveloped

Related Applications

Application Number	Request
PA-26-700019	A plan amendment from Public Use (PU) to Neighborhood Commercial (NC) is a companion item on this agenda.
WS-26-0244	A waiver of development standards and design review for communication utility building 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 applicant is proposing a zone boundary amendment to Commercial General (CG). Staff finds H-2 is no longer a valid zoning district under the new Title 30, effective January 1, 2024, and RS80 is no longer appropriate for the property. The adjacent parcels to the south and east are already zoned for commercial uses and the proposed rezone will contribute to Goal NW-2 which promotes adapting infrastructure and service levels by location, feasibility and demand. Additionally, the site is located along US 95 and therefore, the proposed rezone will adhere to Policy 5.5.1 of the Master Plan which encourages designating and supporting the development of industrial and commercial uses in areas that are proximate to major air, rail, and highway facilities. For these reasons, staff finds the request for the Commercial General (CG) zoning district is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 22, 2026 at 9:00 a.m., unless otherwise announced.

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)

- No comment.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MIDDLE MILE INFRASTRUCTURE, LLC

CONTACT: SAM DAVIS, LTS MANAGED TECHNICAL SERVICES, 14400 THE LAKES BLVD, BLDG C, STE 100, PFLUGERVILLE, TX 78660