

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0244-CHURCH SEARCHLIGHT COMMUNITY:

WAIVER OF DEVELOPMENT STANDARDS to eliminate buffering and screening requirements.

DESIGN REVIEW for communication utility buildings and associated equipment on a 0.23 acre portion of 4.80 acres in a CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:

243-34-501-024 ptn

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Eliminate buffering and screening along the west property line where an 8 foot high decorative screen wall and a 15 foot wide landscape strip consisting of a double row of evergreen trees planted offset is required per Section 30.04.02C.
- b. Eliminate buffering and screening along the south property line where an 8 foot high decorative screen wall and a 15 foot wide landscape strip consisting of a double row of evergreen trees planted offset is required per Section 30.04.02C.

LAND USE PLAN:

SOUTH COUNTY (INSERT LOCATION) - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 815 N. US Highway 95 South
- Site Acreage: 0.23 (portion)/4.80 (overall)
- Project Type: Communication utility buildings
- Building Height (feet): 14
- Square Feet: 864 (Communication utility buildings, each)

Site Plan

The site plan depicts the proposed development of a communication utility building compound, which is located on the west side of US Highway 95 right-of-way behind the existing place of worship. The overall site is 4.80 acres with 0.92 acres identified as easement area, while the subject portion is approximately 0.23 acres. The plan shows a 10,157 square foot fenced area located within the property that contains a proposed communications utility building, proposed

emergency backup generator, and associated equipment, with chain-link fencing and a 16 foot wide access drive providing internal access to the fenced area. The site includes a 20 foot wide utility easement and a 20 foot wide access easement along the eastern portion of the property, and the structure is set back approximately 107 feet from the west property line, 240 feet from the north property line, and 149 feet from the south property line. Existing buildings on adjacent parcels, including the Searchlight Community Church, are identified for reference.

Landscaping

No landscaping is proposed with this request.

Elevations

The elevations show the proposed communications utility buildings will be approximately 14 feet tall and constructed of painted metal with a painted, pitched, metal roof. The east and west facades will contain power switch panels and air conditioning units covered with metal mesh panels. The south facades will have a single access door with conduit entry panels with the north facades containing 2 access doors on each side of the building.

Floor Plans

The floor plans show the interior of the buildings will contain 864 square feet of space divided between an area housing servers and transfer modules, and an electrical control room.

Applicant's Justification

The applicant states that the request supports a design review and waiver of development standards for a utility compound containing two prefabricated fiber optic in-line amplifying equipment shelters, two emergency generators, and associated support equipment within a fenced area in rural south Clark County off US-95. The applicant indicates the shelters operate continuously without public access, generate minimal traffic, and are accessed only by technicians on an infrequent basis. The applicant states the facility supports long-haul fiber optic communications for a private data center network, and that the site was selected based on required spacing between in-line amplifier locations along the route. The applicant adds that the proposed use conforms to applicable ordinances and requests waivers of buffering and screening requirements due to the rural setting and limited existing vegetation, noting that existing trees near US-95 provide screening.

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	Open Lands	H-2 & RS80	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Open Lands & Corridor Mixed-Use	H-2, RS80, & CG	Undeveloped
South	Corridor Mixed-Use & Ranch Estate Neighborhood (up to 2 du/ac)	RS80 & CG	Undeveloped
West	Open Lands & Ranch Estate Neighborhood (up to 2 du/ac)	H-2 & RS80	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.
ZC-26-0243	A zone change from RS80, H-2, and CG to CG is a companion item on this agenda.

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

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Given the rural nature of the surrounding area and the fact the surrounding area has generally maintained its rural desert landscaping, staff finds the placement of buffer and screening landscaping would be out of place for the area. While staff does not generally support reductions to required landscaping, given the lack of residential development to the west of US Highway 95 and the difficulty of maintaining non-native desert landscaping for this area, staff finds the site will be well served by the maintenance of the native desert vegetation. Additionally, the area being disturbed on the site is relatively small and should not have a significant impact on the surrounding area. For these reasons, staff can support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or

undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the design of the proposed communication utility building compound is consistent with similar facilities located in other parts of Clark County. The proposed structures are relatively small in relation to the overall site and are set back significantly from all property lines. The site plan shows that the existing place of worship building, located between the subject site and US-95, provides screening of the proposed structures from the right-of-way, and that the place of worship is surrounded by existing landscaping that further limits visibility from US-95. If painted in a neutral desert hue, the buildings should generally blend into the surrounding area, and the pitched roof design provides additional visual relief. Wire and conduit activity is directed away from areas visible from the street, and HVAC equipment is screened. While no new landscaping is proposed, staff finds that maintaining and restoring the existing natural desert landscaping is appropriate for the site. Staff further finds the project supports Policy 5.5.2 of the Master Plan, which encourages the expansion of infrastructure, broadband access, and other technological enhancements that support the expansion of businesses throughout Clark County. For these reasons, staff can support this request.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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: June 16, 2026 – APPROVED – Vote: Unanimous
Absent: Kirk, Kilarski

Comprehensive Planning

- Structures to be painted with neutral, desert toned colors;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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.

Public Works - Development Review

- Drainage study and compliance.

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: 3

PROTESTS: 6

APPLICANT: MIDDLE MILE INFRASTRUCTURE, LLC

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