

09/19/23 PC AGENDA SHEET

ELECTRIC GENERATING STATION  
(SOLAR PHOTOVOLTAIC FACILITY)  
(TITLE 30)

LAS VEGAS BLVD SOUTH/I 15  
(JEAN)

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-23-0459-USA:**

**USE PERMIT** for an electric generation station (solar photovoltaic facility).  
**DESIGN REVIEWS** for the following: **1)** an 18,373 square foot electric generating station (solar photovoltaic facility); and **2)** final grading for Hillside Development on a portion of 44.4 acres in an R-U (Rural Open Land) Zone.

Generally located on the east side of I 15 and the west side of Las Vegas Boulevard South, approximately 3.5 miles north of SR 161 within South County. MN/bb/syp (For possible action)

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RELATED INFORMATION:

**APN:**  
204-30-000-002 ptn

**LAND USE PLAN:**  
SOUTH COUNTY (JEAN) - OPEN LANDS

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: N/A
- Site Acreage: 44 (portion)
- Project Type: Solar electric generating station
- Building Height (feet): 10 (cinder block shelter)/15 (solar panels)
- Square Feet: 12,000 (solar)/18,373 (leased)

**Site Plans**

The plans show an existing 140 foot high communication tower with an equipment area surrounded by an 8 foot high chain-link fence which was approved via UC-22-0341. The site is located in an area with a slope over 12%. The tower is located between 250 feet to 1,300 feet from all property lines. The tower is depicted on the east side of the hillside, with the solar panels extending down grade to the south and east. Approximately 12,000 square feet of the lease site will have 404 solar panels on metal stands supported by concrete footings.

Only 2,925 square feet of the approximately 44 acre site will be graded and disturbed. This application also includes final grading for the current and previous plans.

Landscaping

Landscaping is not proposed or required as part of this project. The applicant is providing a previously approved 8 foot high fence around the property. The fence is proposed to be screened with black mesh material on all sides as a part of this application.

Elevations

The plans show a 140 foot high communication tower with an 8 foot high chain-link fence around the equipment shelter. The panels will have the ability to track at an angle with a maximum height of 15 feet.

Floor Plans

A 400 square foot (20 feet by 20 feet) utility building and shelter are shown on the site plan. The utility building is approximately 20 feet south of the communication tower and 10 feet from the backup propane tanks.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant is requesting a special use permit for solar panels and electric generation station in support of a communications tower previously approved by UC-22-0341. There is no non-industrial development within 2,000 feet of the property. The surrounding property is undeveloped land. An accessory emergency backup generation system was approved with the communications tower in 2022. An 11,984 square foot portion of the 18,373 square foot leased area will be used for the 404 solar panels and support structures. The panels are at least 317 feet from I 15 with a screen mesh on the previously approved chain-link fence. The site is located on a hillside that exceeds 12% grade and is subject to the hillside development guidelines per Title 30.56.100. Minimal grading will be required for the entire property with only 2,925 square feet being graded out of the total lease area of 18,373 square feet and total property area of 44 acres.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-22-0341	Communication tower and hillside grading	Approved by PC	September 2022

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Open Lands	R-U	I 15 & undeveloped
South & East	Open Lands	R-U & H-2	Railroad, Las Vegas Boulevard, & undeveloped

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

##### Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

This property is remote and no convenient access to power is possible at the present time. The proposed solar power generation will provide power to a communications facility that was previously determined to be consistent with towers located in non-urban areas, serving the traveling public. Overall staff finds this request is in keeping with the intent of Title 30 requirements, with little additional disturbance to the hillside. The solar panels will not have a negative impact on the surrounding area. Master Plan policy SO-5.1 supports utility development that will not conflict with future airport needs. The overall design works with existing site conditions and total power generation will be adequate for the communication tower to function without creating conflicts; therefore, staff can support the request.

##### Design Reviews

The communication tower, emergency backup propane system, and cinder block building were previously approved with the hillside development and associated grading. The current development of solar panels will have minimal impact to the 18,373 square foot lease area and will include approximately 2,925 square feet of grading in the hillside areas that exceed 12% grades. The limited area impacted by grading will not be detrimental to the surrounding area; therefore, 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 that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** INTERCONNECT TOWERS, LLC

**CONTACT:** G. C. GARCIA, INC C/O ANDREA COLE, 1055 WHITNEY RANCH DRIVE,  
SUITE 210, LAS VEGAS, NV 89014