

05/17/23 BCC AGENDA SHEET

HELIPORT
(TITLE 30)

US 95/COTTONWOOD COVE RD
(SEARCHLIGHT)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-23-400023 (UC-21-0657)-RENEGADES MINES PARTNERS, LLC:

HOLDOVER USE PERMIT FIRST 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 10.7 acres in an R-U (Rural Open Land) Zone.

Generally located 1.4 miles east of US Highway 95 and 1.7 miles north of Cottonwood Cove Road within Searchlight. MN/jgh/ja (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: 10.7
- Project Type: Private heliport
- Square Feet: 4,100 (landing pad)

Site Plan

The previous approval indicates the site is in a remote area with little development. The proposed 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. Beside the landing pad for the heliport, 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 for this application.

Landscaping

A heliport is a special use. The adjacent properties are undeveloped but planned Open-Land (open space/grazing/vacant land; residential up to 1 du/10 ac). Per Section 30.08 Definitions, this would be considered as a residential use. Per Table 30.64-2, special uses when adjacent to a residential use require landscaping per Figure 30.64-11. 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 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 indicates that the existing heliport has been used for private use only. The existing heliport has been reviewed by the Federal Aviation Administration (FAA), which indicated they have no objection. Since issuance of the use permit, the helipad has hosted 5 landings.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0657	Heliport with a waiver for landscaping and design review for a grading plan for a Hillside Development	Approved by BCC	February 2022

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Open Land (Open Space/Grazing/Vacant Land; Residential up to 1 du/10 ac)	R-U	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

The applicant indicates the heliport has only been used for private use and since the original approval, has had 5 successful landings. In addition, there have been no reported concerns by the Clark County Code Enforcement Office; therefore, staff can support this 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

- Until February 2, 2024 to 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.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

COUNTY COMMISSION ACTION: May 3, 2023 – HELD – To 05/17/23 – per the applicant.

APPLICANT: RENEGADES MINES PARTNERS LLC

CONTACT: RENEGADES MINES PARTNERS LLC, 3430 POLARIS AVE, LAS VEGAS, NV 89102