



## Searchlight Town Advisory Board

Searchlight Community Center

200 Michael Wendell Way

Searchlight, NV 89046

March 11, 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](mailto: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](mailto: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 Minutes for February 11, 2026. (For possible action)
- IV. Approval of the Agenda for March 11, 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 ZAP 18 Searchlight project, Movie in the Park scheduled for March 13<sup>th</sup> and any updates from Clark County. (For discussion only)
  - 2. Receive a report from Metro Police regarding activity and statistics during the past month and other areas of crime concerns. (For discussion only)
  - 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)
  - 4. Receive a report from Melissa Vandruff with Justice Court regarding statistics and other activities during the past month. (For discussion only)
  - 5. Receive a report from Las Vegas Valley Water District regarding the status of the water system. (For discussion only)
  - 6. Receive a report from Clark County Water Reclamation District regarding the status of the wastewater system and water usage. (For discussion only)
  - 7. Receive a report from Principal Tracy Echeverria with the Searchlight school system regarding the status of programs and upcoming activities. (For discussion only)
  - 8. Receive a report from the Bureau of Land Management regarding Searchlight and the surrounding areas. (For discussion only)
  - 9. Receive a report from Friends of Avi Kwa Ame regarding the status of programs and upcoming events. (For discussion only)
  - 10. Receive a report from Kelly Lehr, Southern Clark County Coordinator with UNR Extension regarding the status of programs and upcoming activities. (For discussion only)
  - 11. Receive a report from Tyler Young, Searchlight Library regarding current and upcoming programs. (For discussion only)
  - 12. Receive a report from Parks & Recreation regarding the status of programs and upcoming activities. (For discussion only)
  - 13. Receive a report from Kyle Myers regarding current road conditions and Public Works concerns. (For discussion only)

VI. Planning and Zoning:

1. **WS-26-0048-BENSON FAMILY TRUST & BENSON DENNIS W & PAMELA TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) eliminate parking area landscaping; 3) waive full off-site improvements; and 4) alternative driveway geometrics.  
**DESIGN REVIEW** for a proposed parking lot on 0.43 acres in a CG (Commercial General) Zone. Generally located south of Hobson Street and east of US-95 South within Searchlight. (For possible action) To the BCC 04/08/2026

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: April 15, 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>



## Searchlight Town Advisory Board

February 11, 2026

### MINUTES

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

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

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- I. Call to Order by James Allen at 6:00 pm, The Pledge of Allegiance led by James Allen. Roll Call Kayla McInnis – excused absence.
- II. Public Comment: None
- III. Approval of Minutes for January 14, 2026. (For possible action)  
Moved by: Kyle Myers  
Action: Approved as written  
Vote: 4-0
- IV. Approval of the Agenda for February 11, 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, and any other updates from Clark County. (For discussion only)

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

Mr. Moskowitz apologized, for having to cut the Coffee and Conversation on Jan. 31<sup>st</sup> short due to an emergency in Clark County. However, a new date and time have been set for Feb. 21 from 9 am-10 am at the Searchlight Senior Center. Commissioner Naft and Mark look forward to seeing everyone there. He also thanked Michelle Brown for helping to collect comment cards and his office will get back with you next week with responses.

Mr. Moskowitz thanked the Bureau of Land Management (BLM) for inviting Commissioner Naft's office to attend the Avi Kwa Ame Junior Ranger Day at Walking Box Ranch. It was great weather and a good event. Hoping to see more kids attend next year.

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

Sergeant Galagher provided the report.

Calls for Service:	29
Traffic Citations:	11
DUI's:	1
Battery DV Arrests:	0
Bookings: Adult Arrests:	1

Nevada Reading week beginning in March: LVMPD will read to the Searchlight kids.

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:	599
Citations:	510
Crashes:	5
Fatal Crash:	0
Arrests:	3
DUI:	1
Contacts:	708; 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 Citations Juvenile:	1
Civil Citation:	215
Probable Cause:	3
TPO:	1
Traffic or Misdemeanor citation:	76
Total:	296

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

Report by Kathy Flanagan and Aaron Gamble.

Water use for Jan. 2026 – 3.7 MG Increase of 440,000 Gallons.

There were no main breaks or service client leaks to report.

Our rural system operators continue to reach out when they suspect there might be a leak.

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)

Mr. Smith was unable to attend. Donna Moore read the report.

7. Receive a report from Mike Jackson, Executive Director with Southern Nevada Transit Coalition. (For discussion only).

Report by Sue Bishop. SNTC continues to work with casinos by assisting with passes for new hires and free rides for events and holidays. Sue Bishop announced that after 16 years she will be relocating to Kansas and still work remotely for the SNTC. SNTC is currently in negotiations with the RTC regarding the bus shelters. RTC is the owner of the bus shelters, SNTC is looking at taking ownership. Ridership has increased for fixed route and Searchlight express, but other areas show a decrease

8. Receive a report from Kelly Lehr, Southern Clark County Coordinator with UNR Extension regarding the status of programs and upcoming activities. (For discussion only)

Upcoming classes and events:

February Healthy, Aging and Living Newsletters on the back table.

Bingocize Feb. 23rd 10:30 am

Water Coloring Classes on Tuesdays.

Steamin' Through the Seasons begins Feb. 2<sup>nd</sup> at Reid Elementary on Wednesday's.

4H begins "Teen Scene" on Feb. 6<sup>th</sup> we explore "Everything 4H".

A Basketball Clinic for elementary, middle and high school at the park the 3/13 from 3:30-5pm.

Professor M.L. Robinson at Laughlin Library March 21<sup>st</sup>

Radon kits are available free of charge, contact UNR and they will bring them and deliver them to you

Contact Information for additional information, and dates and times.

Kelly Lehr – Southern Clark County Program Coordinator, UNR Extension

(702) 299-1333

[kellylehr@unr.edu](mailto:kellylehr@unr.edu)

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

No report provided.

Contact the Library for dates and times of the classes and events. (702) 297-1442

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

BOARD OF COUNTY COMMISSIONERS  
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair  
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KEVIN SCHILLER, County Manager

Bronson Leon provided report.

Statistics – Jan. 2026

Searchlight – 5 programs, 72 visits

Cal Nev Ari – Open Rec, 62 visits Cal Nev Ari adjusted hours 11:30am – 2:30pm

Valentines Cloth Decorating – Feb. 12<sup>th</sup> at Searchlight Youth Center

Silver Rider Director – Feb. 17<sup>th</sup> at Slim Kidwell Center (to answer questions on transportation)

Movies in the Park – March 13<sup>th</sup> at the Searchlight Town Park

Kids Night Out – May 7<sup>th</sup> at Searchlight Community Center

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

There are 8 streetlight outages which haven't been fixed yet. Previously reported all street sweeping areas in the community. We had 2 crosswalks repainted and several others that needed to be fixed.

VI. Planning and Zoning:

VII. General Business: None

VIII. Public Comment:

Chair Allen addresses the issue of illegal dumping and Searchlight residents taking the trash out to the desert. Mr. Allen read what is acceptable from Republic Services for trash pickup: Air Compressors, bathtubs, car parts, carpet, carpet padding, concrete, dirt, rocks, doors, fiberglass, floor tile, furniture, kitchen sink, etc. (only requirement weigh less than 75 pounds). If lawn branches etc. must be 6 feet or less. Mattresses place in some kind of covering for pick up. Even if placed on non-bulk days and they don't pick it up. Call them let them know it was out there and they will come pick it up usually the next day. Please don't leave it piling up in front of the dump.

Judy Bundorf mentioned the Friends of Avi Kwa Ame are still doing 1<sup>st</sup> Saturdays at Walking Box Ranch. On March 7<sup>th</sup> they will have someone from the Nevada Department of Wildlife with live reptiles. Junior Ranger Day was not well attended by the kids, hoping next year we can coordinate to get more kids maybe by bus from Laughlin.

Nattaly Jeter mentioned a Guided Hike with Friends of Avi Kwa Ame for a section of Castle Peaks Trail Feb. 21<sup>st</sup> 8:30am - 11:30am meet at Denny's then drive to destination.

IX. Next Meeting Date: March 11, 2026

X. Adjournment: 6:28 pm

***These minutes are in draft form and will be formally approved at the March 11, 2026, meeting. Any corrections to these minutes will be reflected in the meeting minutes of March 11, 2026.***

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

<https://clarkcountynv.gov/SearchlightTAB>

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

**ATTACHMENT A  
SEARCHLIGHT TOWN ADVISORY BOARD  
ZONING AGENDA  
WEDNESDAY, 6:00 P.M., MARCH 11, 2026**

04/08/26 BCC

1. **WS-26-0048-BENSON FAMILY TRUST & BENSON DENNIS W & PAMELA J TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) eliminate parking area landscaping; 3) waive full off-site improvements; and 4) alternative driveway geometrics.  
**DESIGN REVIEW** for a proposed parking lot on 0.43 acres in a CG (Commercial General) Zone. Generally located south of Hobson Street and east of US-95 South within Searchlight. MN/mh/kh  
(For possible action)

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**WS-26-0048-BENSON FAMILY TRUST & BENSON DENNIS W & PAMELA J TRS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) eliminate parking area landscaping; 3) waive full off-site improvements; and 4) alternative driveway geometrics.

**DESIGN REVIEW** for a proposed parking lot on 0.43 acres in a CG (Commercial General) Zone.

Generally located south of Hobson Street and east of US-95 South within Searchlight. MN/mh/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

243-34-713-014

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Eliminate street landscaping along Hobson Street where a 6 foot wide landscape strip consisting of large trees and shrubs is required per Section 30.04.01D7.
- b. Eliminate street landscaping along the US-95 South where a 6 foot wide landscape strip consisting of large trees and shrubs is required per Section 30.04.01D7.
2. Eliminate parking area landscaping where required per Section 30.04.01D8.
3. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Hobson Street where required per Section 30.04.08C.
4. a. Allow an asphalt driveway to remain where a concrete commercial driveway is required per Uniform Standard Drawing 225.
- b. Eliminate throat depth for the driveway along Hobson Street where a minimum of 25 is required per Section 30.04.08 and Uniform Standard Drawing 222.1.
- c. Reduce the departure distance from the intersection of US-95 South and Hobson Street to the driveway along Hobson Street to 76 feet where a minimum of 19 feet is required per Uniform Standard Drawing 222.1 (a 60% reduction).

**LAND USE PLAN:**

**SOUTH COUNTY (SEARCHLIGHT) - CORRIDOR MIXED-USE**

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 0.43

- Project Type: Parking lot
- Sustainability Required/Provided: 7/0

**Site Plan**

The plan depicts a proposed parking lot on the southeast corner of Hobson Street and the US-95 South. The site is accessed via an existing commercial driveway along Hobson Street. The driveway has a 76 foot departure distance from the intersection, and no throat depth. The site features 4 parking spaces for automobiles, which are located along the north property line. The applicant is not proposing commercial truck parking or outdoor storage. There is an existing attached sidewalk along the US-95 and the applicant is requesting to waive full off-site improvements along Hobson Street.

**Landscaping**

The applicant is requesting to eliminate street landscaping along both rights-of-way, Hobson Street and the US-95 South, as well as parking area landscaping.

**Applicant's Justification**

The applicant states that the parking lot is intended to serve passenger vehicles only, with no truck parking or staging, outdoor storage, or other industrial uses. Vehicles will be parked on a short-term basis and will not be parked on-site overnight. The provision of landscaping would introduce unnecessary water demand and maintenance obligations, while the absence of landscaping is consistent with development in the area. The proposed parking lot does not create impacts that warrant off-site improvements and the existing condition of Hobson Street does not support the construction of off-site improvements. The existing driveway location, asphalt material, and lack of throat depth are all consistent with the site's low-volume traffic and will not adversely affect adjacent properties or public safety.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	CG	Motel
South & East	Corridor Mixed-Use	CG	Undeveloped
West	Corridor Mixed-Use	CG	Watercraft repair & undeveloped

**Clark County Public Response Office (CCPRO)**

CE25-21664 is an active Code Enforcement case for developing the site without permits.

**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**

#### **Waivers of Development Standards**

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### **Waivers of Development Standards #1 & #2**

The purpose of street and parking area landscaping is to enhance the perimeter and interior of a site by providing shade for the sidewalks and parking area, mitigating the urban heat island effect. While staff acknowledges that many of the properties in this area lack landscaping, staff finds that providing landscaping would greatly improve the site and surrounding area. Therefore, staff cannot support this request

#### **Design Review**

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the proposed parking lot is poorly located and designed, as it fails to meet several Title 30 standards and is not in an area that demands overflow parking. The provision of landscaping is intended to enhance the site and area. There is also no proposed trash enclosure, which may lead to littering and other issues that adversely affect the surrounding area. For these reasons, staff cannot support the design review.

#### **Public Works - Development Review**

##### **Waiver of Development Standards #3**

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements on Hobson Street.

##### **Waiver of Development Standards #4a**

Staff cannot support the request to allow an asphalt driveway to remain where a concrete commercial driveway is required on Hobson Street. The asphalt driveway was illegally paved within the public right-of-way. Furthermore, the applicant will need to obtain an off-site permit to reconstruct the driveway to commercial standards for pedestrian safety.

Waiver of Development Standards #4b

Staff cannot support the request to reduce the throat depth for the driveway on Hobson Street. Staff finds there is sufficient space onsite to accommodate the minimum required throat depth.

Waiver of Development Standards #4c

Staff cannot support the reduction of departure distance for the driveway on Hobson Street. The driveway was illegally constructed with no civil improvement plans. Therefore, staff cannot determine if the provided dimensions are accurate per Clark County Development Code (Title 30).

**Staff Recommendation**

Denial.

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**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5-foot asphalt path along Hobson Street;
- Applicant to reconstruct the asphalt apron to a commercial driveway on Hobson Street.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT: OWNER**  
**CONTACT: LAS VEGAS CIVIL ENGINEERING, 2251 N. RAMPART BOULEVARD,**  
**SUITE 418, LAS VEGAS, NV 89128**

**DRAFT**



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR (25-101543)

ASSESSOR PARCEL #(s): 24334713014

PROPERTY ADDRESS/ CROSS STREETS: U.S. 95 and W. Hobson Street

### DETAILED SUMMARY PROJECT DESCRIPTION

**Design Review and Waivers of Development Standards for a parking lot.**

### PROPERTY OWNER INFORMATION

NAME: BENSON FAMILY TRUST and BENSON DENNIS W & PAMELA J TRS

ADDRESS: H C 1 BOX 364

CITY: NIPTON,

STATE: CA

ZIP CODE: 92364

TELEPHONE: 702-525-7463

CELL \_\_\_\_\_

### APPLICANT INFORMATION (information must match online application)

NAME: Owner

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_

STATE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

### CORRESPONDENT INFORMATION (information must match online application)<sup>4</sup>

NAME: LAS VEGAS CIVIL ENGINEERING: JOEY DEBLANCO

ADDRESS: 2251 NORTH RAMPART BLVD. NO. 418

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89128

TELEPHONE: 702-515-6741

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.

Pam Benson

Property Owner (Signature)\*

PAM BENSON

Property Owner (Print)

1/15/26

Date

Thursday, January 15, 2026

Clark County  
Department of Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

RE: **Justification Letter**  
**Parcel No.: 243-34-713-014**  
**Application No.: APR-25-101543**



To Whom It May Concern:

Las Vegas Civil Engineering, as the authorized representative of the property owner, submits this justification letter in support of a Design Review for a small vehicle parking lot consisting of four (4) spaces and associated Waivers of Development Standards. This application is intended to resolve inherited Code Enforcement violations (CE24-01036 and CE25-21664) related to grading and paving that occurred prior to the current ownership.

The prior owner allowed the site to be used as a paved staging area in support of the recently completed US-95 highway improvements. The current owner acquired the property after the violations were recorded and is voluntarily pursuing land use and building approvals to bring the site into compliance with Title 30 and applicable Clark County Public Works Development Standards, as a more equitable alternative to removing the existing pavement and reverting the site to its original condition.

#### **Design Review – Vehicle Parking Lot**

A Design Review is requested for an existing vehicle parking lot consisting of four (4) automobile parking spaces, as shown on the site plan. The parking lot is intended to serve passenger vehicles only.

The parking lot is not operated in conjunction with a specific on-site business and does not include parking fees, controlled access, attendant services, or assigned parking. No truck parking, truck staging, outdoor storage, outdoor display, or industrial uses are proposed or permitted. Vehicle parking is limited to short-term and incidental use, with no overnight parking proposed. The site does not function as a terminal, staging area, or vehicle storage facility.

The layout provides clear internal circulation, low operating speeds, and safe ingress and egress to Hobson Street. Traffic volumes are minimal and consistent with surrounding rural development. Approval of the Design Review will allow the existing paved site to be formally regulated and maintained under County standards as a low-intensity parking use compatible with CG zoning.

#### **Waiver Requests and Justifications**

##### **A. Waiver of Development Standards – Existing Asphalt Driveway (USD 225)**

A waiver is requested to allow the existing asphalt driveway to remain where USD 225 requires construction of a new commercial driveway in concrete. The existing driveway adequately supports the site's low-volume parking use and associated vehicular access and circulation and functions safely without deterioration or operational issues. In this rural portion of Searchlight, surrounding development is predominantly unpaved or asphalt-surfaced. Requiring a concrete driveway would impose an urban standard that provides no additional public benefit in this context. The request will not adversely affect adjacent properties or public safety and remains consistent with the intent of Title 30.

##### **B. Waiver of Development Standards – Eliminate Driveway Throat Depth (USD 222.1)**

A waiver is requested to allow a 0-foot driveway throat depth where USD 222.1 requires 25 feet. The parcel is shallow and physically constrained, and full compliance would interfere with internal circulation and maneuvering within the four-space parking lot. Given the site's very low traffic volumes, the reduced throat depth functions safely and does not result in queuing or conflicts with Hobson Street or U.S. 95. The request represents the minimum relief necessary to reasonably use the property and is compatible with the surrounding rural roadway conditions.

**C. Waiver of Development Standards – Street and Parking Lot Landscaping (Title 30.04.01.D)**

A waiver is requested to not provide the required street landscaping and interior parking lot landscaping. The proposed parking lot is small in scale, low intensity, and located within a rural desert environment characterized by minimal landscaping. Imposing full urban landscaping standards would introduce unnecessary water demand and maintenance obligations without meaningful aesthetic or functional benefit. The absence of the required buffers and parking islands does not adversely affect adjacent properties or public safety and reflects the established development pattern in Searchlight. The request remains consistent with the intent of Title 30.

**D. Waiver of Development Standards – Reduced Departure Distance (USD 222.1)**

A waiver is requested to allow a reduced departure distance to 76 feet where USD 222.1 requires 190 feet. The parcel's narrow configuration prevents achieving the minimum standard. The driveway is located at the furthest feasible point along the frontage, maximizing available departure distance within the physical limits of the site. Traffic volumes are low, operating speeds are minimal, and sight lines along Hobson Street are unobstructed. The reduced distance functions safely and does not create adverse impacts to roadway safety or adjacent properties.

**E. Waiver of Development Standards – Full Off-Site Improvements (Title 30.04.01)**

A waiver is requested from the requirement to construct full off-site improvements (curb, gutter, streetlights, and sidewalk) along Hobson Street, as the proposed use does not create impacts that would warrant such improvements and the existing frontage conditions do not support their construction.

The subject property fronts Hobson Street for less than 150 feet along a partially paved roadway segment that does not include curb, gutter, sidewalk, street lighting, or a continuous storm drainage system. Requiring full off-site improvements for this limited frontage would result in isolated infrastructure that would not connect to existing or planned facilities within the immediate roadway frontage or the continuous roadway segment adjacent to the site.

The existing paved surface was previously installed in support of temporary construction staging associated with nearby NDOT freeway improvements, primarily to control dust and erosion during construction activities. The current owner did not perform the original work and is voluntarily pursuing land use approval to bring the site under County regulation rather than remove existing improvements.

The proposed use consists of a four-space, low-intensity parking area with traffic volumes comparable to a single-family residential driveway. The use does not intensify surrounding development, generate peak-hour traffic, or create operational demand for roadway, pedestrian, or drainage infrastructure improvements.

Existing site drainage occurs via broad sheet flow consistent with historic conditions, without concentrated discharge or new structural connections to downstream facilities. The proposed condition does not increase impervious area beyond what currently exists.

Requiring full off-site improvements under these circumstances would impose a disproportionate obligation unrelated to the scale or operational impacts of the use and would not provide a measurable public benefit. Granting the waiver allows the site to be regulated safely and consistently with Title 30 while avoiding unnecessary reconstruction that is not supported by site-specific impacts.

**Conclusion**

Approval of the Design Review and associated waivers will resolve inherited Code Enforcement violations, formalize a low-intensity vehicle parking use permitted within the CG zone, and ensure the site operates safely and compatibly within the rural character of Searchlight. The requested relief does not impair public safety, burden public services, or adversely affect surrounding properties. Each waiver is consistent with the intent and purpose of Title 30 and satisfies the applicable findings for approval.

On behalf of the property owner, Las Vegas Civil Engineering respectfully requests staff's favorable recommendation and approval.

Warmest Regards,  
Joey DeBlanco  
Las Vegas Civil Engineering