08/05/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0357-GTL PROPERTIES LLL P:

WAIVER OF DEVELOPMENT STANDARDS to allow a new power pole on 6.38 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located north of Karen Avenue and east of Burnham Avenue within Winchester. TS/rg/kh (For possible action)

RELATED INFORMATION:

APN:
162-11-503-016

WAIVER OF DEVELOPMENT STANDARDS:
Allow new power pole where new utility lines shall be located underground per Section 30.04.08H.

LAND USE PLAN:
WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 6.38

Site Plan
The site plan shows a proposed 56-lot single-family residential subdivision at the northeast corner of Burnham Avenue and Karen Avenue. The lots are arranged in a grid pattern with internal streets and labeled dimensions throughout the subdivision. Existing overhead power lines and an existing power pole are shown along the southern and eastern boundaries of the site. A proposed new standalone power pole is identified near the southeast portion of the subdivision, positioned slightly outside the existing overhead alignment.

Applicant's Justification
The applicant requests a waiver to allow construction of a new power pole needed to relocate an existing overhead power line within a proposed 56 lot residential subdivision approved after a prior zone change. The existing commercial use on the site requires the line to be moved, and NV Energy's design identifies a new pole within the existing overhead alignment to transition the line underground around the subdivision. The pole is proposed on the east side of the community, adjacent to commercial property and approximately 100 feet north of Karen Avenue, and the applicant states the adjacent commercial uses will not be impacted.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-25-500023	Redesignate the site from CM to CN	Approved by BCC	July 2025
ZC-25-0319	Rezone the site from CG to RS2	Approved by BCC	July 2025
VS-25-0320	Vacate a portion of right-of-way	Approved by BCC	July 2025
WS-25-0321	Waivers of development standards and design review for single-family residential development	Approved by BCC	July 2025
TM-25-500081	Tentative map for 56 lot residential subdivision	Approved by BCC	July 2025
UC-22-0085	Vehicle/body shop and repair with waivers of distance separation from residential use in conjunction with existing building	Approved by BCC	April 2022
UC-0683-14	Recreational facility (indoor batting cages) – expired	Approved by PC	October 2014
UC-0519-12 (ET-0016-13)	First extension of time to commence and review for a vehicle paint and body shop and vehicle repair in conjunction with vehicle sales - expired	Approved by PC	April 2013
UC-0078-13	Outdoor swap meet on the southern 250 feet of the parcel	Denied by PC	April 2013
UC-0519-12	Vehicle paint and body shop and vehicle repair in conjunction with vehicle sales	Approved by PC	October 2012
ZC-138-77	Reclassified the subject property to C-2 zoning for a new and used automobile facility	Approved by BCC	September 1977

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Vehicle sales
South	Public Use	PF	School
East	Corridor Mixed-Use	CG	Shopping center
West	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential

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
Waiver 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.

Per Title 30, new utility lines or the modification of existing lines including, but not limited to, electric, water, sewer, gas, petrochemical, and communication transmission and distribution lines and related equipment, shall be located underground. The applicant has not provided sufficient justification to demonstrate why the utility line cannot be placed underground. Therefore, staff cannot support the request.

Staff Recommendation
Denial.

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; 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

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CHRISTA BILBREY
CONTACT: KB HOME, 5795 W. BADURA AVENUE #180, LAS VEGAS, NV 89118