

06/16/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700019-CHURCH SEARCHLIGHT COMMUNITY:

PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Neighborhood commercial (NC) on 4.8 acres.

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

RELATED INFORMATION:

APN:

243-34-501-024

EXISTING LAND USE PLAN:

SOUTH COUNTY (SEARCHLIGHT) - PUBLIC USE

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 applicant is proposing an amendment to Neighborhood Commercial (NC) land use designation. The current land use designation of Public Use does not support the proposed land use, whereas Neighborhood Commercial will better support associated conforming zone change, as well as applicable goals and policies. The subject parcel is currently used as a church, which would be better supported with a land use designation of Neighborhood Commercial for a place of worship. Furthermore, the subject parcel is located on US Highway 95 which has a large concentration of Corridor Mixed Use land use designations nearby. In amending the subject parcel's land use designation to Neighborhood Commercial, will help further support the planned commercial uses along this segment of the highway.

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

Prior Land Use Requests

Application Number	Request	Action	Date
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
ZC-26-0243	A zone change from RS80, H-2, and CG to CG 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 ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Public Use (PU) to Neighborhood Commercial (NC). Intended primary land uses in the proposed Neighborhood Commercial (NC) land use category include a mix of retail, restaurants, offices, service commercial, and other professional services. Supporting land uses include public uses such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Neighborhood Commercial (NC) land use category appropriate for this location. There are properties planned Corridor Mixed-Use located directly south and east of this site near the intersection of US 95 and State Route 164. Staff believes the US 95 corridor is an ideal location for the proposed land use amendment. Furthermore, the proposed amendment to Neighborhood Commercial (NC) meets Policy 1.6 of the Master Plan which encourages the viability and livability of Clark County's outlying communities, taking into consideration each outlying community's area characteristics. As such, staff can support this request.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. 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 adopted, 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.

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MIDDLE MILE INFRASTRUCTURE, LLC

CONTACT: SAM DAVIS, LTS MANAGED TECHNICAL SERVICES, 14400 THE LAKES BOULEVARD, BUILDING C, SUITE 100, PFLUGERVILLE, TX 78660

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE SEARCHLIGHT LAND USE PLAN MAP OF
THE
CLARK COUNTY MASTER PLAN**

WHEREAS, pursuant to NRS 278, the Clark County Planning Commission adopted the Clark County Master Plan on November 16, 2021, and forwarded a copy to the Clark County Board of Commissioners for their consideration; and

WHEREAS, pursuant to NRS 278, the Clark County Board of County Commissioners adopted the Clark County Master Plan on November 17, 2021; and

WHEREAS, the Clark County Planning Commission (hereafter referred to as the Planning Commission) is charged with the preparation and adoption of a long-term master plan for the physical development of all unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, from time to time the Clark County Master Plan may need to be amended to facilitate local land use patterns; and

WHEREAS, on June 16, 2026, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does adopt and amend the Searchlight Land Use Plan Map by:

PA-26-700019 - Amending the Searchlight Land Use Plan Map of the Clark County Master Plan on APN 243-34-501-024 from Public Use (PU) to Neighborhood Commercial (NC) on 4.8 acres. Generally located west of US Highway 95 and north of State Route 164.

PASSED, APPROVED, AND ADOPTED this 16th day of June, 2026.

CLARK COUNTY PLANNING COMMISSION

By: _____
EDWARD FRASIER III, CHAIR

ATTEST:

JENNIFER AMMERMAN
EXECUTIVE SECRETARY