



Searchlight Town Advisory Board

Searchlight Community Center

200 Michael Wendell Way

Searchlight, NV 89046

July 29, 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 - Chair
Nattaly Jeter – Vice Chair
Kayla McInnis
Donna Moore
Kyle Myers

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, 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 Agenda for July 29, 2026. (For possible action)

IV. Informational Items:

1. Receive a report and updates from the South County Liaison Mark Moskowitz on current events and any updates from Clark County. (For discussion only)

V. Planning and Zoning:

1. **PA-26-700027-TURNBULL, LLC:**

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) and Open Lands (OL) to Business Employment (BE) on a 20.32 acre portion of 37.18 acres. Generally located east of US Highway 95 and north and south of Lake Mojave Drive within Searchlight. (For possible action) To PC 8/18/26

2. **ZC-26-0356-TURNBULL, LLC:**

ZONE CHANGE to reclassify 34.32 acres from an RS80 (Residential Single-Family 80) Zone and an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located east of US Highway 95 and north and south of Lake Mojave Drive within Searchlight (description on file). (For possible action) To PC 8/18/26

3. **TM-26-500094-TURNBULL, LLC:**

TENTATIVE MAP consisting of 1 industrial lot on 37.18 acres in an IP (Industrial Park) Zone. Generally located east of US Highway 95 and north and south of Lake Mojave Drive within Searchlight. (For possible action) To PC 8/18/26

VI. General Business: None

VII. 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.

VIII. Next Meeting Date: August 12, 2026

IX. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Searchlight Community Center, 200 Michael Wendell Way, Searchlight, NV 89046

<https://notice.nv.gov>

**ATTACHMENT A
SEARCHLIGHT TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 6:00 P.M., JULY 29, 2026**

08/18/26 PC

1. **PA-26-700027-TURNBULL, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) and Open Lands (OL) to Business Employment (BE) on a 20.32 acre portion of 37.18 acres. Generally located east of US Highway 95 and north and south of Lake Mojave Drive within Searchlight. MN/rk (For possible action)
2. **ZC-26-0356-TURNBULL, LLC:**
ZONE CHANGE to reclassify 34.32 acres from an RS80 (Residential Single-Family 80) Zone and an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located east of US Highway 95 and north and south of Lake Mojave Drive within Searchlight (description on file). MN/rk (For possible action)
3. **TM-26-500094-TURNBULL, LLC:**
TENTATIVE MAP consisting of 1 industrial lot on 37.18 acres in an IP (Industrial Park) Zone. Generally located east of US Highway 95 and north and south of Lake Mojave Drive within Searchlight. MN/mh/cv (For possible action)

08/18/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700027-TURNBULL, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) and Open Lands (OL) to Business Employment (BE) on a 20.32 acre portion of 37.18 acres.

Generally located east of US Highway 95 and north and south of Lake Mojave Drive within Searchlight. MN/rk (For possible action)

RELATED INFORMATION:

APN:

250-02-710-001 through 250-02-710-031; 250-02-710-032 ptn. & 250-02-710-057

EXISTING LAND USE PLAN:

SOUTH COUNTY (SEARCHLIGHT) - OPEN LANDS & RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

PROPOSED LAND USE PLAN:

SOUTH COUNTY (SEARCHLIGHT) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 1485 Silver Wings Street (multiple addresses)
- Site Acreage: 20.32 acre portion of a 37.18 total acre site
- Existing Land Use: Airstrip/undeveloped land

Applicant's Justification

The applicant indicates the prior owner of these properties never fully developed the site and the airstrip fell into disrepair. Under the current owner, the goal is to create a working airstrip that meets aviation safety standards. Approval of the plan amendment would allow for the site to be fully developed into a useable airstrip. It would expand aviation infrastructure to assist in alleviating the strain on existing commercial airports. It would also assist with being able to reduce the number of recreational air sport business at the Jean airstrip by providing them with a viable alternative. Lastly, the increase in visitors and businesses at the airstrip creates the potential for future economic development in the Searchlight vicinity.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-25-0850	Vacation and abandonment of a drainage easement	Approved by PC	February 2026
TM-500046-09	Tentative map for 32 single-family residential lots and 24 industrial lots (aircraft hangars)	Approved by PC	July 2009
ET-400104-09 (WS-0316-07)	Extension of time for industrial properties to access local residential streets - expired	Approved by PC	June 2009
ET-400016-08 (NZC-1776-04)	Extension of time for zone change, waiver of development standard, and design review to allow aircraft hangars in conjunction with an industrial subdivision	Approved by BCC	March 2008
TM-500092-07	Tentative map for 32 single-family residential lots and 24 industrial lots (aircraft hangars) - expired	Approved by PC	May 2007
WS-0316-07	Waiver of development standard for industrial properties to access local residential streets - expired	Approved by PC	May 2007
ET-400082-07 (VS-0582-05)	Extension of time for a vacation and abandonment of a road easement	Approved by PC	May 2007
VS-0582-05	Vacation and abandonment of a road easement	Approved by PC	June 2005
TM-500717-04	Tentative map for 31 single-family residential lots and future industrial subdivision - expired		
NZC-1776-04	Zone change, waiver of development standard, and design review to allow aircraft hangars in conjunction with an industrial subdivision	Approved by BCC	February 2005
UC-1126-94	Use permit for 35 lot single family planned unit development, variances and design review - expired	Approved by PC	August 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Open Lands	H-2 & RS80	Undeveloped
South	Business Employment & Open Lands	IP, H-2 & RS80	Undeveloped
East	Business Employment & Open Lands	RS80	Airstrip & undeveloped
West	Open Lands	H-2	Undeveloped

Related Applications

Application Number	Request
ZC-26-0356	A zone change from RS20 and RS80 to IP is a companion item on this agenda.

Related Applications

Application Number	Request
TM-26-500094	A tentative map for a one lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Ranch Estate Neighborhood (RN) and Open Lands (OL to Business Employment (BE). Intended primary land uses in the proposed Business Employment (BE) land use category include office, distribution centers, warehouse/flex space, technology, and light industry. Supporting land uses include small scale commercial services, such as restaurants, athletic clubs, service-commercial, and other similar uses.

Staff finds the request for the Business Employment (BE) land use category appropriate for this location. There are several properties planned for light industrial uses located directly across highway to the west and the request is also consistent with the existing airstrip which already has the Business Employment (BE) designation. The request meets Policy 1.6.3 for local economic development in outlying communities. The Business Employment (BE) designation will allow for the site to be a working airstrip which has the potential to bring additional economic opportunities to Searchlight to serve the needs of travelers and businesses that will use the airstrip. Furthermore, the Master Plan states that industrial uses should be concentrated near airports, major transportation corridors, and railroads. As such, staff can support this request.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 16, 2026 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

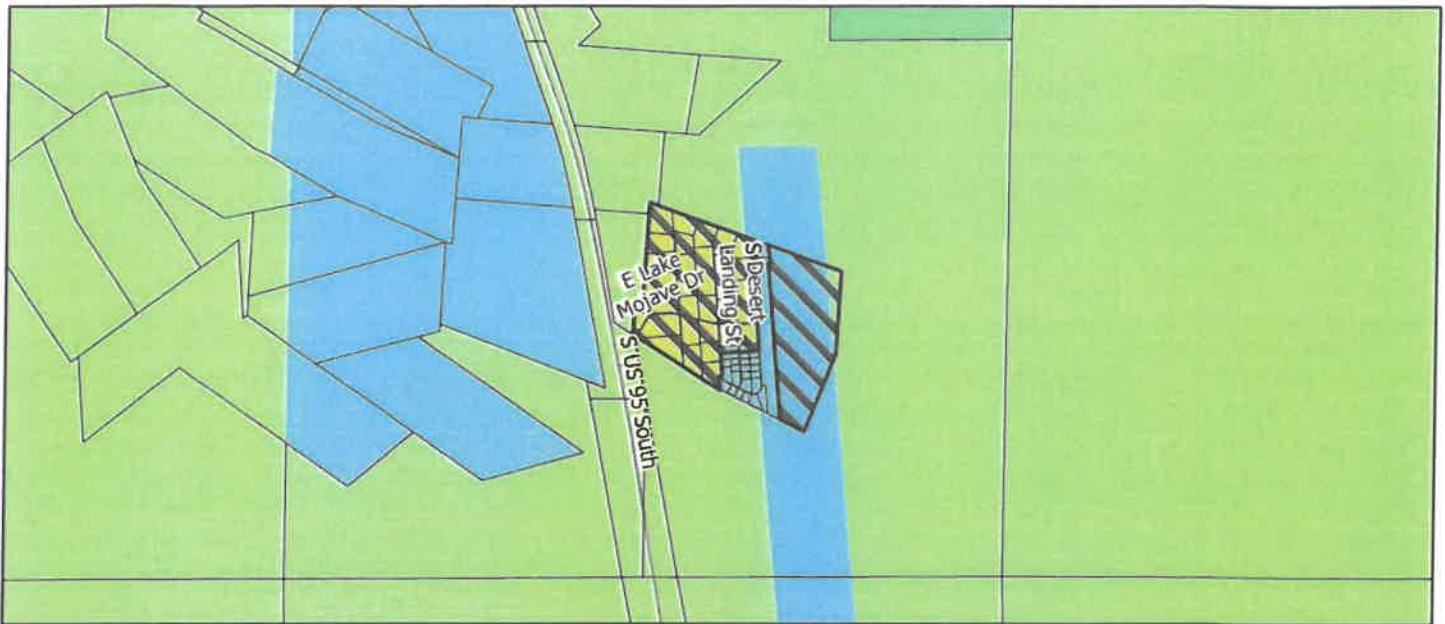
PROTEST:

APPLICANT: TURNBULL, LLC

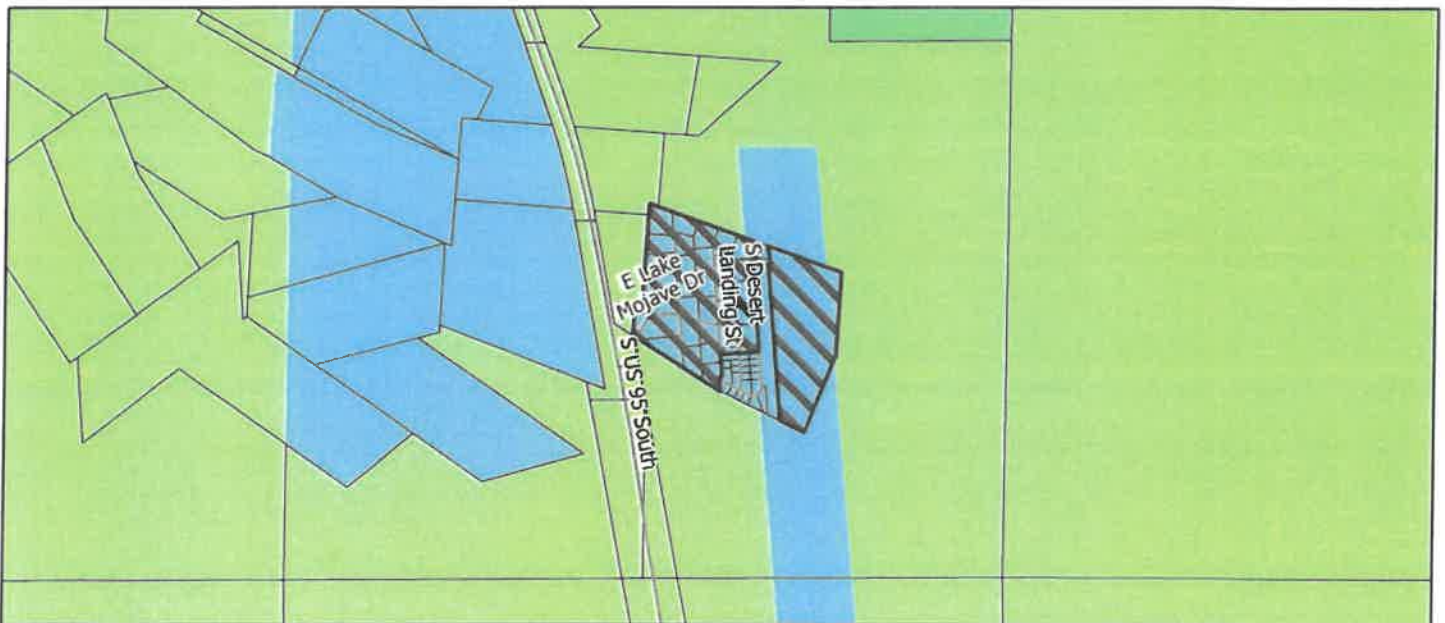
CONTACT: G. C. GARCIA, INC. C/O MELISSA EURE, 1055 WHITNEY RANCH DRIVE,
SUITE 210, HENDERSON, NV 89014

Planned Land Use Amendment PA-26-700027

DRAFT



Current



Requested

- Requested Area To Change
- Planning Areas

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Suburban Estate Neighborhood (SN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

**South County
Clark County, Nevada**

Note: Categories denoted in the legend may not apply to the presented area.



May 14, 2026

Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Justification for Master Plan Amendment- Searchlight Airpark
APNs: 250-02-710-001 thru -031 & 250-02-710-057, and a portion of 250-02-710-032

Dear Jennifer:

On behalf of our client, Turnbull LLC, please accept the attached application for a Master Plan Amendment from the existing Ranch Estates Neighborhood (RN) on 250-02-710-001 thru -031 & 250-02-710-057 and Open Lands (OL) on a portion of 250-02-710-032 to the proposed Business Employment (BE). The total project site currently consists of a total of fifty-nine parcels totaling approximately 37.18 acres and is located off US 95 and Lake Mojave Dr.

Approximately 16.86 acres on the east and south portion of the property already have a land use designation of BE. The remaining 20.32 acres of the site have a land use designation of RN and Open Lands (OL), on a small piece located at the northeast corner of the property. The properties to the north and south are designated a mix of BE and Open Lands (OL). The property to the east is also designated OL. The property to the west is OL and across the highway is BE. The abutting property to the south, east and nearly all of the north is BLM land. Except for the existing airstrip, all the abutting properties are undeveloped.

The original approvals for this site in 2004 (NZC-1776-04) and 2009 (TM-0046-09) were for an Airpark that would allow for residential lots where individuals could fly privately owned planes to park in a hangar that would have an attached home. The owner never fully developed the site and the airstrip fell into disrepair. Under the current owner, the goal is to create a working airstrip that meets aviation safety standards. This would allow for the redevelopment of the airstrip, which would add to the aviation infrastructure in southern Nevada.

The current request is only for a plan amendment; zone change and tentative map. No vertical development is proposed with these applications.

MASTER PLAN AMENDMENT

Request to amend the Master Plan from Ranch Estates Neighborhood (RN) and Open Lands (OL) to Business Employment (BE). Per the adopted Master Plan when considering a major amendment, the Commission and Board shall evaluate proposed Master Plan amendments based on whether and the extent to which they will serve the general prosperity, health, safety, and/or welfare of the County.

Per the Master Plan, the Business Employment (BE) designation supports opportunities for different types of intensities of office, industrial, manufacturing and warehouse/distribution, as well as supporting commercial. One of the characteristics of this land use designation is that it is concentrated near airports, major transportation corridors and railroads. The existing airstrip on the project site that also extends north and south on the abutting BLM property already has this designation. The Plan Amendment would align with the existing BE on the airstrip. This would allow for the accompanying zone change so that the portion of the site that was approved as an airpark can be graded and paved to provide an area for planes to park between flights while keeping the potential for hangars in the future.



A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014

Once the site is a fully working airstrip it would assist with alleviating the private air traffic at the commercial airports and the Jean airstrip, which is important given the continued growth of sports entertainment in Southern Nevada. Furthermore, the private airstrip will also further the goals for future aviation infrastructure in southern Nevada.

The amendment specifically meets the intent of the following County Policies:

Policy 1.6.3 Economic Opportunity-Supports opportunities for local economic development in outlying communities. The BE designation will allow for the site to be a working airstrip which has the potential to bring additional economic opportunities and jobs to Searchlight to serve the needs of travelers and businesses that will use the airstrip.

Policy 5.1.3 Economic Base- The growth of sports entertainment and other emerging sectors in Southern Nevada have increased travel and tourism the need for additional space for air traffic. The urban growth around the existing commercial airports has limited their expansion, creating the need for additional aviation facilities to bring in visitors, especially during large sporting events like F1, Superbowl etc.

Policy 5.2.2- SNSA & 5.2.3- Future Aviation Facilities- These policies support continued work with other local, state and federal agencies toward the development of the SNSA and long-term planning for future aviation facilities and infrastructure. The airstrip, while privately owned, will be part of the aviation infrastructure that is needed to meet the growing need for air transportation services. It will also provide a location for recreational air sports to address the overcapacity of such businesses at the Jean airstrip.

Policy 5.5.1 Designated Employment Areas- The proposed project would expand the employment designation allowing the site to be developed in a consistent manner that would support it being able to function as an employment area.

Policy 6.1.6 Infill, Redevelopment and Adaptive Reuse- The proposed site is only partially developed and the existing airstrip in need of repair. The amendment would allow for full development of the site that would also assist with the much-needed expansion of aviation infrastructure in southern Nevada.

SUMMARY JUSTIFICATION:

The proposed Master Plan amendment from Ranch Estates Neighborhood (RN) and Open Lands (OL) to Business Employment (BE) is consistent with the existing airstrip and the portion of the site which already has the BE designation. The amendment would allow for the site to be fully developed into a useable airstrip. It would expand aviation infrastructure to assist in alleviating the strain on existing commercial airports. It would also assist with being able to reduce the number of recreational air sport business at the Jean airstrip by providing them with a viable alternative. The increase in visitors and businesses at the air strip creates the potential for future economic development in the Searchlight vicinity. The amendment would be in keeping with the intent, goals and policies of the Master Plan and would not cause a detriment to the public health, safety or welfare. We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,


Melissa Eure
President

08/18/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0356-TURNBULL, LLC:

ZONE CHANGE to reclassify 34.32 acres from an RS80 (Residential Single-Family 80) Zone and an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

Generally located east of US Highway 95 and north and south of Lake Mojave Drive within Searchlight (description on file). MN/rk (For possible action)

RELATED INFORMATION:

APN:

250-02-710-001 through 250-02-710-032; 250-02-710-057 through 250-02-710-059

LAND USE PLAN:

SOUTH COUNTY (SEARCHLIGHT) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 1485 Silver Wings Street (multiple addresses)
- Site Acreage: 34.32 acres
- Existing Land Use: Airstrip/undeveloped land

Applicant's Justification

The proposed zone change from RS20 (Residential Single-Family 20) and RS80 (Residential Single-Family 80) to IP (Industrial Park) is consistent with the existing airstrip and with the proposed and existing Business Employment land use in the immediate area. The zone boundary amendment would allow for the site to later be fully developed into a working airstrip that meets aviation safety standards. Lastly, it would expand aviation infrastructure to assist in alleviating the strain on existing airports in Southern Nevada.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-25-0850	Vacation and abandonment of a drainage easement	Approved by PC	February 2026
TM-500046-09	Tentative map for 32 single-family residential lots and 24 industrial lots (aircraft hangers)	Approved by PC	July 2009
ET-400104-09 (WS-0316-07)	Extension of time for industrial properties to access local residential streets - expired	Approved by PC	June 2009

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400016-08 (NZC-1776-04)	Extension of time for zone change, waiver of development standard, and design review to allow aircraft hangars in conjunction with an industrial subdivision	Approved by BCC	March 2008
TM-500092-07	Tentative map for 32 single-family residential lots and 24 industrial lots (aircraft hangars) - expired	Approved by PC	May 2007
WS-0316-07	Waiver of development standard for industrial properties to access local residential streets - expired	Approved by PC	May 2007
ET-400082-07 (VS-0582-05)	Extension of time for vacation and abandonment of a road easement	Approved by PC	May 2007
VS-0582-05	Vacation and abandonment of a road easement	Approved by PC	June 2005
TM-500717-04	Tentative map for 31 single-family residential lots and future industrial subdivision - expired	Approved by BCC	February 2005
NZC-1776-04	Zone change, waiver of development standard, and design review to allow aircraft hangars in conjunction with an industrial subdivision	Approved by BCC	February 2005
UC-1126-94	Use permit for 35 lot single family planned unit development, variances and design review - expired	Approved by PC	August 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Open Lands	H-2 & RS80	Undeveloped
South	Business Employment & Open Lands	IP, H-2 & RS80	Undeveloped
East	Business Employment & Open Lands	RS80	Airstrip & undeveloped
West	Open Lands	H-2	Undeveloped

Related Applications

Application Number	Request
PA-26-500027	A plan amendment from Ranch Estate Neighborhood (RN) and Open Lands (OL) to Business Employment (BE) on 20.32 acre portion of 37.18 acres is a companion item on this agenda.
TM-26-500094	A tentative map for a one lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IP (Industrial Park) zoning is appropriate and compatible with the surrounding area and conforms to the proposed Business Employment (BE) land use category on the site. There are several planned industrial uses in the surrounding area. The zone boundary amendment to IP is appropriate for the site since it aligns with the existing Business Employment category on the airstrip. Additionally, the site is located along US 95 and therefore, the proposed rezone will adhere to Policy 5.5.1 of the Master Plan which encourages designating and supporting the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities. For these reasons, staff finds the request for the IP zone is appropriate for this location.

Department of Aviation

The Department of Aviation (DOA) has received information that this Zone Change will not provide entitlements for the construction, alteration, realignment, or activation of any runway or landing/takeoff area, which will require a separate Design Review. Therefore, a Federal Aviation Administration (FAA) Form 7480-1 determination of No Objection is not required for the subject Zone Change.

However, the following analysis would be applied for that associated, future Design Review: The airport/airstrip is not located at a DOA airport facility.

Pursuant to Section 30.06.03D.7(iv) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace Determination of No Objection and the Department of Aviation has reviewed the determination. Note that section 30.06.03D.7(iv) requires that the FAA Determination shall be submitted at least two weeks prior to final approval.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 16, 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

- The Department of Aviation (DOA) has received information that this Zone Change will not provide entitlements for the construction, alteration, realignment, or activation of any

runway or landing/takeoff area, which will require a separate Design Review. However, the following conditions would be applied for that associated, future Design Review:

- Applicant is 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 also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, potential impacts to local airspace and/or procedures, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Objection" has been issued by the FAA;
- Applicant must comply with conditions described in 30.03.06B of the Code, and any applicable conditions and recommendations resulting from FAA approval.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that all noise complaints and inquiries regarding operations from this facility will be forwarded to the operator of this airport.

Clark County Water Reclamation District (CCWRD)

- The applicant is advised that CCWRD is currently reviewing the civil improvement plans associated with this application.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TURNBULL, LLC

CONTACT: G. C. GARCIA, INC. C/O MELISSA EURE, 1055 WHITNEY RANCH DRIVE,
SUITE 210, HENDERSON, NV 89014



May 11, 2026

Jennifer Ammerman, Acting Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Hold Letter for Tentative Map
Searchlight Air Park APNs: 250-02-710-001 thru -059

Dear Jennifer:

On behalf of our client, Turnbull, LLC, please accept the attached as a hold request for our tentative map to allow it to run concurrently with the Plan Amendment and Rezone companion applications.

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,

Melissa Eure
President



A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: meure@gcgarciainc.com

08/18/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500094-TURNBULL, LLC:

TENTATIVE MAP consisting of 1 industrial lot on 37.18 acres in an IP (Industrial Park) Zone.

Generally located east of US Highway 95 and north and south of Lake Mojave Drive within Searchlight. MN/mh/cv (For possible action)

RELATED INFORMATION:

APN:

250-02-710-001 through 250-02-710-059

PROPOSED LAND USE PLAN:

SOUTH COUNTY (SEARCHLIGHT) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 1485 Silver Wings Street (multiple addresses)
- Site Acreage: 37.18
- Number of Lots/Units: 1

Project Description

The plan depicts a proposed 1 lot industrial subdivision located east of US Highway 95. The site is accessed from US Highway 95 via an access easement. The site is currently subdivided into 59 undeveloped lots, with existing paved internal streets. The proposed tentative map will facilitate future development of the site.

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Prior Land Use Requests

Application Number	Request	Action	Date
WS-0316-07	Waiver of development standard for industrial properties to access local residential streets - expired	Approved by PC	May 2007
ET-400082-07 (VS-0582-05)	Extension of time for vacating of a road easement	Approved by PC	May 2007
VS-0582-05	Vacation and abandonment of a road easement	Approved by PC	June 2005
TM-500717-04	Tentative map for 31 single-family residential lots and future industrial subdivision - expired	Approved by BCC	February 2005
NZC-1776-04	Zone change, waiver of development standard, and design review to allow aircraft hangars in conjunction with an industrial subdivision	Approved by BCC	February 2005
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	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
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East	Business Employment & Open Lands	RS80	Airstrip & undeveloped
West	Open Lands	H-2	Undeveloped

Related Applications

Application Number	Request
PA-26-700027	A plan amendment from Ranch Estate Neighborhood (RN) and Open Lands (OL) to Business Employment (BE) on a 20.32 acre portion of 37.18 acres is a companion item on this agenda.
ZC-26-0356	A zone change from RS20 and RS80 to IP 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**

This request meets the tentative map requirements and standards for approval as outlined in Title 30. The proposed map will also facilitate future development of the site as 1 unified lot. Therefore, staff can support this request.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 16, 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD is currently reviewing the civil improvement plans associated with this application.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TURNBULL, LLC

CONTACT: G. C. GARCIA, INC C/O MELISSA EURE, 1055 WHITNEY RANCH DRIVE,
SUITE 210, HENDERSON, NV 89014



May 14, 2026

Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Justification Letter- Zone Change from RS20/RS80 to IP
Searchlight Air Park APNs: 250-02-710-001 thru -032, 250-02-710-057
thru -059

Dear Jennifer:

On behalf of our client, Turnbull, LLC, please accept the attached justification letter and accompanying documents for a Zone Change for APNs 250-02-710-001 thru -031, 250-02-710-057 and -059 from Residential Single-Family 20 (RS20) and 250-02-710-032 & 058 from Residential Single Family 80 (RS80) to Industrial Park (IP). The total project site currently consists of a total of fifty-nine parcels totaling approximately 37.18 acres and is located off US 95 and Lake Mojave Dr.

Approximately 34.32 acres are zoned RS20 and RS80. The remaining approximate 1.78 acres at the southern portion of the site are zoned IP. The properties to the north and south are designated a mix of RS80 and H-2. The property to the east is also designated RS80. The property to the west is H-2 and across the highway is H-2 and RS80. The abutting property to the south, east and nearly all of the north is BLM land. Except for the existing airstrip, all the abutting properties are undeveloped.

The original approvals for this site in 2004 (NZC-1776-04) and 2009 (TM-0046-09) were for an Airpark that would allow for residential lots where individuals could fly privately owned planes to park in a hangar that would have an attached home. The owner never fully developed the site and the airstrip fell into disrepair. Under the current owner, the goal is to create a working airstrip that would meet aviation safety standards. This request would allow for the redevelopment of the airstrip.

The current request is only for a plan amendment; zone change and tentative map. No vertical development is proposed with these applications.

ZONE CHANGE

A zone change is requested for approximately 35.4 acres of the 37.18-acre site, from RS 80 and RS 20 to IP zoning. A small section of the southern portion of the property is currently zoned IP.

Zone Change Approval Criteria

- i. The proposal is consistent with the Clark County Master Plan.
The airstrip and the existing IP zoning already have an underlying land use designation of BE. This request is accompanied by a Plan Amendment application for Business Employment (BE) land use for what was previously approved for residential lots. The proposed and existing IP Zoning would be compatible with the proposed Land Use designation of BE. The BE land use anticipates light-industry and small-scale commercial services and service-commercial uses such as the existing airstrip use. More specifically it is consistent with the following:



A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: meure@gcgarciainc.com

Policy 1.6.3 Economic Opportunity-Supports opportunities for local economic development in outlying communities. The BE designation will allow for the site to be a working airstrip which has the potential to bring additional economic opportunities and jobs to Searchlight to serve the needs of travelers and businesses that will use the airstrip.

Policy 5.1.3 Economic Base- The growth of sports entertainment and other emerging sectors in Southern Nevada have increased travel and tourism the need for additional space for air traffic. The urban growth around the existing commercial airports has limited their expansion, creating the need for additional aviation facilities to bring in visitors, especially during large sporting events like F1, Superbowl etc.

Policy 5.2.2- SNSA & 5.2.3- Future Aviation Facilities- These policies support continued work with other local, state and federal agencies toward the development of the SNSA and long-term planning for future aviation facilities and infrastructure. The airstrip, while privately owned, will be part of the aviation infrastructure that is needed to meet the growing need for air transportation services. It will also provide a viable secondary location for recreational air sports to address the overcapacity of such businesses at the Jean airstrip.

Policy 5.5.1 Designated Employment Areas- The proposed project would expand the employment designation allowing the site to be developed in a consistent manner that would support it being able to function as an employment area.

Policy 6.1.6 Infill, Redevelopment and Adaptive Reuse- The proposed site is only partially developed and the existing airstrip in need of repair. The amendment would allow for full development of the site that would also assist with the much-needed expansion of aviation infrastructure in southern Nevada.

- ii. The proposal shall comply with all applicable standards in this Title unless the standard is proposed to be waived or varied.

The proposed project complies with the applicable standards.

- iii. The proposal shall be consistent with the conditions of any prior unexpired land use, plan, or subdivision map approval. The proposed development shall also be consistent with any approved phasing plan for development and installation of public improvements and amenities.

A new tentative map application accompanies this request. The proposed project will be consistent with the installation of public improvements and amenities as needed and any applicable conditions of approval.

- iv. Development subject to the Airport Airspace Overlay (AAO), as described in §30.02.26B, require written evidence from the FAA that a determination has been made whether a proposed structure constitutes a hazard to air navigation. This evidence shall be submitted at least 2 weeks prior to final approval, unless the Director with the concurrence from the Director of Aviation concludes the FAA determination has been submitted early enough for action to occur, on any proposed structure that intrudes into the Airport Airspace Overlay that is not excepted. Applications for which required FAA determinations have not been received shall be held or denied.

An FAA Determination shall be submitted for approval prior to the final approval being received if required.

(2) The zoning district density and intensity of uses shall be compatible with the surrounding area.

The airstrip was previously approved and developed. All the abutting property is currently undeveloped but has a land use of Open Lands or Business Employment. The zoning would be consistent with the BE land use which anticipates future compatible uses in the vicinity.

(3) If the allowable density or intensity of use is sought to be reduced, and at least 20% of the owners within the notification radius object to the change, the Board shall consider the merits of the objections and shall make a written finding that the public interest and necessity will be promoted by the change.- **N/A**

SUMMARY JUSTIFICATION:

The proposed zone change from RS20 and RS80 to IP is consistent with the existing airstrip and with the existing and proposed BE land use. The amendment would allow for the site to later be fully developed into a working airstrip that meets aviation safety standards. It would expand aviation infrastructure to assist in alleviating the strain on existing commercial airports. It would also assist with being able to reduce the number of recreational air sport business at the Jean airstrip by providing them with a viable alternative. The increase in visitors and businesses at the air strip creates the potential for future economic development in the Searchlight vicinity. The zone change would be in keeping with the intent, goals and policies of the Master Plan and would not cause a detriment to the public health, safety or welfare. We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Melissa Eure", written in a cursive style.

Melissa Eure
President