USE PERMITS FIRST EXTENSION OF TIME to commence the following: 1) allow a public facility (liquid natural gas generator) and all related ancillary structures and uses; and 2) waive requirements for landscaping, trash enclosure and development standards on a 1.3 acre portion of 183.0 acres in an R-U (Rural Open Land) P-C (Planned Community Overlay) Zone. DESIGN REVIEW for a public facility (liquid natural gas generator) and all related ancillary structures in the Coyote Springs Master Planned Community.

Generally located 300 feet east of US Highway 93 and 730 feet north of Lakehouse Avenue (alignment) within Northeast County. TC/rk/ml (For possible action)

RELATED INFORMATION:

APN: 009-08-810-001

LAND USE PLAN: NORTHEAST COUNTY – MAJOR DEVELOPMENT PROJECT (COYOTE SPRINGS) – MULTI-FAMILY RESIDENTIAL

BACKGROUND:
Project Description
General Summary
- Site Acreage: 1.3 acre portion of 183 acres
- Project Type: Public facility/utility (liquid natural gas generators)
- Building Height: 24 feet
- Parking Required/Provided: None required

Site Plan
The original plans depict a liquid natural gas facility adjacent to an approved electrical substation, 300 feet east of Highway 93 within Coyote Springs. This site is along the north property line of a partially constructed electrical substation. The project consists of turbine generators, gas tanks, cooling stations, and electrical equipment (transformers and switch gears) on a 1.3 acre site. The utility structures are contained within a screened fence and set back from the fence as follows: 20 feet from the south, 24 feet from the north, 63 feet from the east, and 46 feet from the west. An access road is shown at the southeast corner of the site and consists of compact Type II gravel and will comply with all Clark County Air Quality regulations.
Project Description
The proposed project will produce mechanical energy by burning natural gas and converting it into electrical energy. The facility will increase the power output from the substation to the south until it is fully constructed. The initial phase for the facility will include 6 generators with a power output of 780 kW per generator. The site will also have a cooling station to assist the generators and liquid natural gas tanks with evaporators to supply and store the natural gas. The project site is unoccupied and will be monitored occasionally.

Landscaping and Screening
Since the size of the facility exceeds 40,000 square feet, landscaping is required. However, the site will only have a screened security fence with no landscaping.

Elevations
The plans depict the highest utility structure at 24 feet (vaporizers for the cooling system). All other structures will range in height from 10 feet to 21 feet.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>UC-0059-11</td>
<td>Original application for a public facility (liquid natural gas generator) and all related ancillary structures</td>
<td>Approved by PC</td>
<td>April 2011</td>
</tr>
<tr>
<td>UC-0693-08</td>
<td>Temporary communication tower and reduced separation between communication towers for the property to the south</td>
<td>Approved by PC</td>
<td>August 2008</td>
</tr>
<tr>
<td>ZC-0851-06</td>
<td>Reclassified the property to the south to C-2 zoning for a commercial shopping center and use permits for an electrical substation that included a cellular tower</td>
<td>Approved by BCC</td>
<td>August 2006</td>
</tr>
</tbody>
</table>

Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North, East, &amp; West</td>
<td>R-U</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>South</td>
<td>C-2</td>
<td>Undeveloped &amp; partially developed</td>
</tr>
</tbody>
</table>

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

Analysis
Current Planning
Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Based on the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Therefore, staff
can support the request with a review period based on this use being temporary until the substation to the south is fully completed.

**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 Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**
- Until April 5, 2018 to commence and review.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

**Public Works – Development Review**
- Compliance with previous conditions.

**Clark County Water Reclamation District (CCWRD)**
- Applicant is advised that public sanitary sewer service is not currently available in Coyote Springs as the collection system has not been accepted and the treatment plant is not yet active; and that no sanitary sewer service is indicated in the applicant’s proposal for this site.

**TAB/CAC:**
**APPROVALS:**
**PROTESTS:**

**APPLICANT:** Pardee Homes of Nevada
**CONTACT:** Slater Hanifan Group, Chelsea Peltier, 5740 South Arville Street #216, Las Vegas, NV 89118