

02/17/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0881-USA BUREAU LAND MANAGEMENT:**

**USE PERMIT** to allow public utility structures (500 kV overhead transmission lines).

**WAIVER OF DEVELOPMENT STANDARDS** to increase the height of public utility structures.

**DESIGN REVIEW** for proposed public utility structures (overhead transmission lines) in conjunction with an existing electrical substation on a portion of 28,224.66 acres in an OS (Open Space) Zone and an RS80 (Residential Single-Family 80) Zone.

Generally located south of State Route 168 and east of US-93 within the Northeast County.  
MK/dd/cv (For possible action)

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RELATED INFORMATION:

**APN:**

009-21-401-001; 009-27-000-001; 009-28-000-001; 009-34-000-001; 028-00-001-003; 028-00-002-003; 045-00-001-003; 045-00-002-003; 045-00-002-004; 066-03-000-001; 066-10-000-001; 066-15-000-001; 066-22-000-001; 066-23-000-001; 066-26-000-001; 066-35-000-001; 066-36-000-001; 083-07-000-001; 083-08-000-001; 083-09-000-001; 083-17-000-001; 083-18-000-001; 084-12-000-001; 273-00-002-005 ptn

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Increase the height of proposed public utility structures to 151 feet where 35 feet maximum height permitted in an RS80 district per Section 30.02.02 (a 331% increase).
- b. Increase the height of proposed public utility structures to 151 feet where 35 feet is the maximum height permitted in an OS district per Section 30.02.22 (a 331% increase).

**LAND USE PLAN:**

NORTHEAST COUNTY - INDUSTRIAL EMPLOYMENT  
NORTHEAST COUNTY - OPEN LANDS

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 28,224.66 (portion)
- Project Type: Overhead transmission lines
- Building Height (feet): Up to 151 (utility poles)

### Site Plan

The site plan depicts a 500 kV overhead power transmission line originating in Lincoln County to the north, extending south for approximately 32 miles into the Clark County jurisdiction. The first portion of the line within the Clark County runs from north to south and is located on the west side of the US-93. This section of the line is located within an existing utility corridor and was recently approved via ADR-25-901080. The plans submitted with this application show that the line then heads east, crossing the US-93, and continues to run south for approximately 27.4 miles until it turns east to connect to the existing NV Energy Crystal Substation. Approximately 1.2 miles of the southern portion of the line located near the NV Energy Crystal Substation is located outside of the aboveground utility corridor as designated in the Master Plan, necessitating a use permit and a design review.

### Landscaping

No landscaping is proposed or required with this application.

### Elevations

The elevation plans depict transmission line structures (utility poles) ranging in height from 81 feet to 151 feet, constructed of self-supporting steel lattices supported by concrete foundations.. A waiver of development standards is included to allow the height increase of the transmission line structures within the RS80 & OS zoning districts.

### Applicant's Justification

The applicant states that their project enhances energy infrastructure capacity and connectivity, supports sustainable development, economic growth, and the efficient use of designated utility corridors. For these reasons, the project is harmonious with the purpose and goals outlined in the Master Plan and Title 30. The applicant also states that the visual impact of their proposed line is lessened by locating their proposed transmission line adjacent to NV Energy's existing ON Line, where there is already an above-ground transmission line in the immediate area. Finally, the applicant states that the 1.2 mile-long portion of the proposed line not located within the aboveground utility corridor should not negatively impact the surrounding area, as it is not slated for any residential or commercial development.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-25-901080	Administrative design review for an above-ground transmission line	Approved by ZA	January 2026
ET-25-400073 (UC-23-0302)	First extension of time for an expansion of existing utility corridor with overhead electrical power lines and towers with increased height	Approved by BCC	August 2025
UC-25-0272	Use permit, waivers of development standards, and design review for a substation & public utility structures	Approved by PC	May 2025
UC-23-0302	Expansion of existing utility corridor with overhead electrical power lines and towers with increased height	Approved by BCC	August 2023

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0044	Use permit and design review to expand the utility corridor and for utility structures	Approved by PC	April 2021
UC-18-0417	Expansion of existing utility corridor with overhead electrical power lines and towers with increased height	Approved by PC	July 2018
ET-400050-16 (UC-0139-14)	First extension of time for a use permit and design review to expand the utility corridor and for utility structures	Approved by PC	June 2016
WS-0479-15	Waiver of development standards and design review for overhead transmission lines	Approved by PC	September 2015
UC-0139-14	Use permit and design review to expand the utility corridor and for utility structures	Approved by PC	April 2014
UC-0243-10	Use permit and design review a 500kV overhead transmission line and public utility structures	Approved by PC	July 2010
UC-0472-09	Use permit and design review to increase the height of a communication tower	Approved by PC	September 2009
UC-1061-08	Use permit and design review a 500kV overhead transmission line and public utility structures (Great Basin Transmission)	Approved by PC	December 2008
UC-1238-01	Electric substation expansion with eliminated landscaping	Approved by PC	January 2002
UC-1249-01	500 kV power transmission line corridor	Approved by PC	November 2001
UC-0498-01	500 kV switch yard with eliminated landscaping	Approved by PC	June 2001
UC-0901-97	Electric substation with overhead power transmission lines	Approved by PC	June 1997
WT-0900-97	Waived off-site improvements	Approved by PC	June 1997
ZC-1238-96	Reclassified the site to O-S for an open space buffer zone along boundary of the Apex Heavy Industrial Site	Approved by BCC	October 1996

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands & Major Project - Coyote Springs & Moapa Indian Reservation	R-U (Coyote Springs MPO) & OS & RS80	Coyote Springs golf course & undeveloped
South	Open Lands & Industrial Employment	OS & RS80	Undeveloped
East	Open Lands & Moapa Reservation	OS & RS80	Crystal substation, undeveloped, & solar electric generation facilities

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Open Lands & Industrial Employment	OS & RS80	Undeveloped

### 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 that there is a significant history of electricity generation and overhead powerline development in and around the NV Energy Crystal Substation, and that the addition of a new line should not negatively impact any of the adjacent parcels. Additionally, the section of the proposed transmission line that is not located within the established aboveground utility corridor is only about 1.2 miles long and is located in an area not currently slated for any other development. Finally, the addition of the proposed substation supports Master Plan Goal 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. For these reasons, staff can support 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.

The proposed transmission line structures are in a variety of shapes and heights but are similar to structures that are currently found in the area. Staff finds that the structures and their heights should not create any undue burdens in the area given that such structures already exist. Additionally, the surrounding zoning districts are master planned for very low density residential uses and other appropriate uses of the vast areas of rural land. For these reasons, staff can 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 the proposed design of the overhead transmission lines is consistent with the requested use permit and within the guidelines established by Title 30. Staff does not anticipate any negative visual effects or environmental impacts by locating the proposed transmission lines in this area, where several similar overhead transmission lines already exist. For these reasons, staff can support this request.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- 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**

- Drainage study and compliance.

#### **Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ESTUARY POWER, LLC

**CONTACT:** ANNA HAUDRICH, 50 W. LIBERTY STREET, SUITE 430, RENO, NV 89501