

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-25-400062 (UC-21-0657)-RENEGADES MINES PARTNERS, LLC:

USE PERMIT SECOND APPLICATION FOR REVIEW for a heliport.

WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening.

DESIGN REVIEWS for the following: 1) heliport; and 2) final grading plan for a hillside development on 10.67 acres in an RS80 (Residential Single-Family 80) Zone.

Generally located east of US Highway 95 and north of Cottonwood Cove Road within Searchlight. MN/nai/cv (For possible action)

RELATED INFORMATION:

APN:

243-24-000-021

WAIVER OF DEVELOPMENT STANDARDS:

Waive landscaping and screening to less intense uses where landscaping and screening is required per Table 30.64-2 and Figure 30.64-11.

LAND USE PLAN:

SOUTH COUNTY (SEARCHLIGHT) - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.67
- Project Type: Private heliport
- Square Feet: 4,100 (landing pad)

Site Plans

The approved plans show the site is in a remote area with little development. The heliport is located on the northwestern portion of the site and covers an area of approximately 4,100 square feet. This site is in an area with slopes that exceed 12% which makes this a hillside development. Minimal grading is necessary to level the pad site for helicopter landings and is within the site disturbance allowed within hillside areas. Access to the site is from a private road that connects this area with US Highway 95 approximately 1.4 miles to the west. There is an existing manufactured home on the property and other existing accessory buildings and structures that are used for storage. No new buildings were proposed or required with the original application.

Landscaping

The requirements for landscaping and screening to the residential uses adjacent to this site were waived with the original approval of this application. There is natural vegetation on the site which will be maintained, and no additional landscaping will be provided.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for AR-23-400023 (UC-21-0657):

Comprehensive Planning

- 2 year review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, 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 and application for review; and that 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.

Listed below are the approved conditions for UC-21-0657:

Current Planning

- 1 year to review as a public hearing;
- The proposed heliport is for private use only and not to be used for any commercial activities.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, 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 and application for review; 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; and that this application must commence within 2 years of approval date or it will expire.

Department of Aviation

- Applicant may be required to file Federal Aviation Administration (FAA) Form 7480-1, "Notice of Landing Area Proposal" with the FAA, per 14 CFR Part 157;
- Applicant must comply with all heliport planning report requirements described in Table 30.44-1 "Heliport" of the Code.
- Applicant is advised that all helicopter noise complaints and inquiries regarding operations from this facility will be forwarded to the operator of this heliport.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

Applicant's Justification

The applicant explains that all aspects of the private helipad project have been successfully completed and meet required standards. The helipad has hosted 12 successful landings from August 2023 until March 2025 without any disturbances nor incidents.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-23-400023 (UC-21-0657)	First extension of time for a heliport with waivers of development standards for landscaping and screening and design review for final grading for a hillside development	Approved by BCC	May 2023
UC-21-0657	Heliport with waivers of development standards for landscaping and screening and design review for final grading for a hillside development	Approved by BCC	February 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Open Lands	RS80	Undeveloped

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 review was required for UC-21-0657. The applicant has demonstrated compliance with the condition.

The heliport had 12 successful landings from August 2023 until March 2025. There have been no concerns reported to the Public Response Office since the original use permit was approved. Therefore, staff can support this request with the removal of the time limit. If issues related to this application arise, the application may be brought before the Board of County Commissioners for a revocation hearing.

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:

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Searchlight - approval.

APPROVALS:

PROTEST:

APPLICANT: RENEGADES MINES PARTNERS

CONTACT: RENEGADES MINES PARTNERS LLC, 3111 VALLEY VIEW BOULEVARD,
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