



Searchlight Town Advisory Board

Searchlight Community Center

200 Michael Wendell Way

Searchlight, NV 89046

October 14, 2026

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Kathleen Hickman at (702) 298-0828.
 - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/SearchlightTAB>

Board/Council Members: James Allen, Chairperson
Nattaly Jeter, Vice Chairperson
Kayla McInnis
Kyle Myers

Secretary: Kathleen Hickman, (702) 298-0828, and kathleen.hickman@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Mark Moskowitz, (702) 298-0828, (702) 455-6173, and mark.moskowitz@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board / Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- III. Approval of Minutes for August 12, 2026. (For possible action)

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

IV. Approval of the Agenda for October 14, 2026, and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

1. Receive a report and updates from the South County Liaison Mark Moskowitz on the Vision Screening held in September and the upcoming annual Searchlight Animal Vaccination Clinic scheduled for Saturday November 7 and any other updates from Clark County. (For discussion only)
2. Present proclamations to Lee Lanier, Eleazar Mora, and Arthur Richmond in recognition of their participation in the ZAP! 18 Public Art Series in Searchlight and their dedication to enriching the community through public art. (For discussion only)
3. Receive a report from Metro Police regarding activity and statistics during the past month and other areas of crime concerns. (For discussion only)
4. Receive a report from Sgt. Tim Waller with Nevada Highway Patrol regarding activity and statistics during the last month and other public safety concerns. (For discussion only)
5. Receive a report from Melissa Vandruff with Justice Court regarding statistics and other activities during the past month. (For discussion only)
6. Receive a report from Principal Tracy Echeverria with the Searchlight school system regarding the status of programs and upcoming activities. (For discussion only)
7. Receive a report from Las Vegas Valley Water District regarding the status of the water system. (For discussion only)
8. Receive a report from Clark County Water Reclamation District regarding the status of the wastewater system and water usage. (For discussion only)
9. Receive a report from Tyler Young, Searchlight Library regarding current and upcoming programs. (For discussion only)
10. Receive a report from Bronson Leon Parks & Recreation regarding the status of programs and upcoming activities. (For discussion only)
11. Receive a report from Kyle Myers regarding current road conditions and Public Works concerns. (For discussion only)
12. Receive a report from Judy Bundorff with Friends of Avi Kwa Ame National Monument to discuss upcoming programs and events. (For discussion only)
13. Take public input and finalize requests for the next fiscal year budget. (For possible action)
14. Announcement: Applications are available until November 14, 2026, for appointment by the Clark County Board of County Commissioners to serve on the Searchlight Town Advisory Board for a two-year term beginning January 2027. <https://boards.clarkcountynv.gov/active-recruitments> (For discussion only)

VI. Planning and Zoning:

1. **TA-26-0567:**

TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. md (For possible action) To PC 10/20/26

2. **TA-26-0591:**

TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action) To PC 11/03/26

VII. General Business: None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: Due to observing Veterans Day on November 11th, the meeting is moved to Tuesday, November 10, 2026 at 6:00 pm.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
INSERT PRINCIPAL OFFICE OF PUBLIC BODY.

<https://notice.nv.gov>



Searchlight Town Advisory Board

August 12, 2026

MINUTES

Board Members: James Allen – Chair – Present
Nattaly Jeter - Vice Chair – Present
Kayla McInnis – Present
Donna Moore – Excused
Kyle Myers – Present

Secretary: Kathleen Hickman, (702) 298-0828, kathleen.hickman@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway,
6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Mark Moskowitz, (702) 298-0828, (702) 455-6173, mark.moskowitz@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway,
6th Floor, Las Vegas, Nevada 89155

- I. Call to Order by James Allen at 6:00 pm, The Pledge of Allegiance led by James Allen. Roll Call.
- II. Public Comment: None
- III. Approval of Minutes for July 15, 2026, and July 29, 2026. (For possible action)
Moved by: Kyle Myers
Action: Approved as written
Vote: 4-0
- IV. Approval of the Agenda for August 12, 2026, and Hold, Combine, or Delete any Items. (For possible action)
Moved by: Kyle Myers
Action: Approved
Vote: 4-0
- V. Informational Items
 1. Receive a report and updates from the South County Liaison Mark Moskowitz regarding the Back to School event that was held in Searchlight, and any other updates from Clark County. (For discussion only)

BOARD OF COUNTY COMMISSIONERS
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KEVIN SCHILLER, County Manager

Mr. Moskowitz thanked the Searchlight community for coming out on Friday, August 7, for the Back-to-School Health & Wellness Fair. More than 60 people attended, and a variety of valuable resources were provided to community members. The dental screening was also a success.

On Friday, September 11, from 8:00 a.m. to 12:00 p.m., the Vision Van will be at the Searchlight Community Center. The Vision Van provides free eye exams and glasses and is open to the public.

We also have extra backpacks available for students who may need one. Please contact our office if your student needs a backpack.

With students back in school, everyone is reminded to stay aware, slow down, and help keep our students safe.

We are currently working with The Animal Foundation to plan the next vaccination clinic for October. The date will be confirmed and shared at next month's meeting.

2. Receive a report from Metro Police regarding activity and statistics during the past month and other areas of crime concerns. (For discussion only)

Report by Officer Roundy.

Calls for Service - Searchlight

July - 2026: 42

July - 2025: 26

Change from Last Year: 61.54%

Traffic Citations: 7

DUI's: 0

Battery DV Arrests: Adults: 0

Bookings: Adult Arrests: 2

3. Receive a report from Sgt. Tim Waller with Nevada Highway Patrol regarding activity and statistics during the last month and other public safety concerns. (For discussion only)

Traffic Stops: 430

Citations: 323

Crashes: 11

Fatal Crash: 0

Arrests: 2

DUI: 1

Contacts: 583; Motor assist, abandoned vehicles, pedestrians, etc.

4. Receive a report from Melissa Vandruff with the Justice Court regarding statistics and other activities during the past month. (For discussion only)

Civil Citation Juvenile: 2

Civil Citation: 139

Probable Cause: 4

TPO: 2

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KEVIN SCHILLER, County Manager

Traffic Citation Juvenile: 1
Traffic or Misdemeanor Citation: 45
Total: 193

5. Receive a report from Las Vegas Valley Water District regarding the status of the water system. (For discussion only)

Report by Aaron Gamble.

Water Usage: Water use for July 2026 was 5.06 MG compared to 5.4 MG in July 2025.

System Conditions: System is stable with no leaks or breaks to report.

Customer Care staff are continuing to reach out to customers about potential on-site leaks, and Rural System Operators are looking for anything that could indicate a leak in residents' properties and in the system. We had a reduction of property leaks since last month. Reminder if you have an irrigation system, please do not water on Sundays.

6. Receive a report from Will Smith with Clark County Water Reclamation District regarding the status of the wastewater system and water usage. (For discussion only)

Report by Nattaly Jeter.

Statistics: July 2026 – treated an average of 44 Thousand Gallons per day.

July 2025 - treated an average of 42 Thousand Gallons per day.

Difference of June 2026-2025

- Flow – Increase of 2,000 gallons per day from last year at this time.

Sewer Service Complaints: No sewer service complaints for the month of July.

Call Before You Dig: 0 C.B.Y.D. Searchlight ticket(s) received for July 2026.

7. Receive a report from Kelly Lehr, Clark County 4-H Camp Alamo Coordinator regarding the status of programs and upcoming activities. (For discussion only)

We had 10 students attend a Teen Leadership camp in July at Camp Alamo - my new office. I am the Camp Alamo Coordinator. I was pleased to see kids from Laughlin and Searchlight made possible by Justice of the Peace Gino Briscoe & the Laughlin American Legion. They enjoyed water slides, karaoke, rock climbing and archery between classes on Adulting 101, creating personal goals through vision boards, budgeting, and public speaking.

I also wanted to check on the shade structure that we've been eagerly anticipating, and on our newest Bingocize instructor (Michele), as well as our master gardeners. In October we have a Healthy Aging & Living camp in Alamo and grandparents' camp in September. Our August Healthy Aging and Living newsletters are in the back. My old position for Lecturer II for Southern Clark County should be posted next month if you know any candidates of interest.

Camp Alamo flyers are in the back. The 72 acres is open for wedding rentals, family reunions, day camps, and retreats. We have an open house on Aug. 13th from 4pm-7pm.

8. Receive a report from Tyler Young, Searchlight Library regarding current and upcoming programs. (For discussion only)

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No report. Contact the Library for dates and times of the classes and events. (702) 297-1442

9. Receive a report from Bronson Leon with Parks & Recreation regarding the status of programs and upcoming activities. (For discussion only)

Searchlight 7 Programs, 88 visits Cal Nev Ari – Open Rec, 50 visits

We have a new Air Hockey and Ping Pong Table at our Youth Center

4H after school programming and help will start Thursday 3:30pm-4:30pm August 20th

Youth Center is open T-W-Th from 3pm-5pm

Kids Night Out on September 24th at the Community Center partnering with Library & 4-H for event.

10. Receive a report from Kyle Myers regarding current road conditions and Public Works concerns. (For discussion only).

Four streetlights are out and we are awaiting repairs. Brush was cleared on the new sidewalk on Cottonwood Cove Road. Commissioner Naft's Office to coordinate with Public Works for a streetsweeper to clear streets of debris in Searchlight after the rains.

11. Review previous fiscal year budget requests and take public input regarding requests for the next fiscal year budget. (For discussion only)

After discussion the board will review and get feedback from the community about things needed in the community.

VI. Planning and Zoning: None

VII. General Business: None

VIII. Public Comment:

Judge Jeter met with people from West Care that have good resources and a Mat Mobile which is a medication assisted treatment program that services people with addiction problems

Angelina Biondi with West Care has been called to Searchlight 6 times since Oct. 2025 to provide aid with issues such as domestic violence, mental health and senior crisis. Cards and brochures in the back.

Leo Magrdichian VP of Operations for West Care which began in 1973. We have a Mat Mobile which has a counselor, community health worker, and an RN providing care for all qualifying individuals.

Judy Bundorf on Friday Aug. 28th we have our Night Hike in Avi Kwa Ame National Monument. Sept. 5th at 9am a tour of the Ranch House at Walking Box Ranch and then watch The Great Depletion a film about our water. On Aug. 8th we had 65 people attend the Astronomy Campout and enjoyed presentations, telescope viewing, the campfire and s'mores. Thank you to all who participated.

Denise Daniels Fanning welcomed herself and announced that she is a candidate for Assembly District 23 and was happy to attend the meeting and learn more about Searchlight and get to know the community and issues.

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KEVIN SCHILLER, County Manager

IX. Next Meeting Date: September 9, 2026

X. Adjournment: 6:43 pm

These minutes are in draft form and will be formally approved at the September 9, 2026, meeting. Any corrections to these minutes will be reflected in the meeting minutes of September 9, 2026.

To listen to the audio recording of the Searchlight Town Advisory Board go to:

<https://clarkcountynv.gov/SearchlightTAB>

DRAFT

BOARD OF COUNTY COMMISSIONERS
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KEVIN SCHILLER, County Manager

ATTACHMENT A
SEARCHLIGHT TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 6:00 P.M., OCTOBER 14, 2026

10/20/26 PC

1. **TA-26-0567-:**
TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. md (For possible action)

11/03/26 PC

2. **TA-26-0591-:**
TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action)

10/20/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TA-26-0567-BSR 6276, LLC ET. AL.:

TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md
(For possible action)

RELATED INFORMATION:

BACKGROUND:

Project Description

Section 30.04.10.A.2 within the Non-Essential Water Features in Title 30 currently reads:

This section 30.04.10 shall not apply to the following uses:

- i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
- ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
- iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
- iv. A body of water which stores water used in a mining reclamation project.
- v. Non-essential water features deemed to be a hazard to air navigation are prohibited.

The applicant is proposing that this section of code be amended to read:

- i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
- ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
- iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
- iv. A body of water which stores water used in a mining reclamation project.
- v. Non-essential water features deemed to be a hazard to air navigation are prohibited.
- vi. **A body of water, served from standalone private water rights, within 1,000 feet of a National Conservation Area, intended for fire suppression and life safety purposes as agreed upon with a State or Federal Agency.**

The applicant states the proposed text amendment satisfies the applicable standards for approval because it: (1) promotes the public health, safety, and welfare of Clark County residents; (2) is consistent with the goals and policies of the Master Plan; (3) does not conflict with other provisions of the Code; (4) addresses a significant community safety need by enhancing wildfire suppression capabilities; and (5) responds to changing conditions in the area, including the occurrence of multiple recent wildfires.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

According to the Clark County, Nevada Multi-Jurisdictional Hazard Mitigation Plan (2024), Clark County and its participating jurisdictions, which includes the Clark County Unincorporated area, and Tribal areas of the Las Vegas Paiute Tribe and the Moapa Band of Paiutes/Moapa River Indian Reservation, experienced 760 weeks of consecutive drought in 2018 to present. The range and magnitude were between "slightly dry" and "extremely dry," making it vulnerable to drought conditions now and in the future. A drought could pose a risk to critical facilities and/or infrastructure in Clark County and its participating jurisdictions.

The intent of this request is to allow water features for the storage of water to be used for fire suppression as agreed upon with a State or Federal agency. As proposed, there is no indication of how these water features would be designed, the capacity of these water features, or other potential uses for the stored water. The proliferation of non-essential water features will place an additional burden on the existing water supply. Furthermore, this request may encourage additional non-essential water features within residential and nonresidential development.

The sustainable management of Southern Nevada's water resources are critical to the continued vitality of the region. Goal 3.3 of the Master Plan aims to maintain and protect the quality, supply, and reliability of Clark County's water resources for current and future residents. Policy 3.3.2 encourages water conservation by utilizing the SNWA Joint Water Conservation Plan to ensure conservation opportunities are optimized and reinforced. Title 30 permits water features enclosed within a climate-controlled structure to prevent evaporation. The proposed text amendment conflicts with and does not comply with the Multi-Jurisdictional Hazard Mitigation Plan or Master Plan; therefore, staff recommends denial.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 18, 2026 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BSR 6276 LLC

CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE. 650, LAS VEGAS, NV 89135



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): TA-26-0567

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Searchlight TAB 6:00 pm

Date: Click to enter a date. 09/30/26

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: Click to enter a date. 10/20/26 Time: 7:00 PM

PM Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 11/18/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____
ASSESSOR PARCEL #(s): 174-02-011-002 to -020 and 174-02-095-003
PROPERTY ADDRESS/ CROSS STREETS: Bonnie Springs Road

DETAILED SUMMARY PROJECT DESCRIPTION

Text Amendment

PROPERTY OWNER INFORMATION

NAME: BSR 6276, LLC
ADDRESS: 6415 S. Tenaya Way, #105
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: _____ CELL: _____

APPLICANT INFORMATION (information must match online application)

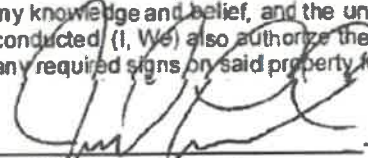
NAME: BSR 6276, LLC
ADDRESS: 6415 S. Tenaya Way, #105
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: _____ CELL: _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Bob Gronauer - Kaempfer Crowell
ADDRESS: 1980 Festival Plaza Drive, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-792-7000 CELL: _____ ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


Property Owner (Signature)*

Joel Lamb
Property Owner (Print)

1/5/26
Date



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 174-02 011-001

PROPERTY ADDRESS/ CROSS STREETS: Bonnie Springs Road

DETAILED SUMMARY PROJECT DESCRIPTION

Text Amendment

PROPERTY OWNER INFORMATION

NAME: Alan L. Molasky Trustee of the Alan L. Molasky 2005 Irrevocable Trust

ADDRESS: 6021 South Fort Apache Rd, Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: BSR 6276, LLC

ADDRESS: 6415 S Tenaya Way #105

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Liz Olson

ADDRESS: 1980 Festival Plaza Drive Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 7027927085 CELL _____ ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Alan L. Molasky
Property Owner (Signature)*

Alan L. Molasky
Property Owner (Print)

4/7/20
Date

August 25, 2026

VIA HAND DELIVERY

Mr. Jason Allswang
CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, NV 89155

Re: Justification Letter – Text Amendment

Dear Jason:

This firm represents BSR6276, LLC (the “Applicant”) in the above referenced matter. The Applicant is requesting a text amendment as it relates to the property, more specifically described as Assessor’s Parcel Numbers 174-02-011-001 through 013 and 174-02-095-003 (the “Property”).

As you know, the Applicant has entered into an Agreement with the Nevada Division of Forestry (“NDF”) to provide a water reservoir intended for fire suppression and life safety purposes on the Property. The reservoir will serve as a critical resource for mitigating future wildfire risks in the surrounding area and will promote the health, safety, and general welfare of Clark County, consistent with Section 30.06.04.C.1 of the Unified Development Code. To facilitate this public safety initiative, the Applicant requests an amendment to Section 30.04.10.A.2 to add the following amendment in red:

2. This §30.04.10 shall not apply to the following uses:

- i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
- ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
- iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
- iv. A body of water which stores water used in a mining reclamation project.
- v. Non-essential water features deemed to be a hazard to air navigation are prohibited.
- vi. A body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency.

The proposed text amendment satisfies the applicable standards for approval because it: (1) promotes the public health, safety, and welfare of Clark County residents; (2) is consistent with the goals and policies of the Master Plan; (3) does not conflict with other provisions of the Code; (4) addresses a significant community safety need by enhancing wildfire suppression capabilities; and (5) responds to changing conditions in the area, including the occurrence of multiple recent wildfires.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Bob J. Gronauer



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: TA-26-0591

Property Owner or Subdivision Name: N/A

Public Hearing: Yes ☒ No ☐

Staff Report already created: Yes ☐ No ☒

Delete this application from the: TAB/CAC PC BCC

Add this application to the: TAB/CAC *See Rural and Urban TAB/CAC dates below* PC
BCC

Change(s) to be made:

☐ Held no date specific

☐ Withdrawn

☒ No change to meeting(s) All currently scheduled Rural and Urban TAB/CACs: 10/14/26

Enterprise; 10/28/26 Mountain Springs; 10/29/26 Mt. Charleston; 10/13/26 Paradise; 10/29/26

Bunkerville; 10/13/26 Goodsprings; 10/15/26 Indian Springs; 10/13/26 Laughlin; 10/13/26 Lone

Mountain; 10/27/26 Upper and Lower Kyle Canyon; 10/27/26 Moapa; 10/14/26 Moapa Valley → ↘

☐ Amend Write-up

11-3-26 PC; 12-2-26 BCC

☐ Renotify

☐ Make a public hearing (Radius:)

☐ Rescheduling

☐ Other:

☐ Additional fees – \$AMOUNT OF ADDITIONAL FEES:

☐ Refund

☐ 80%

☐ 100% (please include justification for full refund below)

AMOUNT OF REFUND\$:

Reason for Change: Adding to the various Rural and Urban TAB/CACs as follows: 10/28/26
Red Rock; 10/13/26 Sandy Valley; 10/14/26 Searchlight; 10/13/26 Spring Valley; 10/15/26 Sunrise
Manor; 10/15/26 Whitney; and 10/13/26 Winchester.

Change initiated by: MND Date: 9/10/26

Change authorized by: AL MG Date: 9/10/26

Change processed by: [Signature] Date: 9-10-26

Distribution e-mail sent by: [Signature] Date: 9-10-26

Diane

Verified Scarcelli Date: 2026.09.16

Digitally signed by Diane
Scarcelli
Date: 2026.09.16
15:04:44 -07'00

Rev. 08/2024

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): _____ N/A _____

Town Board(s): _____ All TAB/CACs Rural and Urban _____

Verified by: _____ Date: _____

Rev. 08/2024

11/03/26 PC AGENDA SHEET

BANQUET FACILITY (TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST **TA-26-0591-:**

TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action)

RELATED INFORMATION:

BACKGROUND:

Project Description

Table 30.03-1 (Summary Table of Allowed Uses) within Title 30 currently reads:

Civic and Institutional Uses						
Group Assembly						
	CG	CC	CU	CR	IP	IL
Banquet Facility	S	C	C	C	S	S

C=Permitted with conditions

S=Special Use

Section 30.03.05.A.1 currently reads:

Banquet Facility

Zoning District	CG	CC	CU	CR	IP	IL
	S	C	C	C	S	S

i. Location and Access

- Shall be accessed from an arterial or collector street.
- A facility shall not be located within 200 feet of areas subject to §30.04.06, *Residential Adjacency* unless separated by an arterial or collector street.

The applicant is proposing that this table and section of code be amended to read:

Table 30.03-1 (Summary Table of Allowed Uses):

Civic and Institutional Uses									
Group Assembly									
	RS80	RS40	RS20	CG	CC	CU	CR	IP	IL
Banquet Facility	S	S	S	S	C	C	C	S	S

C=Permitted with conditions

S=Special Use

Section 30.03.05.A.1:

Zoning District	RS80	RS40	RS20	CG	CC	CU	CR	IP	IL
	S	S	S	S	C	C	C	S	S

i. Location and Access

- (a) Shall be accessed from an arterial or collector street.
- (b) A facility shall not be located within 200 feet of areas subject to §30.04.06, *Residential Adjacency* unless separated by an arterial or collector street.
- (c) In the RS20, RS40 and RS80 zoning districts, the property shall be a minimum of 5 acres. This condition shall not be waived.

Applicant's Justification

The applicant states the proposed text amendment serves the general prosperity, health, safety, and/or welfare of the entire County. As proposed, only properties meeting the minimum size requirement of 5 acres in the RS20, RS40, and RS80 zoning districts would be permitted to apply for a banquet facility. Further, the approval of a banquet facility for properties in RS20, RS40 and RS80 zoning district would be through a special use permit, which allows the determination on a case-by-case basis whether a proposed banquet facility is compatible with the surrounding area. The proposed text amendment is necessary to address a demonstrated community need. Clark County is home to a wide variety of wedding, event and celebration venues. This text amendment would provide an option for another type of banquet facility to host weddings, events and celebrations. Additional banquet facilities on larger properties will offer more choices to both residents and visitors alike.

The proposed text amendment is necessary to respond to substantial changes in conditions and/or policy. A banquet facility is currently allowed in certain zoning districts. However, it is a category that naturally lends itself to being permitted in the RS20, RS40 and RS80 zoning districts that meet the proposed minimum size requirements. This amendment may serve to assist in the preservation of larger tracts of land with well established, mature landscaping, particularly in areas that are developing or are slated for development in the future. It may also help to preserve existing properties that want to redevelop as a banquet use but maintain the character of the property.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A banquet facility, as currently stated within Title 30, is classified within the land use category of Civic and Institutional Uses and the sub-category of Group Assembly. More specifically, this

sub-category includes buildings, structures, or facilities that provide a service to the public. A special use permit is currently required for a banquet facility within the CG (Commercial General), IP (Industrial Park), and IL (Industrial Light) zoning districts. A banquet facility is classified as a conditional use within the CC (Commercial Core), CU (Commercial Urban) and CR (Commercial Resort) zoning districts. Title 30 currently prohibits banquet facilities in all other zoning districts. The applicant is proposing to allow special use permits to be requested for banquet facilities within the RS80, RS40, or RS20 zoning districts subject to 3 conditions, of which the minimum site acreage cannot be waived or varied. The intent of requiring a special use permit to evaluate these types of facilities is threefold. First, the proposed use shall be in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30. Secondly, the proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare. Third, the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

There are multiple Group Assembly uses within Title 30 that require approval of a special use permit within the RS80, RS40, and RS20 zoning districts prior to operation such as daycare facilities, funeral homes, museums, and places of worship. Furthermore, a commercial use such as recreational or entertainment facility also requires approval of a special use permit within the RS80, RS40, and RS20 zoning districts. Although the intent of these residential zoning districts is to accommodate low-density, single-family residential development and agricultural uses, staff finds the conditions associated with the proposed text amendment should provide appropriate assurances to mitigate any impact on surrounding properties with a less intense use. Therefore, staff recommends approval.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 2, 2026 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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:
PROTESTS:

APPLICANT: LAS VEGAS RACQUET CLUB, INC.

CONTACT: ELIZABETH SOROKAC, REISMAN SOROKAC, 8965 S. EASTERN
AVENUE, SUITE 382, LAS VEGAS, NV 89123

DRAFT



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): TA-26-0591

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Searchlight TAB 6:00 pm

Date: Click to enter a date. 10/14/26

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: Click to enter a date. 11/03/26 Time: 7:00 PM

PM Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 12/02/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 177-20-107-001, 177-20-107-002 and 177-20-103-009

PROPERTY ADDRESS/ CROSS STREETS: 3333 Raven Ave., Las Vegas, NV 89139/Raven Ave. & Polaris Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Text amendment to allow a banquet facility in RS20, RS40 and RS80.

PROPERTY OWNER INFORMATION

NAME: Kelli Van Dette, Co-Trustee of the "Miller Family Trust" originally dated February 17, 1999, as amended, et al.

ADDRESS: 3444 W. Mardon Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: (702) 469-1878 CELL (702) 469-1878

APPLICANT INFORMATION (information must match online application)

NAME: Las Vegas Racquet Club Inc

ADDRESS: 3333 Raven Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: (702) 469-1878

CELL (702) 469-1878

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Elizabeth M. Sorokac, Esq.

ADDRESS: 8965 S. Eastern Ave., Suite 382

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: (702) 727-6258

CELL (702) 245-5075

ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)*

Kelli Van Dette

Property Owner (Print)

09 / 01 / 2026

Date



Elizabeth M. Sorokac, Esq.

Email: esorokac@rsnvlaw.com

8965 South Eastern Avenue, Suite 382

Las Vegas, Nevada 89123

Phone: (702) 727-6258

Cell: (702) 245-5075

Fax: (702) 446-6756

September 1, 2026

Via email: jad@clarkcountynv.gov

Jennifer Ammerman

Deputy Director

Clark County Comprehensive Planning

500 South Grand Central Parkway

Las Vegas, Nevada 89155

***Re: Southwest corner of Dean Martin Drive and Raven Avenue
("Property")
Text Amendment ("Applications")
Justification Letter***

Dear Ms. Ammerman:

This office represents the Miller Family Trust ("Applicant")—the owner of the Property. The Property consists of two parcels (APN 177-201-07-001 and 177-201-07-002) with two addresses 3333 Raven Avenue, Las Vegas, Nevada 89139 (-001 parcel) and 9001 Dean Martin Drive, Las Vegas, Nevada 89139 (-002 parcel). The Property is currently planned Ranch Estate Neighborhood (RN) and zoned Residential Single-Family 20 (RS-20).

The Property is a total of 8.11 acres and is adjacent to dedicated right-of-way on all four sides. The east boundary of the Property is adjacent to Dean Martin Drive – a collector street. The north boundary of the Property is adjacent to Raven Avenue. The west boundary of the Property is adjacent to Polaris Avenue. The south boundary of the Property is adjacent to Agate Avenue.

The Applicant proposes an amendment to Title 30 that would permit a banquet facility in RS20, RS40 and RS80 with a special use permit and subject to certain non-waivable conditions.

The proposed text amendment may benefit the Property by permitting the filing of an application for a banquet facility. The proposed text amendment to Title 30.03.05(1) is included below.

30.03.05 Civic and Institutional Uses

1. Banquet Facility

Zoning District	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2	RM1B	RM32	RM50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
													S	C	C	C	S	S				

Amend the use table for banquet facility to include an "S" for the RS20, RS40 and RS80 zoning district.

i. Location and Access

- (a) Shall be accessed from an arterial or collector street.
- (b) A facility shall not be located within 200 feet of areas subject to §30.04.06, Residential Adjacency unless separated by an arterial or collector street. This condition may be waived in RS20, RS40 and RS80 zoning districts.
- (c) in the RS20, RS40 and RS80 zoning districts, the property shall be a minimum of 5 acres. This condition shall not be waivable.

Amend the Summary Table of Allowed Uses to allow a banquet facility in the RS20, RS40 and RS80 zoning categories by including an "S" for those zoning districts. A banquet facility in these zoning districts would be subject to the additional conditions in Title 30.03.05(1).

Text Amendment Criteria

The proposed text amendment serves the general prosperity, health, safety, and/or welfare of the entire County. As proposed, only properties meeting the minimum size requirement of 5 acres in the RS20, RS40, and RS80 zoning districts would be permitted to apply for a banquet facility. Further, the approval of a banquet facility for properties in RS20, RS40 and RS80 zoning district would be through a special use permit, which allows the determination on a case-by-case basis whether a proposed banquet facility is compatible with the surrounding area.

The proposed text amendment is consistent with the Master Plan and other County plans. It would promote Master Plan Core Value 1 for unique communities, neighborhoods and lifestyles and Master Plan Core Value 5 for a diverse and resilient economy. It would also promote Enterprise Planning Area's plan Goal 6 to facilitate orderly, incremental growth in Enterprise.



Jennifer Ammerman
September 1, 2026
Page 3

The proposed amendment to permit banquet facilities in the RS20, RS40 and RS80 zoning districts does not conflict with other subsections of this Title or other Chapters in the Clark County Code. It will provide a zoning approval for the banquet facility use that is determined on a case-by-case basis pursuant to a special use permit. It is not a blanket, by right permitted use, so there should not be an issue with applications proposed in different types of residentially zoned areas. It gives the Planning Commission or the Board the discretion it needs to ensure that a proposed banquet facility in the RS20, RS40 and RS80 zoning districts is appropriate for a particular area.

The proposed text amendment is necessary to address a demonstrated community need. Clark County is home to a wide variety of wedding, event and celebration venues. This text amendment would provide an option for another type of banquet facility to host weddings, events and celebrations. Additional banquet facilities on larger properties will offer more choices to both residents and visitors alike.

The proposed text amendment is necessary to respond to substantial changes in conditions and/or policy. A banquet facility is currently allowed in certain zoning districts. However, it is a category that naturally lends itself to being permitted in the RS20, RS40 and RS80 zoning districts that meet the proposed minimum size requirements. This amendment may serve to assist in the preservation of larger tracts of land with well established, mature landscaping, particularly in areas that are developing or are slated for development in the future. It may also help to preserve existing properties that want to redevelop as a banquet use but maintain the character of the property.

The Applicant respectfully requests the approval of the proposed text amendment. I can be reached at esorokac@rsnvlaw.com, (702) 727-6258 (office) or (702) 245-5075 (cell) to discuss the text amendment further.

Very Truly Yours,

REISMAN·SOROKAC

A handwritten signature in black ink that reads "Elizabeth M. Sorokac". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Elizabeth M. Sorokac, Esq.

cc Mark Donohue (via email: mdonohue@clarkcountynv.gov)
Zoning (via email: zoning@clarkcountynv.gov)