

10/07/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0581-USA:**

**USE PERMIT** for public utility structures (overhead transmission lines) and all ancillary equipment.

**WAIVER OF DEVELOPMENT STANDARDS** to increase structure height.

**DESIGN REVIEWS** for the following: **1)** proposed public utility structures (overhead transmission lines) and all ancillary equipment; and **2)** on-site temporary construction activities (laydown yards) on a 265.55 acre portion of a 6,321.43 acre site in an RS80 (Residential Single-Family 80) Zone.

Generally located south of SR 160 and northwest of Tecopa Springs Road within the Northwest County Planning Area. JJ/md/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

171-00-001-004; 171-00-001-005; 171-00-001-012; 171-00-001-017 through 171-00-001-018; 171-00-002-002; 171-00-002-003; 171-00-002-011; 171-00-002-013; and 171-00-002-014 ptn

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase the height of proposed public utility structures to 170 feet where 35 feet is the maximum height permitted per Section 30.02.02B.

**LAND USE PLAN:**

NORTHWEST COUNTY - OPEN LANDS

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 265.55 (project site)/6,321.43 (overall)
- Project Type: Public utility structures (overhead transmission lines)
- Structure Height (feet): 170 (maximum)
- Square Feet: 130,000 (area for each laydown yard)

**Site Plans**

The plans depict a 230 kV overhead power transmission line extending approximately 8.84 miles in length. The corridor, measuring 300 feet in width, commences at the Nye/Clark County border, continuing 2.16 miles in an easterly direction, then continues an additional 6.68 miles in a northeasterly direction north of Tecopa Springs Road terminating at a point of interconnect located on APN 171-00-001-004 at the Trout Canyon Substation. The transmission lines will

cross Bureau of Land Management property and will not access any privately owned property. Three laydown yards for on-site construction activities are also depicted on the plans. Each laydown yard measures 130,000 square feet (2.98 acres) in area and will be secured with a 6 foot high perimeter chain link fence, with a 12 inch strand of barbed wire on top. The laydown yards will be intermittently dispersed along the north side of Tecopa Springs Road, adjacent to the transmission line corridor, situated on APNs 171-00-002-013, 171-00-002-003, and 171-00-001-004. The 3 laydown yards are accessed from Tecopa Springs Road, via gravel driveways measuring 16 feet in width and ranging from 150 feet to 175 feet in length.

#### Landscaping

No landscaping is required or provided with this request.

#### Elevations

The plans depict an overhead power transmission line (lattice tower structure) measuring up to 170 feet in height where 35 feet is the maximum height allowed for structures within the RS80 zoning district. As a result, a waiver of development standards request is required.

#### Applicant's Justification

The project will require transmission structures up to 170 feet in height on order to interconnect to the electric grid. The project is in an area where other utility infrastructure including solar projects and transmission infrastructure has been constructed. The project contains structures exceeding the 35 foot standard for an RS80 zone, and there are no adjacent land uses that would be negatively impacted by the requested height waiver. The height increase will not materially affect the health and safety of persons working in or visiting the immediate neighborhood (there are no persons residing in the immediate vicinity of the project). The proposed public utility structures (overhead transmission lines) comply with several policies from the Clark County Master Plan, including Energy Policies 1, 2, and 3.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-25-0480	Large-scale electric generation (solar) facility; public utility structures (Battery Energy Storage Systems (BESS), substation, utility poles, and aboveground utility lines) and all ancillary structures; and a communication tower and all associated equipment	Approved by BCC	August 2025
UC-25-0479^^	Large-scale electric generation (solar) facility; public utility structures (Battery Energy Storage Systems (BESS), substation, utility poles, and aboveground utility lines) and all ancillary structures; and a communication tower and all associated equipment	Approved by BCC	August 2025

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-24-0757**	Solar electric generation facility with substation and public utility structures	Approved by BCC	February 2025
UC-24-0579**	Overhead transmission lines and other public utility structures	Approved by BCC	December 2024
UC-23-0713*	Electric substation, overhead transmission lines, and other public utility structures	Approved by BCC	December 2023
UC-23-0424^	Solar electric generation facility with overhead transmission lines and public utility structures	Approved by BCC	October 2023
UC-23-0401	electric generating station (solar photovoltaic facility)	Approved by BCC	September 2023
UC-21-0302*	Electric substation, overhead transmission lines, and other public utility structures	Approved by BCC	October 2023
UC-20-0360	Solar electric generation facility with substation and public utility structures	Approved by BCC	October 2020

\* APNs 171-00-001-004 & 171-00-001-005

\*\* APNs 171-00-001-004, 171-00-001-005, & 171-00-001-012

^ APNs 171-00-001-017 & 171-00-001-018; 171-00-002-002, 171-00-002-003, & 171-00-002-011

^^ 171-00-002-013 & 171-00-002-014

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, & East	Open Lands	RS80	Undeveloped
West	Open Lands	RS80	Undeveloped & electric generating station (solar photovoltaic facility)

**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**Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the 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 right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds the request to be consistent and in harmony with the purpose, goals, and objectives of the Master Plan. The proposed development is consistent with Clark County sustainability initiatives. Staff finds the request is consistent and compliant with the following Countywide Goals and Policies from the Master Plan:

- Policy 3.6.8, which encourages the development of transmission capability and interconnectivity for distributed energy, cogeneration and alternative energy sources, including regional interconnectivity and transmission capability;
- Goal 6.4, which encourages collaboration with service and providers adjacent jurisdictions in the provision of adequate public facilities; and
- Policy 6.4.8, which supports increasing the capacity of existing utility corridors over establishing new ones. If established corridors cannot meet utility demand, support the development of new multi-use utility corridors that ensure safe siting of transmission lines to minimize impacts on existing development.

The overhead transmission lines are located within a zoning district which is master planned for very low density residential uses and other appropriate uses of the vast areas of rural land. The proposed overhead power transmission lines are located within an area where no services are available, such as water and sanitation. Therefore, staff recommends approval of this request.

#### Waiver 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.

Staff finds the increase to the public utility structures should have minimal to no impact on the surrounding area, given the nature of the surrounding zoning district that is master planned for very low density residential uses and other appropriate uses of the vast areas of rural land. Furthermore, single-family residential development is non-existent within the surrounding area. Therefore, staff recommends approval of this request.

#### Design Reviews

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 the site design of the overhead transmission lines and configuration of the laydown yards are consistent with the requested use permit and within the guidelines established by Title 30. The project is designed with consideration of protecting and minimizing any negative impact

to the environment. The project complies with several goals and policies from the Master Plan; therefore, staff recommends approval of this request.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- No comment.

#### **Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that there are no public sanitary sewer facilities available in the vicinity of the parcel and none are planned within the next 5 years.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BONANZA PEAK SOLAR, LLC

**CONTACT:** LINDA BULLEN, BULLEN LAW, LLC, 8635 WEST SAHARA AVENUE, SUITE 454, LAS VEGAS, NV 89117