

03/04/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400003 (UC-23-0815)-USA:

USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** overhead power transmission lines; **2)** electric substation; **3)** public utility structures with all accessory structures; **4)** increase the height of utility structures; **5)** waive landscaping and screening requirements; and **6)** eliminate trash enclosure.

DESIGN REVIEWS for the following: **1)** overhead power transmission lines; **2)** electric substation; and **3)** public utility structures with all accessory/ancillary structures and uses on 351.9 acres in an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage) Zone.

Generally located south of US Hwy 95 and west of Sky Road (alignment) within Indian Springs. AB/md/kh (For possible action)

RELATED INFORMATION:

APN:

059-08-101-002; 059-08-201-002; 059-08-301-001; 059-08-401-001; 059-17-101-001; 059-17-501-001

USE PERMITS:

1. 138 kV overhead transmission lines.
2. 138/12 kV electric substation in an R-U zone.
3. Permit public utility structures with all accessory structures.
4.
 - a. Increase the height of public utility structures (overhead power transmission lines) up to 100 feet where 35 feet is the maximum height permitted within an R-U zone per Table 30.40-1 (a 185.8% increase).
 - b. Increase the height of public utility structures (overhead power transmission lines) up to 100 feet where 35 feet is the maximum height permitted within an H-2 zone per Table 30.40-7 (a 185.8% increase).
5. Waive all landscaping and screening requirements per Chapter 30.64.
6. Eliminate trash enclosure where required per Section 30.56.120.

LAND USE PLAN:

NORTHWEST COUNTY (INDIAN SPRINGS) - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 351.9

- Project Type: Overhead transmission lines and electric substation
- Building Height (feet): 100 (overhead power transmission lines)

Site plan & request

The purpose of the previously approved application was to construct a 138/12 kV electric substation utilizing an existing overhead power transmission line that connects to a future electric substation measuring 3 acres in size. The substation site will be located midline on the western portion of APN 059-17-501-001. Power will be provided to the electric substation by means of a line fold from the existing 138 kV Mercury-Northwest transmission line. The line fold will include 2 new transmission poles and modification of 1 existing pole that will range in height from 80 feet to 85 feet. The changes to the existing transmission alignment that runs from the Mercury-Northwest line to the Indian Springs substation (existing) includes removal of 13 existing poles and replacing them with 13 new transmission poles ranging in height from 85 feet to 100 feet. The existing distribution line will be co-located on the new overhead power transmission line alignment. The distribution line measures nearly 1 mile in length, located between US Hwy 95 and the proposed electric substation located on APN 059-17-501-001.

The second component of the previously approved development, as depicted on the approved plans, consists of a 138 kV electric substation located on a site measuring 127,500 square feet. The perimeter of the substation will be secure by a 14 foot high CMU block wall. Access to the electrical substation will be granted via a 24 foot wide east/west access road connecting to Sky Road, a north/south public right-of-way.

Landscaping

No landscaping was provided or required with the previously approved request.

Previously Approved Elevations

The overhead power transmission lines measure between 85 feet to 100 feet in height, while the transmission lines within the electric substation measure up to 45 feet in height.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0815:

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; 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; 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.

Applicant's Justification

NV Energy submitted a Bureau of Land Management Right-of-Way Grant request in April of 2023, however due to unforeseen circumstances and an Environmental Assessment study not being completed, NV Energy is still waiting on final approval of this grant to begin the construction of the substation in its entirety. The facilities proposed will improve and ensure the continued safe and reliable delivery of electricity to the Town of Indian Springs and to Creech Air Force Base. No adverse impacts are anticipated on levels of public service to existing development. The use is compatible with the adjacent uses in terms scale site design, operating characteristics, and hours of operation. There will be no traffic generation, lighting, noise, odor, dust or other adverse impacts from the project excepting construction of the project. No significant adverse impacts on the natural environment are anticipated.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0815	Use permit for overhead power transmission lines; electric substation; public utility structures with all accessory structures; increase the height of utility structures; waive landscaping and screening requirements; and eliminate trash enclosure	Approved by BCC	February 2024
UC-15-0734	Use permit for electric generating station electric substation, overhead power transmission line, increased the height of utility structures, public utility structures with all accessory structures, waived landscaping and screening requirements, eliminated trash enclosure	Withdrawn	February 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80	Creech Air Force Base
South	Open Lands	RS80	Undeveloped
East	Compact Neighborhood (up to 18 du/ac); Entertainment Mixed-Use; Public Use; & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	H-2, RS5.2, RM18, & PF	Undeveloped; Indian Springs public schools & athletic fields, Indian Springs Library & Civic Center, athletic field, & single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the circumstances have not substantially changed in the surrounding area, nor have any changes occurred in the laws, regulations, or policies that would affect the subject property. The applicant has demonstrated progress towards commencement of this development by submitting a right-of-way grant request to the Bureau of Land Management, in addition to an Environment Assessment study which is under completion. For these reasons, staff can support this first extension of time request.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

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

- Until February 7, 2028 to commence.
- Applicant is advised 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; 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No objection.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: KRYNN WILLIAMS

CONTACT: KRYNN WILLIAMS, NV ENERGY, 6226 W. SAHARA AVENUE, LAS VEGAS, NV 89146