

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) Zone, an H-2 (General Highway Frontage) Zone, and an RS80 (Residential Single-Family 80) Zone 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)

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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**

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

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
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**

<b>Application Number</b>	<b>Request</b>
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:** Searchlight - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MOHAVE 145 LLC

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