

07/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0390-DHINV COTTONWOOD APARTMENTS LP:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for proposed carports in conjunction with an existing multi-family residential development on 1.71 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located north of Surprise Street and east of Nevada Street within Searchlight. MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

243-35-310-035

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setback for proposed carports to 6 feet where 20 feet is required per Section 30.02.09 (a 70% reduction).

LAND USE PLAN:

SOUTH COUNTY (SEARCHLIGHT) - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 350 East Surprise Street
- Site Acreage: 1.71
- Project Type: Carports
- Building Height (feet): 12 (proposed carports)
- Square Feet: 1,152 and 1,008 (proposed carports)
- Parking Required/Provided: 30/30

Site Plan

The site plan depicts an existing 24 unit multi-family residential development on 1.71 acres in Searchlight. The property has 4 residential structures with 6 units in each building, and a community building in the middle of the property. The property is surrounded by Surprise Street on the south, Encinitas Street on the north, Montana Street on the east, and Nevada Street on the west. The property has 2 access driveways from Surprise Street on the south and Encinitas Street on the north. Each driveway is flanked by 15 parking spaces adjacent to the streets and sidewalks. There are 8 parking spaces on one side and 7 parking spaces on the other side of each driveway entrance. The applicant is proposing to construct carports over all parking spaces on the property. The carports along the front of the property at Surprise Street are subject to a front

setback of 20 feet and are the subject of the waiver request to construct the carports 6 feet from the leading edge to the property line and approximately 11 feet from the support beams to the property line.

Landscaping

Landscaping is not a part of this request.

Elevations

The elevations depict a 12 foot high carport with single column support beams and a sloped metal roof deck that drains towards the front property line. The metal carports will be painted to match the existing buildings.

Floor Plans

The 7 vehicle carports will be 1,008 square feet in area on the west side of the Surprise Street driveway, and the 8 vehicle carport will be 1,152 square feet on the east side of the Surprise Street driveway.

Applicant's Justification

The applicant states the carports are needed to provide shade for employee and resident vehicles. The carports will be constructed over the parking spaces adjacent to Encinitas Street and will meet the required 5 foot rear yard setback in the RM18 Zone. The subject of this waiver request is to build carports 6 feet from the front property line where 20 feet is required by Title 30. The extreme heat in Searchlight creates the need for covered parking on this property.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0681-92	Request for 24 parking spaces where 30 parking spaces are required	Denied by BCC	November 1992
WC-0047-92 (ZC-0092-92)	Waive full off-sites and streetlights condition	Approved by BCC	October 1992
ZC-0092-92	Reclassified the site from R-T (Mobile Home Residential) to R-3 (Multiple Family Residential), parking reduction, side yard setbacks	Approved by BCC	June 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2	Single-family residential

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

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.

Clark County Master Plan Policy SO-1.2 encourages development in Searchlight that reflects the existing mining character, including architectural features and scale. The proposed carport setback will be consistent with the surrounding area and will not be detrimental to the community character of Searchlight. Staff supports the waiver request.

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

- 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: THOMAS TODDDAWSON

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