

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0422-KILMARNOCK, INC.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow on-site temporary construction activities; and **2)** waive full off-site improvements on a 15.44 acre portion of 40.42 acres in an IL (Industrial Light) Zone, an IP (Industrial Park) Zone, and an RM18 (Residential Multi-Family 18) Zone within the Airport Environs (APZ-1) Overlay.

Generally located north of Boulder Lane and east of Bridal Veil Falls Street (alignment) within Indian Springs. AB/hw/cv (For possible action)

RELATED INFORMATION:

APN:

059-09-601-002 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. 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.
2.
 - a. Waive full off-site improvements (curb, gutter, streetlights, sidewalks, and partial paving) along Boulder Lane where required per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, streetlights, sidewalks, and partial paving) along Indian Water Drive where required per Section 30.04.08C.

LAND USE PLAN:

NORTHWEST COUNTY (INDIAN SPRINGS) - BUSINESS EMPLOYMENT

NORTHWEST COUNTY (INDIAN SPRINGS) - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 15.44 (lease area/construction yard)
- Project Type: Temporary construction activities and employee parking
- Number of Stories: 1
- Building Height (feet): 12
- Square Feet: 320
- Parking Provided: 3

Site Plan

In the southern portion of the site along Boulder Lane, a 15.44 acre lease area is shown and will be the site of a construction materials storage yard for the off-site construction of large power lines. The lease area will be sectioned off from the surrounding area and the rest of the site by a 4 foot tall, 3 strand wire tortoise fence along the boundaries of the lease area. Access to the site will be provided by two, 20 foot wide temporary gravel driveways located on the east and west sides of the Boulder Lane frontage. These driveways will be secured by 20 foot wide gates that will be set back 20 feet to 30 feet from Boulder Lane and will remain open during business hours. Sixteen foot wide drive aisles will extend approximately 150 feet into the property and loop to the opposite driveway. Within the space formed by the looping driveway will be a 320 square foot temporary construction office building, parking for the office, and an unpaved and unstriped employee drop-off and parking area. The temporary construction office will be located approximately 70 feet to the west of the eastern driveway and will be at least 5 feet north of the southern fence. The office parking area will be located directly north of the office. The employee drop-off and parking will be located directly to the west of the office structure. The plans show a no-storage buffer area will be provided along the western portion of the lease area adjacent to the existing single-family residential development to the west.

Landscaping

There is no proposed landscaping with this request and all undisturbed areas will maintain natural desert landscaping.

Elevations & Floor Plans

The only structure on-site will be a temporary construction office that will be constructed of a painted conex box. The elevations provided show the exterior of the office will be painted metal that will be neutral toned. The height of the structure will be 12 feet. The interior of the office structure will contain 320 square feet consisting of 2 spaces. One side of the structure will be a 192 square foot storage area and the other a 128 square foot office.

Applicant's Justification

The project site has most recently been used for a similar construction laydown yard and the use will be temporary for a lease term of 3 years. The laydown yard is solely for purposes of supporting the construction of improvements associated with the northern segment of the Gridliance West Core Upgrade high voltage transmission project which, in total, encompasses over 160 miles of private transmission line upgrades. Material storage will be typical of a high voltage transmission project which will include metal transmission towers, wire reels, resistors, insulators, and related electrical components. Material stacking within the designated IP zoned areas will be limited to the fence height. Additionally, the site will be limited to vehicular access only and no pedestrian walkways from the public right-of-way will be provided. Drainage patterns entering and exiting the site will remain unchanged from existing conditions. Trash will be stored in onsite dumpsters and removed from the site weekly or as otherwise necessary to avoid any windblown debris. The laydown yard will be self-sustaining. No public water or sewer mains will be extended to serve the property. Construction water for dust control will be sourced via surface hose from an existing public fire hydrant immediately west of the laydown yard.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0860-04	Reclassified the site from R-T and H-2 to R-T, R-3, M-D, and M-1 for future development	Approved by BCC	September 2004
ZC-0225-04	Established the Airport Environs Overlay on the site and surrounding area	Approved by BCC	March 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80 (APZ-1 & RPZ)	Creech Air Force Base
South	Open Lands	RS80 (APZ-1 & APZ-2)	Undeveloped
East	Open Lands	RS80	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Entertainment Mixed-Use	RS3.3, RS5.2, & RM18	Single-family residential & 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.

Waiver of Development Standards #1

The proposed site will function as a temporary laydown yard for a regional electric power facility project. The applicant is providing some mitigating measures to limit impact on the surrounding uses, which include water for dust mitigation, limited traffic to the site, and a no-storage buffer adjacent to the residential use to the west. Given the low volume of traffic to the site and these mitigating measures, there should be limited impacts on the surrounding area. Additionally, 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. For these reasons, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #2

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Approval of waiver of development standards #1; denial of waiver of development standards #2.

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

If approved:

- 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 and application for review; 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

- 3 year review of off-sites;
- Drainage study and compliance with future development;
- Traffic study and compliance with future development;
- Any future applications will require full off-site improvements or pay a contribution for local roadway, drainage, or trail related improvements in District A in lieu of constructing full off-site improvements, as determined by Public Works.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GRIDLIANCE WEST, LLC

CONTACT: ENERGY PROJECT SOLUTIONS, 4675 W. TECO AVENUE, SUITE 230, LAS VEGAS, NV 89118