

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0075-USA:

USE PERMITS for the following: **1)** a proposed large-scale electric generation (solar); **2)** proposed public utility structures (electric substation; Battery Energy Storage System (BESS) facility; utility poles; and overhead transmission lines) and all ancillary structures; and **3)** a proposed communication tower and all associated equipment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase structure height; **2)** eliminate buffering and screening; and **3)** modify residential adjacency standards.

DESIGN REVIEWS for the following: **1)** a proposed large-scale electric generation (solar); **2)** proposed public utility structures (electric substation; Battery Energy Storage System (BESS) facility; utility poles; and overhead transmission lines) and all ancillary structures; and **3)** a proposed communication tower and all associated equipment on a 5,131.70 acre portion of a 9,661.40 acre site 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 Northwest County. AB/md/kh (For possible action)

RELATED INFORMATION:

APN:

056-00-001-010 through 056-00-001-012; 056-00-001-005; 057-00-001-008; 057-00-001-010; 057-00-001-012; 057-00-001-014; 057-00-001-016; 057-00-001-018 through 057-00-001-024; 057-00-002-002 through 057-00-002-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of public utility structures to 199 feet where 35 feet is the maximum height permitted per Section 30.02.02B (a 469% increase).
2. Eliminate buffering and screening requirements where required per Section 30.04.02.
3. Modify residential adjacency standards by allowing high activity areas (drive aisles/interior access roads) adjacent to a less intense residential district where not permitted per Section 30.04.06G.

LAND USE PLAN:

NORTHWEST COUNTY - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5,131.70 (site)/9,661.40 (overall)

- Project Type: Solar electric generation facility with BESS facility, substation, public utility structure, and overhead transmission lines
- Building & Structure Height (feet): 199 (overhead transmission lines - maximum)/19.5 (operations & maintenance building)/12 (control enclosure)/100 (communication tower – maximum)
- Square Feet: 3,400 (operations & maintenance building)/1,452 (control enclosure)
- Sustainability Required/Provided: 7/5.5

Site Plans

The plans depict a proposed 230kV overhead transmission line extending approximately 5.11 miles in length from APNs 056-00-001-010 to 057-00-001-022. The corridor, measuring 140 feet in width, commences at the Nye/Clark County border and terminates at a proposed electric generation (solar) facility (APN 057-00-001-022). A total of 1,746.4 acres, within the boundary of the project site, will be enclosed by a perimeter fence. The electric generation (solar) facility, BESS facility, electric substation, and other equipment will be located within this area. A temporary laydown yard, measuring 17.9 acres in area, is located near the middle of the facility. The laydown yard will be secured by a 7 foot high chain-link fence enclosing the perimeter of site. The electric generation facilities are located on the western (APNs 057-00-001-019 & 020) and eastern (APNs 057-00-001-022 through 024) portions of the site. Access to the western and eastern facilities are granted via 16 foot and 24 foot wide driveways from US Highway 95. Interior access drive aisles, measuring 16 feet in width, are located within the facilities. The BESS facility, electric substation, communication tower, operations and maintenance building, and control enclosure are located on the eastern portion of the site, immediately to the southwest of the electric generation facility and south of the laydown yard. No portion of the proposed development is located within the H-2 zoning district, with the exception of a proposed access driveway that crosses APN 057-00-001-010.

Landscaping

The required buffering and screening for the adjacent, undeveloped parcels immediately south of the project site is not provided. No additional site landscaping is provided with this request.

Elevations

The plans depict overhead transmission lines measuring up to 199 feet in height. Within the electrical substation and switchyard area, various steel pole towers, transformers, and similar structures will be used with the tallest structure being 90 feet. The operations and maintenance and control enclosure buildings measure up to 19.5 feet and 12 feet in height, respectively. Both buildings are designed with a pitched metal roof with vertical metal exterior siding. The proposed communication tower will be up to 100 feet tall, and the metal exterior will be painted a neutral color. The tower will be able to accommodate up to 3 arrays.

Floor Plans

The operations and maintenance building is 3,400 square feet and the control enclosure building will be 1,452 square feet.

Applicant's Justification

Landscaping is not typical of rural solar photovoltaic projects and associated transmission lines. Additionally, landscaping would require the use of scarce water resources. Waiving landscaping buffers is consistent with the existing land use. The area surrounding the project site is largely surrounded by undeveloped open lands and there are no adjacent land uses that would be negatively impacted by the requested height waiver. The proposed transmission line structure heights are typical for high-voltage lines in the region and the existing high-voltage lines that are located along the same corridor. The request for residential adjacency separation includes site orientation requirements for higher-activity areas of development (drive aisles/roads) being adjacent to areas subject to the residential adjacency standards. Waiver of residential adjacency standards should be granted due to the area surrounding the project site being rural open lands and there are no adjacent land uses that would be negatively impacted. The proposed development is compatible with the surrounding area. The proposed facility complies with multiple goals and policies from the Master Plan which support sustainable developments that promote energy efficiency and conservation.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-25-900782 (ADR-23-900661)	First extension of time of an administrative design review for overhead transmission lines	Approved by ZA	October 2025
ADR-25-900187	Administrative design review for overhead transmission lines	Approved by ZA	March 2025
ADR-23-900661	Administrative design review for overhead transmission lines	Approved by ZA	February 2024
ET-400130-10 (UC-0585-08)	First extension of time of a use permit for overhead transmission lines with metering station	Approved by PC	October 2010
UC-0585-08	Use permit for overhead transmission lines with metering station	Approved by PC	August 2008

Surrounding Land Use

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

Use Permits

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 there is a history of electric generation facilities, transmission lines, and similar uses being approved within the surrounding area. Given the overall visual impacts that such facilities cause, staff finds to reduce impacts on the rural character of the area it is best to concentrate these types of structures in certain areas, such as the subject site, where there is little urban or residential development located in the surrounding area and where such facilities can be clustered to prevent future impacts. Additionally, the proposed communication tower will be integrated into the proposed public utility structures through both height and the painting of the proposed structures with a neutral color. The tower will also be significantly set back from exterior property lines and residential developments. Given the addition of the proposed solar photovoltaic electric generation facility, substation, and other public utility structures advances Master Plan Policies 3.2.1 and 3.2.2, which encourage the development of renewable energy and related distribution facilities, staff can support these requests. To address matters related to impacts caused by the project, a development agreement is requested to mitigate potential impacts.

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

Staff finds the number of additional towers and their heights should not create any undue burdens in the area given that such towers have previously been approved and the scale of the towers in relation to the site should not increase any visual burden. Additionally, the nearest residential use is several miles away to the east and would not be affected by the additional height of the towers. For these reasons, staff can support this request.

Waivers of Development Standards #2 & #3

Given the rural nature of the surrounding area and the history of approval of similar public utility developments in the surrounding area, staff finds it unlikely there will be much residential development in the surrounding area. Additionally, the nearest residential use is several miles away to the east in Indian Springs. The surrounding area has generally maintained its rural desert landscaping and character, so the placement of a screening buffer would be out of place for the

area. Additionally, given the limited development of the surrounding area and the setback of the proposed drive aisles, the lack of a buffer and the placement of the drive aisles should not have any negative impacts. As a result, given the lack of residential development and the difficulty that maintaining non-native desert landscaping would be for this area, staff can support these requests.

Design Reviews

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 that the design of the proposed solar electric generation facility, substation, utility towers, BESS facility, and communication tower are similar to those previously approved in the area. The proposed structures properly account for existing topographical features and are integrated into the proposed solar generation facilities. The proposed facilities are concentrated in areas where solar electric generation facilities have been approved previously, far from any existing residential uses. In addition, the facility has mitigated possible visual effects by locating within an area that is trending toward the development of solar generation facilities and other renewable energy and electrical substation projects. For these reasons and the fact that the design of the site accounts for the surrounding area as much as possible, staff can support these requests.

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

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County or provide evidence of an agreement with the Bureau of Land Management for any portion of the project within their boundaries which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction or use of the project is stopped or abandoned;
- 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.
- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next five years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BONANZA SOLAR, LLC

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