

05/16/23 PC AGENDA SHEET

PUBLIC UTILITY STRUCTURES
(TITLE 30)

NELLIS BLVD/CARTIER AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0177-DPIF3 NV 15 NELLIS CARTIER, LLC:

USE PERMITS for the following: **1)** public utility structures (69 kV overhead transmission lines) and associated equipment; and **2)** increase height for public utility structures.

DESIGN REVIEW for proposed public utility structures (a 69kV transmission line) with associated equipment on a portion of 19.3 acres in an M-D (Designed Manufacturing) (AE-70 & APZ-2) Zone.

Generally located on the west side of Nellis Boulevard and the south side of Cartier Avenue within Sunrise Manor. MK/hw/syp (For possible action)

RELATED INFORMATION:

APN:

140-17-810-011;140-17-810-012 ptn

USE PERMITS:

1. Public utility structures (69 kV overhead transmission line) with associated equipment.
2. Increase the height of public utility structures up to 85 feet where 50 feet is the maximum permitted per Table 30.40-5 (a 70% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 19.3 (portion)
- Project Type: Public utility structures (69 kV transmission lines and utility poles)
- Building Height (feet): 77 to 85

Site Plan

The plan depicts the construction and operation of 5 new 69 kV utility towers with associated transmission lines along a 0.25 mile (1,322 feet) route that traverses both APNs 140-17-810-011 and 140-17-810-012. The plans show that the new towers and transmission lines will replace 2 existing 69 kV utility towers and associated transmission lines that currently run diagonally across the site. The proposed new route for the lines will start on the northeast corner of APN

140-17-810-012 where it will branch off the existing 100 foot wide transmission line corridor. The new transmission line will then proceed north along Nellis Boulevard for 650 feet where it will make an 89 degree turn to the west at the corner of Nellis Boulevard and Cartier Avenue to follow along Cartier Avenue for another 672 feet, where the new transmission line will reconnect with the existing transmission line corridor. The plans show that the new utility towers will be set back from the rights-of-way between 22.5 feet and 59.1 feet. There is a proposed 40 foot wide transmission line easement that will follow the new transmission line route.

Elevations

The elevations show that the proposed utility towers will be constructed of steel and will range in height from 77 feet up to 85 feet. The utility tower located on APN 140-17-810-012 will be 83 feet tall and will replace an existing 83 foot tall utility tower located in the existing transmission line easement. A 77 foot tall utility tower will be located at the corner of Nellis Boulevard and Cartier Avenue and another 77 foot tall utility tower will also be located 672 feet west of Nellis Boulevard where the new transmission line will reconnect with the existing transmission line corridor. Two, 85 foot tall utility towers will be placed at the midpoints between the new utility towers, 1 along Nellis Boulevard, and another 1 along Cartier Avenue.

Applicant’s Justification

The applicant indicates that the new utility towers and transmission line are needed in order to relocate existing lines that currently run diagonally through the site to the edges of the property to accommodate proposed development on the property. The applicant states this should not cause any issues as the area is already an existing transmission line corridor so moving of the line would not cause any additional odor, dust, noise, or visual impacts. In addition, the surrounding area is industrial in nature with several more intense uses nearby.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0241	Retail sale of auto parts and storage of hazardous materials	Approved by BCC	August 2020
UC-0895-06	Shopping center and convenience store	Denied by BCC	October 2006
DR-1631-05	Large scale retail business	Approved by BCC	December 2005
UC-0928-05	Hardware store	Approved by BCC	September 2005
UC-1419-95	Overhead transmission line	Approved by PC	September 1995
AC-0094-87	Shopping center with mini-warehouse units, office, and a convenience store and gasoline station - expired	Approved by PC	June 1987
AC-0020-87	Shopping center with convenience store and gasoline station - expired	Approved by PC	March 1987

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0135-85	Reclassified the site from M-D to M-1 zoning to allow for a commercial/industrial complex with a bank, shopping center, convenience store, vehicle maintenance facility, gasoline station, mini-warehouse facility with outdoor storage - expired	Approved by BCC	July 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1 & M-D	Office/warehouse & outside storage
South	Business Employment	M-D	Lowe’s, gasoline station, & retail
East	Business Employment	M-1	Warehouse & outside storage
West	Business Employment	M-1 & M-D	Warehouse & outside storage

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits & Design Review

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.

Due to the growing energy and development demands of Clark County, there are times where there is a need to expand or add additional public utility structures to accommodate new development. Staff finds the additional utility towers and new transmission line will allow for continued service and the maintenance of transmission capacity in the area, while allowing for the safe siting and interaction between new development and the transmission lines. In addition, since there is already an existing transmission line corridor running through the site, and the siting of the new transmission line is in close proximity to the existing transmission line, staff finds that there should not be any significant new impacts on the surrounding area with regard to visual impact or similar issues. Additionally, staff finds that the request complies with Policy 6.4.8 of the Master Plan, which encourages the development of new transmission corridors, when necessary, that ensure safe siting and minimize impacts on existing developments. For these reasons, staff can support both of 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

- Height and location of utility towers per plans on file.
- Applicant is advised that the County is currently rewriting Title 30 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: MARK SULLIVAN

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