

04/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0126-CACTUS SPRINGS PROPERTY, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow on-site temporary construction activities on 49.75 acres in a CG (Commercial General) Zone and an RS80 (Residential Single-Family80) Zone in the Airport Environs (APZ-2) Overlay.

Generally located on the north side of US-95, approximately 2.80 miles west of Sky Road within Northwest County. AB/bb/kh (For possible action)

RELATED INFORMATION:

APN:

058-00-001-006

WAIVER OF DEVELOPMENT STANDARDS:

Allow on-site temporary construction activities without a building permit where on-site temporary construction activities are allowed in conjunction with a construction project with a valid building permit per Section 30.03.01E.

LAND USE PLAN:

NORTHWEST COUNTY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 28460 N US Hwy 95
- Site Acreage: 49.75
- Project Type: Utility laydown yard
- Number of Stories: 1 (temporary offices)
- Building Height (feet): 11
- Square Feet: 200 square feet (up to 5 construction trailers)
- Parking Required/Provided: 47/47

Site Plan

The site plan depicts a 49.75 acre parcel with 2 gated access points onto U.S. Highway 95 at the southeast and southwest corners of the site. Forty-seven parking spaces are shown at the southwest corner of the property adjacent to an internal access road. Construction trailers, water tanks, and equipment storage are also located on the southwest corner of the property. A nearly 10 acre area located adjacent to US-95 and between the 2 access driveways will be maintained as a natural area for the existing spring. A construction trailer is located on the east side of the property adjacent to the internal driveway. An equipment storage area is located along the east

property line in the northeast corner of the property. A material storage area is in the north-central and west side of the property. A material loading and unloading area is depicted in the center of the site. A new 6 foot high wire fence is shown on the north, east, and west property lines. A new 6 foot high chain-link fence is shown along the U.S. Highway 95 right-of-way as a replacement of the existing fence.

Landscaping

Landscaping is not a part of the proposed use.

Elevations

The construction trailers are standard temporary office and storage units with a flat roof, door, and windows.

Applicant’s Justification

The applicant is proposing to operate a temporary utility laydown construction yard on the north side of U.S. Highway 95, 3 miles west of Indian Springs. The temporary construction yard will be operated in support of the Greenlink West transmission line project. Greenlink is a system of new 525-kilovolt (kV), 345-kV, 230-kV, and 120-kV electric transmission facilities on private, state, and federal lands between the City of North Las Vegas and City of Reno. No permanent improvements, and no impervious hard surfaces are proposed with the laydown yard and storage facility. The laydown yard requires limited grading to allow semi-tractor trailer trucks to access the site at the southwest and southeast corners with internal driveways connecting in the middle of the property from the east and west. The site will comply with state and county dust control measures and national pollution discharge elimination permitting requirements. The site is outside FEMA floodplain limits and access points and will be improved by stabilized construction with NDOT oversight. Transmission and substation construction crews will use the site with up to 60 individuals on site at peak construction hours. Individual crews are made up of 2 to 6 individuals. Up to 40 vehicles will be kept on the site for use by crews. Materials stored on site will include tubular steel, lattice transmission tower structures, insulators, erosion control BMP supplies, above ground double walled diesel storage, temporary office trailers, and other smaller related components. While not in use, construction equipment will be stored on site, including pickup trucks, bulldozers, excavators, drill rigs, sump trucks, bucket trucks, and wire pulling equipment and cranes. A small batch plant is planned for future construction at the north side of the property as shown on the plan. The construction yard will generally be operated from 6:00 a.m. to 8:00 p.m. The Greenlink West project is expected to take place between February 2025 and December 2029. On site security will be provided after working hours.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|-----------------------------------------------------|----------------|-------------|
| UC-0836-00 | Use permit for a 210 foot high communications tower | Approved by PC | July 2000 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|------------------------------------------------------------------------------------------------------------------|-----------------|-----------|
| ZC-0728-96 | Reclassify from H-2 to C-2 and variances from 6 foot landscaping/irrigation and 50 foot setback from the highway | Approved by BCC | June 1998 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------------|---------------------------|---------------------------|-------------------|
| North | Open Lands | RS80 | Undeveloped |
| South | Open Lands | CG, RS80 | Undeveloped |
| East & West | Open Lands | H-2 & 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

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.

Policy NW-4.4 of the Master Plan encourages the adaptation of rural utility systems to enhance reliability. The proposed laydown and construction yard will support a regional, state, and local energy transmission system. The use of the property will be limited to storage and transport of transmission line and tower materials related to the development of the regional facility. The site will follow a variety of protective measures, including identification of the protected area around the springs and existing vegetation. This site will allow for a temporary construction storage site that will not directly impact the community of Indian Springs. The property will have on site security and will submit additional use permits for future uses. 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 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

- Applicant to coordinate with Nevada Department of Transportation (NDOT) for additional right-of-way.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: T&D POWER

CONTACT: EMMETT LOLLIS-TAYLOR, ENERGY ENVIRONMENTAL GROUP, 1138 N ALMA SCHOOL ROAD, SUITE 215, MESA, AZ 85201