



Laughlin Town Advisory Board
Laughlin Regional Government Center
101 Civic Way
Laughlin, NV 89029

August 12, 2025

1:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Tammy Harris at (702) 298-0828.
- Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
- Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LaughlinTAB>

Board/Council Members: Pamela Walker– Chairperson
Kathy Ochs- Vice Chair
Bradley Beck

Fred Doten
Kathleen Hoss

Secretary: Tammy Harris, (702) 298-0828, tammy.harris@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Mark Moskowitz, (702) 298-0828, (702) 455-6173, mark.moskowitz@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – MICHAEL NAFT
KEVIN SCHILLER, County Manager

the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for July 8, 2025. (For possible action)
- IV. Approval of the Agenda for August 12, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Receive a report and updates from the South County Liaison Mark Moskowitz on the Back to School Health and Wellness Fair from August 2, Clark County designation as a Public Heart County and any other updates from Clark County. (For discussion only)
 - 2. Receive a report from Lt. Rogers with Metro Police regarding activity and statistics during the past month and other areas of crime concerns. (For discussion only)
 - 3. Receive a report from Sgt. Tim Waller with Nevada Highway Patrol regarding activity and statistics during the last month and other public safety concerns. (For discussion only)
 - 4. Receive a report from Clark County Fire Department regarding calls for service during the past month and other fire prevention issues. (For discussion only)
 - 5. Receive a report from Andrew Bennett, Clark County Director of Traffic Safety regarding the development of the Safe Streets for All Southern Nevada Action Plan. (For discussion only)
 - 6. Receive a report from Louis Lacy and Alyssa Johnson with HELP of Southern Nevada regarding resources and programs available to the community. (For discussion only)
 - 7. Receive a report from Jason Bailey with Big Bend Water District regarding the status of the water system. (For discussion only)
 - 8. Receive a report from Will Smith with Clark County Water Reclamation District regarding the status of the wastewater system. (For discussion only)
 - 9. Receive a report from Mike Jackson, Executive Director with Southern Nevada Transit Coalition. (For discussion only)
 - 10. Receive a report from Kelly Lehr, Southern Clark County Coordinator with UNR Extension regarding the status of programs and upcoming activities. (For discussion only)
 - 11. Receive a report from Carrie Larson with Laughlin Chamber of Commerce regarding current and upcoming business activities in Laughlin. (For discussion only)

12. Receive a report from Jackie Wallin with the Laughlin Tourism Commission regarding current and upcoming events and activities. (For discussion only)
13. Review previous fiscal year budget requests and take public input regarding requests for the next fiscal year budget (for discussion only)

VI. Planning and Zoning:

1. UC-25-0497-RENEWA I, LLC:

USE PERMITS for the following: 1) public utility structures (overhead transmission lines and electric substation) and all ancillary equipment; and 2) a communication tower and all associated equipment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate street landscaping; 3) eliminate buffering and screening; and 4) waive full off-site improvements.

DESIGN REVIEWS for the following: 1) public utility structures (overhead transmission lines and electric substation) and all ancillary equipment; 2) a communication tower and all associated equipment; and 3) final grading plans for a hillside development on a 211.30 acre portion of a 6,854.96 acre site in an RS80 (Residential Single-Family 80) Zone, an IH (Industrial Heavy) Zone, and a PF (Public Facilities) Zone. Generally located east and west of Needles Highway and south of State Route 163 within Laughlin. (For possible action) To the BCC 08/20/2025

2. UC-25-0499-COUNTY OF CLARK (ADMINISTRATIVE):

USE PERMITS for the following: 1) large-scale electric generation (Solar); 2) public utility structures (electric substation, BESS facility, utility poles, and overhead transmission lines) and all ancillary structures; and 3) a communication tower.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate street landscaping; 3) eliminate buffering and screening; and 4) modify residential adjacency standards.

DESIGN REVIEWS for the following: 1) a large scale, solar electric generation facility; 2) public utility structures and all ancillary equipment; 3) a communication tower; and 4) final grading plans for a hillside development on a 2,866.51-acre portion of a 4,870.79-acre site in an RS80 (Residential Single-Family 80) Zone and an IP (Industrial Park) Zone. Generally located northwest of Needles Highway and north and south of Laughlin Boulevard within Laughlin. (For possible action) To the BCC 08/20/2025

3. UC-25-0501-RENEWA I, LLC:

USE PERMITS for the following: 1) public utility structures (overhead transmission lines and electric substation) and all ancillary equipment; and 2) a communication tower and all associated equipment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate street landscaping; 3) eliminate buffering and screening; and 4) waive full off-site improvements.

DESIGN REVIEWS for the following: 1) public utility structures (overhead transmission lines and electric substation) and all ancillary equipment; 2) a communication tower and all associated

equipment; and 3) final grading plans for a hillside development on a 211.30 acre portion of a 6,854.96 acre site in an RS80 (Residential Single-Family 80) Zone, an IH (Industrial Heavy) Zone, and a PF (Public Facilities) Zone. Generally located east and west of Needles Highway between the Nevada State Line and Hiko Springs Lane within Laughlin. (For possible action) To the BCC 08/20/2025

4. UC-25-0502-COUNTY OF CLARK (ADMINISTRATIVE):

USE PERMITS for the following: 1) large-scale electric generation (Solar); and 2) public utility structures (BESS facility and utility poles) and all ancillary structures.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate street landscaping; 3) eliminate buffering and screening; and 4) allow high activity areas (drive aisles) adjacent to a less intense residential district.

DESIGN REVIEWS for the following: 1) a large scale, solar electric generation facility; 2) public utility structures and all ancillary equipment; and 3) final grading plans for a hillside development on 1,352.46-acre portion of a 2,789.36-acre site in an RS80 (Residential Single-Family 80) Zone and an IP (Industrial Park) Zone. Generally located northwest of Needles Highway and north of Laughlin Boulevard (alignment) within Laughlin. (For possible action) To the BCC 08/20/2025

VII. General Business: None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: September 9, 2025

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Laughlin Regional Government Center, 101 Civic Way, Laughlin, NV 89029
<https://notice.nv.gov>

To see live stream of the Laughlin Town Advisory Board meeting, go to You Tube and in the search bar type: LaughlinTown as one word. Or use address <https://www.youtube.com/channel/UCWo5ABfxMjLhtQ5keDBhEQQ>

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – MICHAEL NAFT
KEVIN SCHILLER, County Manager



Laughlin Town Advisory Board

July 08, 2025

MINUTES

Board Members:	Pamela Walker– Chairperson Kathy Ochs- Vice Chair Bradley Beck	Fred Doten Kathleen Hoss
Secretary:	Tammy Harris, (702) 298-0828, tammy.harris@clarkcountynv.gov Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155	
County Liaison(s):	Mark Moskowitz, (702) 298-0828, (702) 455-6173, mark.moskowitz@clarkcountynv.gov Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155	

- I. Call to Order by Chair Walker, Pledge of Allegiance by Fred Doten, and Roll Call, all present.
- II. Public Comment:

Kathleen Whitehead inquired about a timeline directed to Big Bend Water.
- III. Approval of Minutes for June 10, 2025. (For possible action)

Moved by: Kathy Ochs
Action: Approved as written
Vote: 5-0
- IV. Approval of agenda for July 08, 2025, and hold, combine or delete any items (For possible action)

Moved by: Kathy Ochs
Action: Approved
Vote: 5-0
- IV. Informational Items:
 1. Receive a report and updates from the South County Liaison Mark Moskowitz on the upcoming Annual Back to School Health and Wellness Fair scheduled for Saturday August 2, 2025, at the Spirit Mountain Activity Center and any other updates from Clark County. (For discussion only)

Mark Moskowitz addressed rumors regarding the Boys and Girls Club and informed the community that the Boys and Girls Club is not getting kicked out or that the lease is getting terminated. Clark County is exploring all options for the community center due to space limitations for both parties. Both organizations continue to grow, and we are looking at the best resolution to utilize the space and potentially find a larger location for the Boys and Girls Club to relocate. The old Bennett Elementary School was discussed as an option.

Mr. Moskowitz thanked Metro and Clark County Fire and first responders for making sure the 4th of July was safe for Laughlin.

Mr. Moskowitz provided information regarding the upcoming Health and Wellness Fair to take place Saturday, August 2nd at Spirit Mountain Activity Center.

He provided information on the cooling stations and encouraged people to check on their neighbors.

2. Receive an awards presentation from the Laughlin Rotary to honor a first responder for their dedication and contributions to the Laughlin Community. (For discussion only)

The Rotary Club presented and recognized three businesses for their positive influence and contributions to the strength, safety and spirit of our community.

Water Passage Water Taxis
Rocky River Adventures
Riverside Resort River Shuttle

All three honorees have shown integrity, compassion and commitment that have protected lives, strengthened community bonds and uplifted the spirit of this region.

3. Receive a report from Lt. Rogers with Metro Police regarding activity and statistics during the past month and other area crime concerns. (For discussion only)

June 2025 Statistics:

Calls for Service: 336
Traffic Citations: 121
DUIs: 2
Battery Domestic Violence Arrests: 6
Bookings: 31
Juvenile Citations: 3
Laughlin High/ Middle School: 0
Bennett Elementary: 1

Lt. Rogers reminded everyone of their snow cone event tomorrow at the Laughlin Community Church and of the Blood drive on July 23rd here in this room.

Coffee with a Cop will be on August 13th at Bikini Bay.

Lt. Rogers was asked by the TAB about any calls at the old Bennett Elementary School, he said there hadn't been any. A question was asked about graffiti in Laughlin. The Lt. said they will either paint over any the spot or request a work order. He requested homeowners to take a picture of any graffiti before removing it so they can keep track of the tags.

4. Receive a report from Sgt. Tim Waller with Nevada Highway Patrol regarding activity and statistics during the last month and other public safety concerns. (For discussion only)

Total Contacts: 625; motorist assist, abandoned vehicles, pedestrians, etc.

Traffic Stops: 459

Citations: 440

Commercial Inspections: 48

Auto accidents: 4

Arrest: 5 with 1 (DUI)

5. Receive a report from Clark County Fire Department regarding calls for service during the past month and other fire prevention issues. (For discussion only)

Fire Captain Mike Hutcherson provided the June report.

Vice Chair Ochs asked if the PWC was used over the 4th of July weekend. Captain Hutcherson said they were but the boat was not back in service yet.

6. Receive a report from Jason Bailey with Big Bend Water District regarding the status of the water system. (For discussion only)

Diversions: June 2025: 267 - acre feet.

2025 Total diversions: 1529 - acre-feet

Water System Update:

Staff replaced the treatment plant's finished water pump #1 and its motor. Pump #3 is currently undergoing service to its column pipe and motor.

Water Resources Development Act (WRDA): Authorization for \$29 million for BBWD improvements passed the House and Senate in late 2024. Staff continues to work with U.S. Army Corp Engineers on 219 Environmental Infrastructure program. A letter was submitted of intent to facilitate the design phase of one 2MG storage tank.

Bronson Mack with Las Vegas Valley Water District provided information for three public workshops regarding rate increases. The flyers with dates and location are in the back.

Concerns were voiced by the TAB that included the 2008 budget and the capping of a well.

Robert Bilbray voiced his concerns regarding the growth of Laughlin and the water. He passed out a handout.

7. Receive a report from Will Smith with Clark County Water Reclamation District regarding the status of the wastewater system. (For discussion only)

The Laughlin Water Reclamation Facility treated an average of 1.67 MGD, producing clean water returned to the Colorado River.

Sewer Service Complaints: None

Odor Complaints: None

Call Before You Dig: 5 C.B.Y.D. Laughlin Tickets received for June 2025

8. Receive a report from Kelly Lehr, Southern Clark County Coordinator with UNR Extension regarding the status of programs and upcoming activities. (For discussion only)

For information regarding classes and programs contact:

Kelly Lehr

Southern Clark County Program Coordinator

UNR Extension

55 Civic Way

Laughlin, NV. 89029

Work-phone: (702)299-1333

kellylehr@unr.edu

<https://extension.unr.edu>

9. Receive a report from Carrie Larson with Laughlin Chamber of Commerce regarding current and upcoming business activities in Laughlin. (For discussion only)

Laughlin Chamber Events:

National Night Out: October 8th at 5:00 pm

Community Achievement awards: November 1st at 5:00 pm

New members for Laughlin - 2

Services:

Notary service, by appointment only.

Fishing and small game license available. The license is good for one year.

Visitor's Center Host

Business Center Services

Ongoing Projects:

New Teachers Welcome Baskets:

Laughlin will have 10 new teachers this year. Principal Jonathan Moss reached out to the chamber to gather up donated items for 10 welcome baskets. Deliver items to the Laughlin Chamber by Friday, July 25th. Looking for items such as business branded pens, post-it notes, stress balls, scratch pads – or anything a community member might want to donate to help new teachers stock their work desk and set up their new classroom. **MUST DONATE 10 IDENTICAL ITEMS.**

Laughlin Chamber of Commerce

(702) 298-2214

www.laughlinchamber.com

10. Receive a report from Jackie Wallin with the Laughlin Tourism Commission regarding current and upcoming events and activities. (For discussion only)

Sponsored LTC concerts:

Miranda Lambert
September 27, 2025

Jason Aldean
November 8, 2025

W.O.W Fishing tournament - 43rd U.S. Open on Lake Mohave
October 5-8. Open to the public.

Plans for America's 250th Birthday, July 4th, 2026, are currently underway.

VI. Planning & Zoning: None

VII. General Business: None

VIII. Public Comment:

Renee Yopez voiced her concerns about relocating the Boys and Girls Club.

Robert Bilbray Voiced his concerns regarding the South Land property.

Jill Ramelot from the Laughlin Times provided information on her sources regarding the recent newspaper articles.

Mark Moskowitz provided information regarding the new bus stop on Cougar Drive.

IX. Next Meeting Date: August 12, 2025

X. Adjournment: 3:27 pm

***These minutes are in draft form and will be formally approved at the August 12, 2025, meeting.
Any corrections to these minutes will be reflected in the meeting minutes of the September 9, 2025, meeting.***

To listen to the audio recording of the Laughlin Town Advisory Board go to:

<http://www.clarkcountynv.gov/administrative-services/laughlin/Pages/LaughlinTownAdvisoryBoard.aspx>

To see live stream of the Laughlin Town Advisory Board meeting, go to You Tube and in the search bar type:

LaughlinTown as one word. Or use address <https://www.youtube.com/channel/UCWo5ABfxMjLhtQ5keDBhEOQ>

FY 2026
Capital Budget Requests

Please Score 1-10 (10 being the highest)

[illegible]



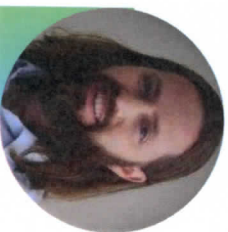
Proposed Arida Solar Center

August 2025

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Introduction to Avantus Team



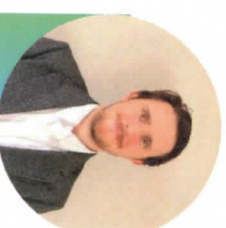
Jonathan Rigg
Director,
PERMITTING



Elliot Casper
Sr. Manager,
PERMITTING



Jake Dahm
Vice President,
DEVELOPMENT



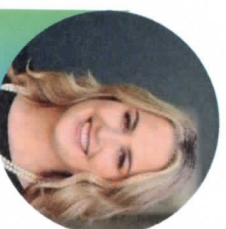
Alex Salas
Sr. Manager,
DEVELOPMENT



**Lena
Danpongchareon**



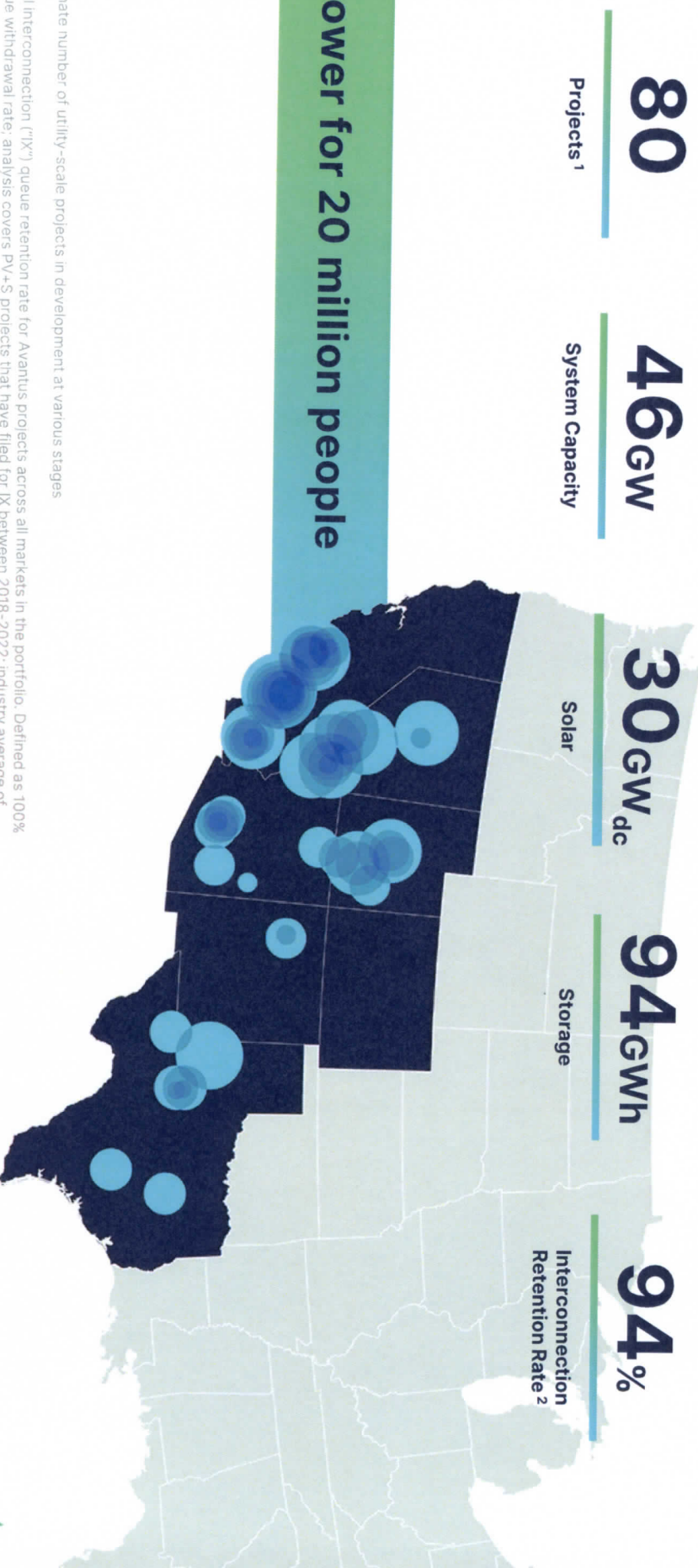
Juan Fernandez
Vice President,
CONSTRUCTION



**Antonia Castro-
Graham**
Vice President,
POLICY AND
REGULATORY
AFFAIRS



One of the largest development portfolios of solar and energy storage across the Western United States



1. Approximate number of utility-scale projects in development at various stages

2. Historical interconnection ("IX") queue retention rate for Avantus projects across all markets in the portfolio. Defined as 100% less IX queue withdrawal rate; analysis covers PV+Storage projects that have filed for IX between 2018-2022; industry average of 76% extracted from LBNL; data as of October 2023.

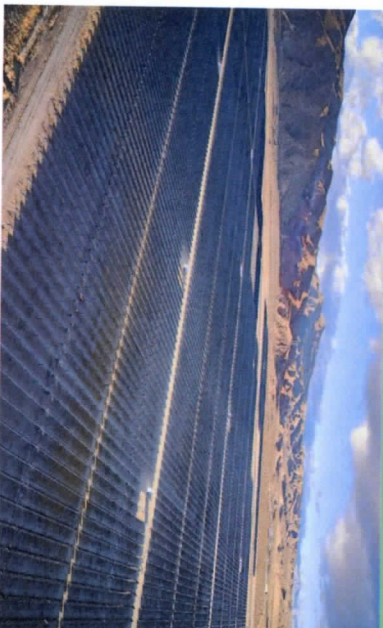


Community Benefits of the Arida Solar Center



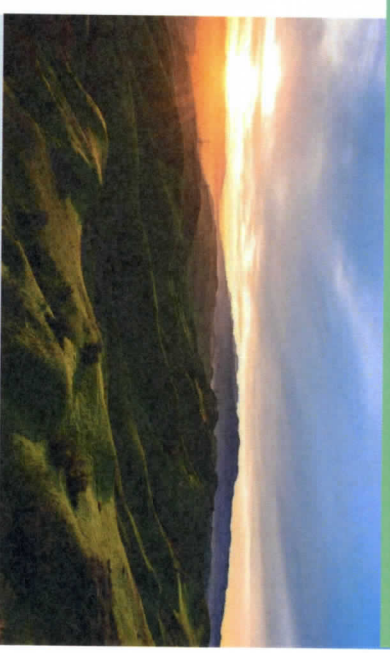
JOBS & TRAINING

- Expected to create up to **600 construction jobs** over 12 to 24 months
- Up to 4 – 8 **permanent positions** to support Center operations



LOCAL REVENUES

- **Generate over \$350M** in economic benefits over the project's lifetime.
- \$45M+ in lease payments to the Fort Mohave Development Fund
- \$70M+ in property taxes to Laughlin
- \$80M+ in property taxes to the Clark County School District



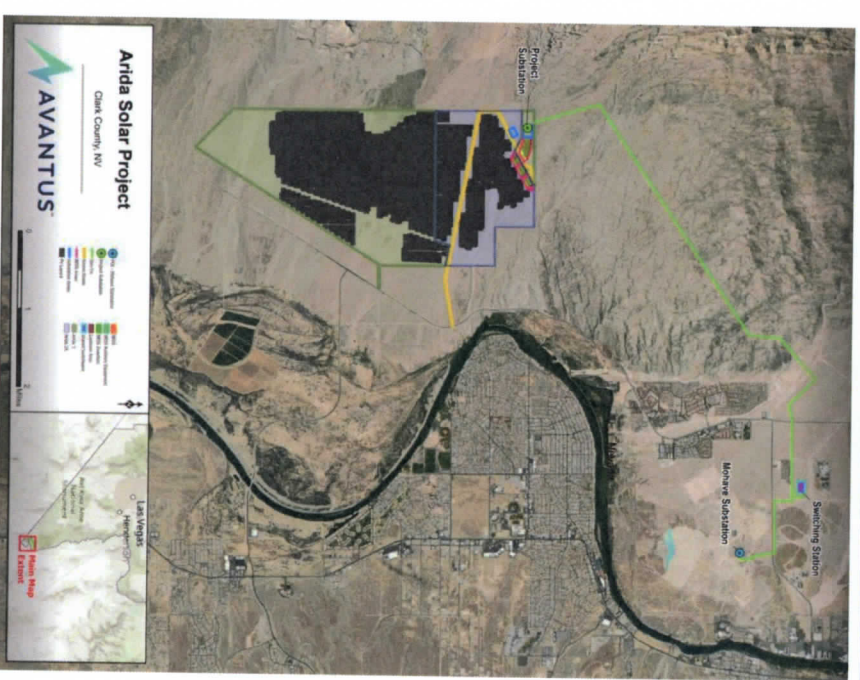
ENVIRONMENT

- **Produces electricity** without emitting pollutants and limits water usage to construction and periodic panel cleaning.
- Facility **decommissioned** and site reclaimed at end of project life – Components removed.



Arida Solar Center Seeking LTAB Recommendation

- **Arida Solar Center** was originally **approved** by LTAB and BOCC in August 2022.
 - LTAB unanimously supported the original SUP in 2022.
- Project is seeking LTAB recommendation on 4 SUPs due to previous SUPs expiration (March 2025).
- Construction is projected to start in **2026**.
- Project will be fully decommissioned after its useful life (35 years).
- **Power Plant Features**
 - Interconnects to existing Mohave Substation.
 - Photovoltaic arrays (no mirrors) and battery systems.
 - Sited on 4000 + acres of Clark County-owned land.
 - Project executed two leases with Clark County in 2024.
- **Project Updates** since previous approval.
 - Slight adjustments to the gen-tie alignment.
 - Switching station added along the gen-tie near the Mohave Substation due to transmission engineering requirements and fiber communications.
 - Plant split into 2 projects (Arida 1 and 2a). The footprint of the power plant is unchanged.



Thank you





APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-25-0497

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Laughlin TAB Time: 1:30 p.m.

Date: 8/12/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/20/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 264-23-000-001, 264-23-000-002, 264-22-000-002, 264-27-101-003

PROPERTY ADDRESS/ CROSS STREETS: 655 W. BRUCE WOODBURY DRIVE, LAUGHLIN, NV

DETAILED SUMMARY PROJECT DESCRIPTION

Site specific (parcels listed above): approximately 0.5 miles of gen-tie and approximately 1.5 miles of telecommunications. Only pages C.101, C.106, and C.107

Overall project: Arida 1 - 500 kV Generation Intertie Transmission Line (Gen-tie) that is approximately 9.0 miles, Substation, Switchyard with Communication Tower, Fiber Optic Line and ancillary components.

PROPERTY OWNER INFORMATION

NAME: SOUTHERN CALIFORNIA EDISON (SCE)

ADDRESS: 2 Innovation Way

CITY: Pomona

STATE: CA

ZIP CODE: 91768

TELEPHONE: 714-657-6950

CELL 714-657-6950

EMAIL: [REDACTED]

APPLICANT INFORMATION (must match online record)

NAME: 326FW 8me LLC

ADDRESS: 4370 Town Center Blvd, Suite 110

CITY: El Dorado Hills

STATE: CA

ZIP CODE: 95762

REF CONTACT ID #

TELEPHONE: 801-440-5179

CELL

EMAIL: [REDACTED]

CORRESPONDENT INFORMATION (must match online record)

NAME: Linda Bullen

ADDRESS: 8635 W Sahara Ave. #454

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

REF CONTACT ID #

TELEPHONE: 702-279-4040

CELL

EMAIL: [REDACTED]

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Richard Fujikawa

Richard Fujikawa

5/19/2025

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER <u></u>

APPLICATION # (s)

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE

FEES

TAB/CAC LOCATION

DATE

20-717877



Secretary of State
Statement of Information
 (California Stock, Agricultural
 Cooperative and Foreign Corporations)

SI-550

146

IMPORTANT — Read instructions before completing this form.

BC

Fees (Filing plus Disclosure) — \$25.00;

Copy Fees — First page \$1.00; each attachment page \$0.50;
Certification Fee — \$5.00 plus copy fees

1. Corporation Name (Enter the exact name of the corporation as it is recorded with the California Secretary of State. Note: If you registered in California using an assumed name, see instructions.)

Southern California Edison Company

FILED
 Secretary of State
 State of California

SEP 15 2020

382/350/NF/CC/25R-
 9/16/20

This Space For Office Use Only

2. 7-Digit Secretary of State File Number

C0057827

3. Business Addresses

a. Street Address of Principal Executive Office - Do not list a P.O. Box

2244 Walnut Grove Ave.

City (no abbreviations)
 Rosemead

State
 CA

Zip Code
 91770

b. Mailing Address of Corporation, if different than item 3a

City (no abbreviations)

State

Zip Code

c. Street Address of Principal California Office, if any and if different than item 3a - Do not list a P.O. Box

City (no abbreviations)

State
 CA

Zip Code

4. Officers

The Corporation is required to list all three of the officers set forth below. An additional title for the Chief Executive Officer and Chief Financial Officer may be added; however, the preprinted titles on this form must not be altered.

a. Chief Executive Officer/

Kevin

First Name

Middle Name

Last Name

Payne

Suffix

Address

2244 Walnut Grove Ave.

City (no abbreviations)

Rosemead

State
 CA

Zip Code
 91770

b. Secretary

Alisa

First Name

Middle Name

Last Name

Do

Suffix

Address

2244 Walnut Grove Ave.

City (no abbreviations)

Rosemead

State
 CA

Zip Code
 91770

c. Chief Financial Officer/

William

First Name

Middle Name

Last Name

Petmecky

Suffix

III

Address

2244 Walnut Grove Ave.

City (no abbreviations)

Rosemead

State
 CA

Zip Code
 91770

5. Director(s)

California Stock and Agricultural Cooperative Corporations ONLY: Item 5a: At least one name and address must be listed. If the Corporation has additional directors, enter the name(s) and addresses on Form SI-550A (see instructions).

a. First Name

Jeanne

Middle Name

Last Name

Beliveau-Dunn

Suffix

Address

2244 Walnut Grove Ave.

City (no abbreviations)

Rosemead

State
 CA

Zip Code
 91770

b. Number of Vacancies on the Board of Directors, if any

0

6. Service of Process (Must provide either Individual OR Corporation)

INDIVIDUAL — Complete items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation)

Cristina

Middle Name

Last Name

Limon

Suffix

b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box

2244 Walnut Grove Ave.

City (no abbreviations)

Rosemead

State
 CA

Zip Code
 91770

CORPORATION — Complete item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) — Do not complete item 6a or 6b

7. Type of Business

Describe the type of business or services of the Corporation

Utility Company

8. The information contained herein, including in any attachments, is true and correct.

9/11/2020

Cristina Tillotson

Date

Type or Print Name of Person Completing the Form

Cristina Tillotson

Signature

Title SI-550 (REV 11/2019)

2019 California Secretary of State
 bizfile.sos.ca.gov

1/3



**Attachment to
Statement of Information**
(California Stock and Agricultural
Cooperative Corporations)

**SI-550A
Attachment**

20-717877

A. Corporation Name

Southern California Edison Company

B. 7-Digit Secretary of State File Number

C0057827

This Space For Office Use Only

C. List of Additional Director(s) – If the corporation has more than one director, enter the additional directors' names and addresses.

5b. First Name Michael	Middle Name	Last Name Camuñez	Suffix
Address 2244 Walnut Grove Ave.	City (no abbreviations) Rosemead	State CA	Zip Code 91770
5c. First Name Vanessa	Middle Name	Last Name Chang	Suffix
Address 2244 Walnut Grove Ave.	City (no abbreviations) Rosemead	State CA	Zip Code 91770
5d. First Name James	Middle Name	Last Name Morris	Suffix
Address 2244 Walnut Grove Ave.	City (no abbreviations) Rosemead	State CA	Zip Code 91770
5e. First Name Timothy	Middle Name	Last Name O'Toole	Suffix
Address 2244 Walnut Grove Ave.	City (no abbreviations) Rosemead	State CA	Zip Code 91770
5f. First Name Kevin	Middle Name	Last Name Payne	Suffix
Address 2244 Walnut Grove Ave.	City (no abbreviations) Rosemead	State CA	Zip Code 91770
5g. First Name Pedro	Middle Name	Last Name Pizarro	Suffix
Address 2244 Walnut Grove Ave.	City (no abbreviations) Rosemead	State CA	Zip Code 91770
5h. First Name Carey	Middle Name	Last Name Smith	Suffix
Address 2244 Walnut Grove Ave.	City (no abbreviations) Rosemead	State CA	Zip Code 91770
5i. First Name Linda	Middle Name	Last Name Stuntz	Suffix
Address 2244 Walnut Grove Ave.	City (no abbreviations) Rosemead	State CA	Zip Code 91770
5j. First Name William	Middle Name	Last Name Sullivan	Suffix
Address 2244 Walnut Grove Ave.	City (no abbreviations) Rosemead	State CA	Zip Code 91770

20-717877



**Attachment to
Statement of Information**
(California Stock and Agricultural
Cooperative Corporations)

**SI-550A
Attachment**

A. Corporation Name

Southern California Edison Company

B. 7-Digit Secretary of State File Number

C0057827

This Space For Office Use Only

C. List of Additional Director(s) – If the corporation has more than one director, enter the additional directors' names and addresses.

5b. First Name Peter	Middle Name	Last Name Taylor	Suffix
Address 2244 Walnut Grove Ave.	City (no abbreviations) Rosemead	State CA	Zip Code 91770
5c. First Name Keith	Middle Name	Last Name Trent	Suffix
Address 2244 Walnut Grove Ave.	City (no abbreviations) Rosemead	State CA	Zip Code 91770
5d. First Name	Middle Name	Last Name	Suffix
Address	City (no abbreviations)	State	Zip Code
5e. First Name	Middle Name	Last Name	Suffix
Address	City (no abbreviations)	State	Zip Code
5f. First Name	Middle Name	Last Name	Suffix
Address	City (no abbreviations)	State	Zip Code
5g. First Name	Middle Name	Last Name	Suffix
Address	City (no abbreviations)	State	Zip Code
5h. First Name	Middle Name	Last Name	Suffix
Address	City (no abbreviations)	State	Zip Code
5i. First Name	Middle Name	Last Name	Suffix
Address	City (no abbreviations)	State	Zip Code
5j. First Name	Middle Name	Last Name	Suffix
Address	City (no abbreviations)	State	Zip Code

**SOUTHERN CALIFORNIA EDISON COMPANY
DELEGATION OF APPROVAL AUTHORITY
2020 - 2021
TRANSMISSION AND DISTRIBUTION**

WHEREAS, on August 25, 2016, the Board of Directors of Southern California Edison Company ("SCE") adopted a resolution (the "Delegation Resolution") granting certain officers of SCE ("Responsible Officers") the authority to delegate to employees of SCE and Edison Material Supply, LLC (the "Employees") the authority to execute and deliver on behalf of SCE certain contracts and other instruments in the ordinary business of SCE ("Contracts") and within the scope of their duties that involve aggregate annual payments or the transfer of property to or from SCE of \$2 million or less. The Delegation Resolution also specifies the authority for Officers and other Employees to sign documentation related to the settlement of claims for or against SCE.

WHEREAS, as a matter of risk management and good corporate governance, limits ("Officer Limits") on the authority to execute and deliver contracts on behalf of SCE should be imposed. Generally, Vice Presidents (collectively referred to herein as "Officers") should use their authority only for contracts that are related to the scope of their duties.

WHEREAS, in October 2020, the SCE Chief Executive Officer approved various Officer Limits in the 2021 SCE Officer Authority Limits chart ("Officer Authority Matrix").

NOW, THEREFORE, the Responsible Officer signing below accepts the Officer Limit assigned to him or her in the Officer Authority Matrix, as reflected in the attached Exhibit A, which is incorporated herein by reference (the "Signature Authority Matrix") and restates the Officer Limits assigned to the Vice Presidents, if any, reporting to him or her in the Signature Authority Matrix.

FURTHER, pursuant to the Delegation Resolution, the undersigned Responsible Officer hereby delegates to the Employees listed by job title and function assigned in the Signature Authority Matrix the authority to execute and deliver on behalf of SCE the contracts and/or other instruments specified in the Signature Authority Matrix, in each case subject to the monetary and other limitations set forth therein.

FURTHER, notwithstanding the approval authority hereby granted to the Officers and Employees, all material non-standard contracts and instruments must be reviewed and approved by the SCE General Counsel or designee prior to being executed and in the case of an Edison Emergency Incident, as defined in the Travel and Employee Expense Policy, all Officer authority will be governed by the SCE Bylaws.

FURTHER, pursuant to the Delegation Resolution, the undersigned Responsible Officer hereby affirms that the current payment approval authorizations maintained in SCE's electronic SAP workflow system summarized in the matrix attached as Exhibit B (the "SAP Approval Authority Matrix") for themselves, the Officers and the Employees who directly or indirectly report to the Responsible Officer are necessary and appropriate for themselves, and such Officers and Employees to execute and deliver on behalf of SCE the payments specified in the Payment Authorization.

¹ All Delegations of approval authority in excess of \$2 million require the approval of: (i) the SCE General Counsel, acting together with either the SCE Chief Executive Officer or Chief Financial Officer; or (ii) the Finance and Risk Management Committee, if related to the procurement of power and natural gas.

SCE TRANSMISSION AND DISTRIBUTION

2020-2021

**Approval Authorization Matrix and Supplementary Approval Guidelines
Pursuant to SCE Board Resolution "Delegations of Signature Authority"**

This Delegation of Approval Authority supersedes any prior Transmission and Distribution Delegation, is effective as of the date signed by SCE's General Counsel, and may be amended from time to time, in whole or in part, by a writing executed by the parties then holding the titles of the signatories below. This Delegation of Approval Authority and any amendments thereto shall expire on December 31, 2021.

Responsible Officer:

DocuSigned by:

Phil Harrington

BAA328C8127F4F3
Phil Harrington

Senior Vice President

Date: 11/13/2020

Approved:

DocuSigned by:

William M. Petmecky III

A9004198C779474

William M. Petmecky III, Senior Vice President
and Chief Financial Officer

(for delegated authority in excess of \$2 million as shown on
Exhibits A and B hereto)

Date: 11/17/2020

Approved:

DocuSigned by:

Jennifer K. Hasbrouck

D48CF74941934D1

Jennifer K. Hasbrouck

Senior Vice President and General Counsel

Date: 11/17/2020



CUSTOMERS FIRST

Eric Garcetti, Mayor

Board of Commissioners
Cynthia McClain-Hill, President

Susana Reyes, Vice President

Jill Banks Barad

Mia Lehrer

Nicole Neeman Brady

Susan A. Rodriguez, Secretary

Martin L. Adams, General Manager and Chief Engineer

February 2, 2021

Clark County Public Works
Survey Division – Map Team
500 S. Grand Central Parkway
P.O. Box 554000
Las Vegas, NV 89155-4000

To whom it may concern:

Subject: Letter of Authorization – Mohave Generating Station Property

The City of Los Angeles, a California municipal corporation acting by and through its Department of Water and Power ("Co-Owner"), as owner of thirty (30) percent of the tenancy-in-common interests of the Mohave Generating Station property (Assessor's Parcel Numbers 264-21-501-002, 264-21-703-001, 264-22-000-001, 264-22-000-002, 264-23-000-001, 264-23-000-002, 264-24-101-001, 264-26-000-001, 264-26-000-002, 264-27-101-001, 264-27-301-001) (collectively, the "Property"), hereby authorizes Southern California Edison Company, as Co-Owner's agent, to take all necessary actions and execute all necessary Clark County applications and forms required to allow Clark County to begin its minor subdivision reviews (preliminary and technical) for the Property.

Please contact me at (213) 367-2929, if you have any questions regarding this letter of authorization.

This letter has been executed by a duly-authorized representative of Co-Owner.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul R. Schultz", is written over a blue circular stamp.

Paul R. Schultz
Director of Power External Energy Resources Division
Los Angeles Department of Water and Power

PRS:tz/md



January 29, 2021

Clark County Public Works
Survey Division – Map Team
500 S. Grand Central Parkway
P.O. Box 554000
Las Vegas, NV 89155-4000

Re: Letter of Authorization

To Whom It May Concern:

NEVADA POWER COMPANY, a Nevada corporation d/b/a NV ENERGY ("Co-Owner"), as owner of fourteen (14) percent of the tenancy-in-common interests of the Mohave Generating Station property (Assessor's Parcel Numbers 264-21-501-002, 264-21-703-001, 264-22-000-001, 264-22-000-002, 264-23-000-001, 264-23-000-002, 264-24-101-001, 264-26-000-001, 264-26-000-002, 264-27-101-001, 264-27-301-001) (collectively, the "Property"), hereby authorizes Southern California Edison Company, as Co-Owner's agent, to take all necessary actions and execute all necessary Clark County applications and forms required to allow Clark County to begin its minor subdivision reviews (preliminary and technical) for the Property.

If you have any questions, or I can be of any assistance, you can email me [REDACTED] or by phone at (702)402-5484.

Sincerely,

A handwritten signature in cursive script, appearing to read "Randal D. Cagle".

Randal D. Cagle
Manager Land Resources



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 264-15-301-003

PROPERTY ADDRESS/ CROSS STREETS: BRUCE WOODBURY DRIVE & EDISON WAY

DETAILED SUMMARY PROJECT DESCRIPTION

Arida 1 - 500 kV Generation Intertie Transmission Line (Gen-tie) that is approximately 9.0 miles, Substation, Switchyard with Communication Tower, Fiber Optic Line and ancillary components.

PROPERTY OWNER INFORMATION

NAME: RENEWA I, LLC

ADDRESS: 2200 POST OAK BOULEVARD, SUITE 1525

CITY: HOUSTON

STATE: TX

ZIP CODE: 77056

TELEPHONE: 844-721-5063

CELL

EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: 326FW 8me LLC

ADDRESS: 4370 Town Center Blvd, Suite 110

CITY: El Dorado Hills

STATE: CA

ZIP CODE: 95762

REF CONTACT ID #

TELEPHONE: 801-440-5179

CELL

EMAIL: [REDACTED]

CORRESPONDENT INFORMATION (must match online record)

NAME: Linda Bullen

ADDRESS: 8635 W Sahara Ave. #454

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

REF CONTACT ID #

TELEPHONE: 702-279-4040

CELL

702-533-3963

EMAIL: [REDACTED]

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Bill Reedy
Property Owner (Signature)*

Bill Reedy - EVP Land & Legal on behalf of Renewa I LLC

Property Owner (Print)

05/14/2024

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

RENEWA I, LLC

SECRETARY'S CERTIFICATE

I, Bill T. Reedy, of legal age and with a business address of 2200 Post Oak Blvd, Suite 1525, Houston, Texas 77056, under oath depose and state that:

I am the duly elected and qualified Secretary of Astro Holdings, LLC, a Delaware limited liability company, and its subsidiaries, including Renewa I LLC, a Delaware limited liability company duly organized and existing, with a principal office at of 2200 Post Oak Blvd, Suite 1525, Houston, Texas 77056 (the "*Company*").

WHEREAS, the Company was formed on January 19, 2022, pursuant to a Certificate of Formation filed with the Secretary of State of the State of Delaware.

WHEREAS, the Company's limited liability company agreement is dated as of January 31, 2022 (as amended, supplemented, or otherwise modified from time to time, the "*LLC Agreement*").

WHEREAS, Renewa I LLC, a subsidiary of Company, on January 30th, 2023 acquired the land described on **Exhibit A** attached hereto (the "*Transaction*").

WHEREAS, the Delegation of Authority policy of the Company approved by the Board of Directors sets forth the following Authorized Parties:

NOW THEREFORE LET IT BE:

RESOLVED, that Stephen Lee or Gage Mooring acting in their capacities as Co-CEOs and officers of the Company, and Bill Reedy as an authorized signatory, are authorized and directed to execute any documents associated with the Transaction including all necessary closing documents, and to take such actions, and to make, execute, deliver, and file on behalf of the Company all other documents as may be necessary or desirable to carry out the terms of the Transaction.

The foregoing has not been revoked, suspended, or amended.

IN WITNESS hereof, I hereby affix my signature this **February 23, 2024**



Name: **Bill T. Reedy**

Title: Secretary, Renewa I, LLC

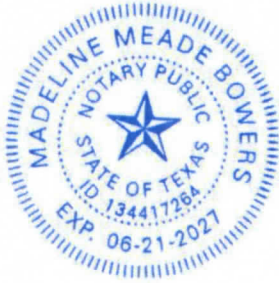
STATE OF TEXAS §

§

COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me this 23rd day of February, 2024, by **Bill T. Reedy, as the Secretary of Renewa I, LLC** a limited Delaware limited liability company, who acknowledged to me that he executed the foregoing instrument on behalf of said company and as the free act and deed of said company and for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.



[SEAL]

Madeline Bowers
NOTARY PUBLIC

My Commission Expires: 06-21-2027

Exhibit A

All that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15,
TOWNSHIP 32 SOUTH, RANGE 66 EAST, M.D.M.

APN: 264-15-301-003



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 264-30-000-001

PROPERTY ADDRESS/ CROSS STREETS: BRUCE WOODBURY DRIVE & EDISON WAY

DETAILED SUMMARY PROJECT DESCRIPTION

Arida 1- 500 kV Generation Intertie Transmission Line (Gen-tie) that is approximately 9.0 miles, Substation, Switchyard with Communication Tower, Fiber Optic Line and ancillary components.

PROPERTY OWNER INFORMATION

NAME: BOR- BUREAU OF RECLAMATION

ADDRESS: P.O. BOX 61470

CITY: Boulder City

STATE: NV

ZIP CODE: 89006-1470

TELEPHONE: 702-293-8315

CELL

EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: 326FW 8me LLC

ADDRESS: 4370 Town Center Blvd, Suite 110

CITY: El Dorado Hills

STATE: CA

ZIP CODE: 95762

REF CONTACT ID #

TELEPHONE: 801-440-5179

CELL

EMAIL: [REDACTED]

CORRESPONDENT INFORMATION (must match online record)

NAME: Linda Bullen

ADDRESS: 8635 W Sahara Ave. #454

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

REF CONTACT ID #

TELEPHONE: 702-279-4040

CELL

EMAIL: [REDACTED]

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Signed by:

Venkatesh Inti

Venkatesh Inti, Chief Development Officer
of Avantus LLC, duly authorized

5/14/2025

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER _____

APPLICATION # (s)

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE


FEES

TAB/CAC LOCATION

DATE

INCUMBENCY CERTIFICATE
as to
AUTHORIZED SIGNATURE OF
326FW 8me LLC

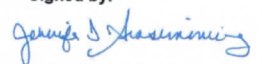
I, Jennifer D. Arasimowicz, the undersigned General Counsel and Corporate Secretary of Avantus LLC, the higher-tier parent company of 326FW 8me LLC, a Delaware limited liability company, do hereby certify in my official and not my personal capacity that the below named person was designated and appointed to the office indicated, and that said person continues to hold such office at this time, and the signature set forth opposite his/her name is such officer's genuine signature:

Name	Title	Signature
Venkatesh Inti	Chief Development Officer of Avantus LLC, duly authorized	<div>Signed by:  E6D4A3C344EA4DB...</div>

IN WITNESS WHEREOF, I have hereunto subscribed my name this 8th day of May, 2025.

326FW 8me LLC

By:

Signed by:

BE1CB7E794C641D...

Name: Jennifer D. Arasimowicz
Title: General Counsel and Corporate Secretary
of Avantus LLC, duly authorized

SECRETARY'S CERTIFICATE

as to

326FW 8ME LLC

I, Jennifer D. Arasimowicz, hereby certify that I am the duly elected, qualified, and acting General Counsel and Corporate Secretary of Avantus LLC, a Delaware limited liability company (the "Company"), and in such capacity, I have access to and the authority to certify the books and records of the Company, and am authorized to execute this Secretary's Certificate (this "Certificate") on behalf of the Company and solely in my capacity as Secretary, certify:

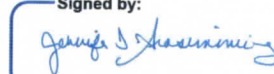
- (1) That the attached Exhibit A is a true and complete copy of the ownership structure of 326FW 8me LLC; and
- (2) That the individuals named below have been duly designated and appointed to their respective offices within the Company and, at all relevant times, have been authorized, empowered, and directed to act on behalf of the Company in executing, sealing, acknowledging, filing, recording, and delivering any and all binding documents pertaining to the Company's business affairs. I also confirm that such authority remains in full force and effect, having not been modified, canceled, or revoked, and that the signatures set forth opposite their names are verified as their authentic and duly authorized signatures.

Name	Title	Signature
Lawrence Cliff Graham	Chief Executive Officer	Signed by: <i>Lawrence Cliff Graham</i> 994687E3F3C2478...
Jennifer D. Arasimowicz	General Counsel and Corporate Secretary	Signed by: <i>Jennifer D. Arasimowicz</i> BE1CB7E794C641D...
David Flory	Chief Financial Officer	Signed by: <i>David Flory</i> B2A17DEC34BA43E...
Stephanie Perry	Chief Operating Officer	Signed by: <i>Steph Perry</i> C77A0E51ED5446B...
Venkatesh Inti	Chief Development Officer	Signed by: <i>Venkatesh Inti</i> E6D4A3C344EA4DB...

IN WITNESS WHEREOF, I have hereunto subscribed my name this 29th day of May, 2025.

326FW 8ME LLC

Signed by:



By:  BE1CB7E794C641D...

Name: Jennifer D. Arasimowicz

Title: General Counsel and Corporate Secretary of
Avantus LLC, duly authorized



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 26300002017, 26300002008, 26300002007, 26419000001, 2642000001,
26417000012, 26416000003, 26415701001, 26414000002, 264-16-000-001

PROPERTY ADDRESS/ CROSS STREETS: BRUCE WOODBURY DRIVE & EDISON WAY

DETAILED SUMMARY PROJECT DESCRIPTION

Arida 1 - 500 kV Generation Intertie Transmission Line (Gen-tie) that is approximately 9.0 miles, Substation, Switchyard with Communication Tower, Fiber Optic Line and ancillary components.

PROPERTY OWNER INFORMATION

NAME: BLM - BUREAU OF LAND MANAGEMENT

ADDRESS: 4701 N. TORREY PINES

CITY: LAS VEGAS

STATE: NV ZIP CODE: 89130

TELEPHONE: 702-515-5000 CELL: _____ EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: 326FW 8me LLC

ADDRESS: 4370 Town Center Blvd, Suite 110

CITY: El Dorado Hills

STATE: CA

ZIP CODE: 95762

REF CONTACT ID # _____

TELEPHONE: 801-440-5179

CELL: _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Linda Bullen

ADDRESS: 8635 W Sahara Ave. #454

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

REF CONTACT ID # _____

TELEPHONE: 702-279-4040

CELL: _____

EMAIL: _____

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Signed by:

Venkatesh Inti

Property Owner (Signature)*

Venkatesh Inti, Chief Development Officer
of Avantus LLC, duly authorized

Property Owner (Print)

5/14/2025

Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____


DATE _____

BUREAU OF LAND MANAGEMENT PARCELS - ARIDA 1 (326FW 8me, LLC)

Area	Project	Assessor Parcel Number	Current Zoning	Current Land Use	Owner
GenTie Line	Arida 1	263-00-002-017	Residential Single-Family 80 (RS80)	OL Open Land	USA (Bureau of Land Management)
GenTie Line	Arida 1	263-00-002-008	Residential Single-Family 80 (RS80)	OL Open Land	USA (Bureau of Land Management)
GenTie Line	Arida 1	263-00-002-007	Residential Single-Family 80 (RS80)	OL Open Land	USA (Bureau of Land Management)
GenTie Line	Arida 1	264-19-000-001	Residential Single-Family 80 (RS80)	OL Open Land	USA (Bureau of Land Management)
GenTie Line	Arida 1	264-20-000-001	Residential Single-Family 80 (RS80)	OL Open Land	USA (Bureau of Land Management)
GenTie Line	Arida 1	264-17-000-012	Residential Single-Family 80 (RS80)	OL Open Land	USA (Bureau of Land Management)
GenTie Line	Arida 1	264-16-000-001	Residential Single-Family 80 (RS80)	Urban Neighborhood (greater than 18 du/ac)	USA (Bureau of Land Management)
GenTie Line	Arida 1	264-16-000-003	Residential Single-Family 80 (RS80)	Urban Neighborhood (greater than 18 du/ac)	USA (Bureau of Land Management)
GenTie Line	Arida 1	264-15-701-001	Public Facility (PF)	OL Open Land	USA (Bureau of Land Management)
GenTie Line	Arida 1	264-14-000-002	Public Facility (PF)	OL Open Land	USA (Bureau of Land Management)

INCUMBENCY CERTIFICATE
as to
AUTHORIZED SIGNATURE OF
326FW 8me LLC

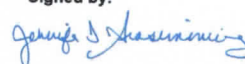
I, Jennifer D. Arasimowicz, the undersigned General Counsel and Corporate Secretary of Avantus LLC, the higher-tier parent company of 326FW 8me LLC, a Delaware limited liability company, do hereby certify in my official and not my personal capacity that the below named person was designated and appointed to the office indicated, and that said person continues to hold such office at this time, and the signature set forth opposite his/her name is such officer's genuine signature:

Name	Title	Signature
Venkatesh Inti	Chief Development Officer of Avantus LLC, duly authorized	<div>Signed by:  E6D4A3C344EA4DB...</div>

IN WITNESS WHEREOF, I have hereunto subscribed my name this 8th day of May, 2025.

326FW 8me LLC

By:

Signed by:

BE1CB7E794C641D...

Name: Jennifer D. Arasimowicz
Title: General Counsel and Corporate Secretary
of Avantus LLC, duly authorized


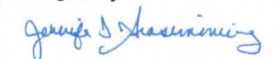
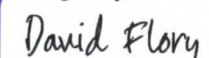
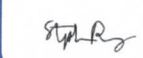

SECRETARY'S CERTIFICATE

as to

326FW 8ME LLC

I, Jennifer D. Arasimowicz, hereby certify that I am the duly elected, qualified, and acting General Counsel and Corporate Secretary of Avantus LLC, a Delaware limited liability company (the "Company"), and in such capacity, I have access to and the authority to certify the books and records of the Company, and am authorized to execute this Secretary's Certificate (this "Certificate") on behalf of the Company and solely in my capacity as Secretary, certify:

- (1) That the attached Exhibit A is a true and complete copy of the ownership structure of 326FW 8me LLC; and
- (2) That the individuals named below have been duly designated and appointed to their respective offices within the Company and, at all relevant times, have been authorized, empowered, and directed to act on behalf of the Company in executing, sealing, acknowledging, filing, recording, and delivering any and all binding documents pertaining to the Company's business affairs. I also confirm that such authority remains in full force and effect, having not been modified, canceled, or revoked, and that the signatures set forth opposite their names are verified as their authentic and duly authorized signatures.

Name	Title	Signature
Lawrence Cliff Graham	Chief Executive Officer	Signed by:  994687E3F3C2478...
Jennifer D. Arasimowicz	General Counsel and Corporate Secretary	Signed by:  BE1CB7E794C641D...
David Flory	Chief Financial Officer	Signed by:  B2A17DEC34BA43E...
Stephanie Perry	Chief Operating Officer	Signed by:  C77A0E51ED5446B...
Venkatesh Inti	Chief Development Officer	Signed by:  E6D4A3C344EA4DB...

IN WITNESS WHEREOF, I have hereunto subscribed my name this 29th day of May, 2025.

326FW 8ME LLC

Signed by:



By: _____

BE1CB7E794C641D...

Name: Jennifer D. Arasimowicz

Title: General Counsel and Corporate Secretary of
Avantus LLC, duly authorized

Logan Waite
Energy Project Solutions
4675 West Teco Avenue
Suite 230
Las Vegas, NV 89118

June 26, 2025

Clark County Comprehensive Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-1741

Re: Justification Letter for the Arida 1 Solar Project (GenTie, Fiber Optic Line & Switchyard with a Communication Tower) – APR 24-101412
Clark County Special Use Permit Application, Waiver of Development Standards, and Design Review
326FW 8Me LLC

To Whom it May Concern,

Please accept this justification letter on behalf of 326FW 8me LLC (Applicant) for a Special Use Permit, Waiver of Development Standards, and Design Review for the Arida 1 Solar Project (GT, FO & SY) (the Project). The Project has a previously approved special use permit (UC-21-0753), but the Project is now being divided into four separate areas, and after discussions with Clark County Comprehensive Planning Department staff, it was determined each project area would best be processed under its own use permit application. Those four project areas are as follows:

- Arida 1 Solar Project (PV, BESS, Collector Substation & Switchyard with a Communication Tower) – APR 24-101183
- Arida 2a Solar Project (PV, BESS & Collector Substation) – APR 24-101187
- Arida 1 Solar Project (GenTie, Fiber Optic Line & Switchyard with a Communication Tower) – APR 24-101412
- Arida 2a Solar Project (GenTie, Fiber Optic Line & Switchyard with a Communication Tower) – APR 24-101414

This justification letter is for the Arida 1 Solar Project, APR 24-101412, only.

The Project consists of a 500 kV Generation Intertie Transmission Line (GenTie), an overhead fiber optic communications line, an electrical substation switchyard with a communication tower and ancillary components. The proposed overhead GenTie will connect the electric generating facility, that is proposed within the Arida 1 & 2a PV SUP's (24-101183 & 24-101187) with the existing Mojave Substation northeast of the site. Work within the Mojave Substation will include electrical infrastructure upgrades.

The requested parcels consist of properties owned and managed by private landowners, utility companies and federal agencies.

In support of this request, the Applicant asserts that the Project furthers Clark County Plans and Policies as follows:

- Comprehensive Plan Energy Policy 1 "supports sustainable developments that promote energy

efficiency and conservation;”

- Comprehensive Plan Energy Policy 5 "supports the development of local alternative energy resources, providing opportunities for regional economic expansion;” and
- Comprehensive Plan Energy Policy 7 “support partnerships and cooperation with local, regional and federal agencies to further promote energy conservation and efficiency, renewable energy projects and sustainable development”.

In addition, the Project is consistent with the Clark County Master Plan and adheres to the Countywide Goals and Policies as set forth:

Goal 3.2: Support County and state efforts to expand the use of clean energy and achieve GHG reduction targets.

Policy 3.2.1: Clean Energy: Encourage the use of non-fossil fuels and renewable sources of energy in new development and pursue a variety of strategies to reduce energy consumption in existing development.

Policy 3.2.2: Facility Siting: Support the expansion of locally-produced renewable/ alternative energy to serve Southern Nevada by allowing for the construction and expansion of clean power generating and distribution facilities at a variety of scales.

Policy 3.2.3: Energy Consumption: Implement measures for the reduction of energy consumption and promotion of energy conservation in Clark County operations, as identified in the County’s All-In Sustainability and Climate Action Plan.

Policy 3.2.4: Emerging Technologies: Facilitate the expanded use of electric and alternative fuel vehicles and other emerging technologies that support the County’s sustainability goals.

Policy 3.2.5: Sustainable Development: Encourage growth that is sustainable for the region, is in alignment with GHG reduction targets, and takes future climate impacts into consideration.

Policy 3.6: Focus on incorporating enhanced sustainability and resilience practices into the built environment and supporting policies.

Assessor Parcel Numbers associated with this application are listed below:

Area	Project	Assessor’s Parcel Number	Current Zoning	Current Land Use	Owner
GenTie Line	Arida 1	263-00-002-017	Residential Single-Family 80 (RS80)	OL Open Land	USA (Bureau of Land Management)
GenTie Line	Arida 1	263-00-002-008	Residential Single-Family 80 (RS80)	OL Open Land	USA (Bureau of Land Management)
GenTie Line	Arida 1	263-00-002-007	Residential Single-Family 80 (RS80)	OL Open Land	USA (Bureau of Land Management)
GenTie Line	Arida 1	264-19-000-001	Residential Single-Family 80 (RS80)	OL Open Land	USA (Bureau of Land Management)
GenTie Line	Arida 1	264-20-000-001	Residential Single-Family 80 (RS80)	OL Open Land	USA (Bureau of Land Management)

Area	Project	Assessor's Parcel Number	Current Zoning	Current Land Use	Owner
GenTie Line	Arida 1	264-17-000-012	Residential Single-Family 80 (RS80)	OL Open Land	USA (Bureau of Land Management)
GenTie Line	Arida 1	264-16-000-003	Residential Single-Family 80 (RS80)	Urban Neighborhood (greater than 18 du/ac)	USA (Bureau of Land Management)
GenTie Line	Arida 1	264-15-701-001	Public Facility (PF)	OL Open Land	USA (Bureau of Land Management)
GenTie Line	Arida 1	264-14-000-002	Public Facility (PF)	OL Open Land	USA (Bureau of Land Management)
GenTie Line	Arida 1	264-16-000-001	Residential Single-Family 80 (RS80)	OL Open Land	USA (Bureau of Land Management)
GenTie Line	Arida 1	264-30-000-001	Residential Single-Family 80 (RS80)	OL Open Land	USA (Bureau of Reclamation)
GenTie Line / Switch Yard / Comm's Tower	Arida 1	264-15-301-003	Residential Single-Family 80 (RS80)	Urban Neighborhood (greater than 18 du/ac)	RENEWA I, LLC
GenTie Line / FO Line	Arida 1	264-23-000-001	Industrial Heavy (IH)	Industrial Employment (IE)	Southern CA Edison Co and City of Los Angeles
Fiber Optic Line	Arida 1	264-23-000-002	Industrial Heavy (IH)	Industrial Employment (IE)	Southern CA Edison Co and City of Los Angeles
Fiber Optic Line	Arida 1	264-22-000-002	Industrial Heavy (IH)	Industrial Employment (IE)	Southern CA Edison Co and City of Los Angeles
Fiber Optic Line	Arida 1	264-27-101-003	Industrial Heavy (IH)	Industrial Employment (IE)	Southern CA Edison Co and City of Los Angeles

The Project will consist of the following primary components:

- Collector Substation
- Switchyard with Ancillary Components
- 500 kV Generation Intertie Transmission Line (Gen-tie)
- Overhead Fiber Optic Communications Line
- Communication Tower

Use Permits

Development of the Project will require a Special Use Permit to construct. The Applicant is seeking the following use permits:

1. Communication Tower per Section 30.03.08-B.2
2. Public Utility Structures, Public Buildings and Structures per Section 30.03.08-B.6

- a. Aboveground Utility Lines 200kv or Greater & Utility Poles
- b. Collector Substation with Ancillary Components

Communication's Tower is to be located within the substation switchyard area. We are requesting residential adjacency separation for all communication tower components as this is consistent with the existing land use.

The request for residential adjacency separation includes antenna structure height increases and waivers of landscaping and screening. The antenna structure heights are not to exceed 100 feet. The required extended height is needed in order to achieve a full line of sight for the fiber optic line telecommunications. Actual antenna heights will be confirmed once a final line of sight study is completed but a typical detail showing a max height range is noted on the site plans.

The request for this separation also includes elimination of the landscaping and screening for the communication tower and ground level equipment. The switchyard is not adjacent to public streets and there is an existing wide drainage right-of-way separating the switchyard site from the existing residential use.

Public Utility Structures include the installation of a collector substation, switchyard with ancillary components, a 500 kV Generation Intertie Transmission Line (GenTie), and an overhead fiber optic communications line. Structures within the substation are to include maximum heights of 50 feet, which is over the 35 feet max structure height per section 30.02.02.B-D. A request to allow the increase of this structure height will be included as a waiver of development standards below. Utility poles for the overhead fiber optic line are not to exceed 35 feet in height.

Waivers of Development Standards

Per land use table 30.03.08-B.2-Communication Tower, B.6 -Public Utility Structures, Subsections i. Aboveground Utility Lines 200kv or Greater, ii. Utility Poles, iii. Public Utility Buildings and Structures, the applicant intends to waive certain development standards with this special use permit.

The Applicant is seeking the following waiver of development standards:

1. Waive Structure Height Requirements per Section 30.02.02.B
2. Waive Street Landscaping Standards per Section 30.04.01
3. Not Install Offsite Improvements per Section 30.04.08
4. Waive Landscape Buffering per Section 30.04.02

The justification for these requests is as follows:

1. **Request:** An increase in the height of public utility structures up to 50 feet where 35 feet is the standard in an RS80 zone.

Justification: The Project will require public utility structures up to 50 feet in height to serve the Substation and Switchyard. 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.

2. **Request:** Waive Street Landscaping Standards

Justification: The project's location in a rural, non-urbanized area with minimal public traffic reduces the necessity for street landscaping. The substation is not adjacent to public streets therefore street frontage landscaping is not applicable.

3. **Request:** Not install offsite improvements (curb, gutter, detached sidewalks, streetlights and partial paving).

Justification: A 24' wide private access road is proposed to access the site at the southwest corner of APN 264-15-401-006. The switchyard footprint was shifted to the eastern half of the parcel to avoid visual impacts to the apartment complex to the south and the school to the north.

The significant alluvial flows diverted from the Clark County School District property crosses the Cougar Drive alignment. The Project will accept those flows with the proposed drainage infrastructure and connect via culvert to the Public Works managed existing drainage diversion channel (on the BLM parcel west of the Cougar Drive alignment). These flows will be captured and conveyed south to the existing flood channel along the north side of the Vista Creek Apartment property. Flows north of the existing BLM grant will continue draining southeast crossing the Cougar Drive alignment and will be routed around the site and returned to the historical flow path.

We believe that these waivers are justified based on the limited scope of the development, the minimal traffic expectations, and the absence of any adverse drainage impacts.

4. Request: Waive landscape buffer requirements.

Justification: Landscaping is not typical of rural PV projects and associated transmission lines. Additionally, landscaping would require use of scarce water resource. Waiving landscaping buffers is consistent with the existing land use. Typically, landscape buffering requirements do not apply to transmission poles. The switchyard is not adjacent to public streets and there is an existing wide drainage right-of-way separating the switchyard site from the existing residential use.

Sustainability

Development of the project is required to support implementation of the Clark County Sustainability and Climate Action Plan by ensuring that developments conserve water and energy resources, improve air quality, reduce urban heat island effect, and help Clark County adapt to future climate challenges. Nonresidential Development must achieve at least 7 points from the Sustainability measures with no points being awarded for compliance with standards that are otherwise required by the Title.

After applying points to the sustainability options provided on the form, the project accumulated a score of 5.5 points which is under the minimum required 7 points to be met. Although the scoring did not meet the requirement for non-residential, we consider this project to be outside of the categorized non-residential as this project will connect to the electric generating facility, that is proposed within the Arida 1 & 2a PV SUP's, as mentioned in the above project rationale.

The project is demonstrating alternative compliance through a solar plant development that meets or exceeds all other requirements of this Title. Power generated from the solar plant will generate 100% of any of the building structure's estimated annual electricity use and have battery backup (BESS). Water conservation will be applied through water-efficient construction practices and the project operations have no generation of emissions to disturb air quality.

The Applicant believes that the above justifies the Sustainability requirements.

Design Review

The applicant is also requesting the following Design Reviews:

1. Public Utility Structures:
 - a. Above Ground Utility Lines 200kv or Greater – 500 kV Gen-Tie
 - b. Utility Poles - Overhead Fiber Optic Communications Line

- c. Public Utility Buildings and Structures – Substation and Switchyard with Ancillary Components
- 2. Communication Tower
- 3. Hillside Development

We believe the proposed development is compatible with the surrounding area and that the above justifications for the Special Use Permit, Waivers of Standards and Design Review, are sufficient to support the Clark County approval of these applications. With the approval of these applications, the uses will be consistent with Clark County Title 30.

If you have any questions about this letter, please contact me at Logan@energyprojectsolutions.com.

Sincerely,

Logan Waite
Director of Development Services
Energy Project Solutions

Cc: Elliott Casper, Avantus, ecasper@avantus.com
Jonathan Rigg, Avantus, jrigg@avantus.com
Linda Bullen, Bullen Law, linda@bullenlaw.com

**ATTACHMENT A
LAUGHLIN TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 1:30 P.M., AUGUST 12, 2025**

08/20/25 BCC

1. **UC-25-0497-RENEWAL, LLC:**
USE PERMITS for the following: 1) public utility structures (overhead transmission lines and electric substation) and all ancillary equipment; and 2) a communication tower and all associated equipment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate street landscaping; 3) eliminate buffering and screening; and 4) waive full off-site improvements.
DESIGN REVIEWS for the following: 1) public utility structures (overhead transmission lines and electric substation) and all ancillary equipment; 2) a communication tower and all associated equipment; and 3) final grading plans for a hillside development on a 211.30 acre portion of a 6,854.96 acre site in an RS80 (Residential Single-Family 80) Zone, an IH (Industrial Heavy) Zone, and a PF (Public Facilities) Zone. Generally located east and west of Needles Highway and south of State Route 163 within Laughlin. MN/hw/cv (For possible action)
2. **UC-25-0499-COUNTY OF CLARK (ADMINISTRATIVE):**
USE PERMITS for the following: 1) large-scale electric generation (Solar); 2) public utility structures (electric substation, BESS facility, utility poles, and overhead transmission lines) and all ancillary structures; and 3) a communication tower.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate street landscaping; 3) eliminate buffering and screening; and 4) modify residential adjacency standards.
DESIGN REVIEWS for the following: 1) a large scale, solar electric generation facility; 2) public utility structures and all ancillary equipment; 3) a communication tower; and 4) final grading plans for a hillside development on a 2,866.51 acre portion of a 4,870.79 acre site in an RS80 (Residential Single-Family 80) Zone and an IP (Industrial Park) Zone. Generally located northwest of Needles Highway and north and south of Laughlin Boulevard within Laughlin. MN/hw/cv (For possible action)
3. **UC-25-0501-RENEWAL, LLC:**
USE PERMITS for the following: 1) public utility structures (overhead transmission lines and electric substation) and all ancillary equipment; and 2) a communication tower and all associated equipment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate street landscaping; 3) eliminate buffering and screening; and 4) waive full off-site improvements.
DESIGN REVIEWS for the following: 1) public utility structures (overhead transmission lines and electric substation) and all ancillary equipment; 2) a communication tower and all associated equipment; and 3) final grading plans for a hillside development on a 211.30 acre portion of a 6,854.96 acre site in an RS80 (Residential Single-Family 80) Zone, an IH (Industrial Heavy) Zone, and a PF (Public Facilities) Zone. Generally located east and west of Needles Highway between the Nevada State Line and Hiko Springs Lane within Laughlin. MN/rg/cv (For possible action)

4.

UC-25-0502-COUNTY OF CLARK (ADMINISTRATIVE):

USE PERMITS for the following: 1) large-scale electric generation (Solar); and 2) public utility structures (BESS facility and utility poles) and all ancillary structures.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate street landscaping; 3) eliminate buffering and screening; and 4) allow high activity areas (drive aisles) adjacent to a less intense residential district.

DESIGN REVIEWS for the following: 1) a large scale, solar electric generation facility; 2) public utility structures and all ancillary equipment; and 3) final grading plans for a hillside development on 1,352.46 acre portion of a 2,789.36 acre site in an RS80 (Residential Single-Family 80) Zone and an IP (Industrial Park) Zone. Generally located northwest of Needles Highway and north of Laughlin Boulevard (alignment) within Laughlin. MN/rg/cv (For possible action)

08/20/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0497-RENEWAL, LLC:

USE PERMITS for the following: **1)** public utility structures (overhead transmission lines and electric substation) and all ancillary equipment; and **2)** a communication tower and all associated equipment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase structure height; **2)** eliminate street landscaping; **3)** eliminate buffering and screening; and **4)** waive full off-site improvements.

DESIGN REVIEWS for the following: **1)** public utility structures (overhead transmission lines and electric substation) and all ancillary equipment; **2)** a communication tower and all associated equipment; and **3)** final grading plans for a hillside development on a 211.30 acre portion of a 6,854.96 acre site in an RS80 (Residential Single-Family 80) Zone, an IH (Industrial Heavy) Zone, and a PF (Public Facilities) Zone.

Generally located east and west of Needles Highway and south of State Route 163 within Laughlin. MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

List on file.

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 street landscaping along Cougar Drive where two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk are required per Section 30.04.01D.
3. Eliminate buffering and screening requirements where required per Section 30.04.02.
4. Waive full off-site improvements (curb, gutter, streetlights, sidewalks, and partial paving) along Cougar Drive where required per Section 30.04.08C.

LAND USE PLAN:

LAUGHLIN - BUSINESS EMPLOYMENT

LAUGHLIN - CORRIDOR MIXED-USE

LAUGHLIN - INDUSTRIAL EMPLOYMENT

LAUGHLIN - OPEN LANDS

LAUGHLIN - PUBLIC USE

LAUGHLIN - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 211.30 (subject site)/6,854.96 (overall)
- Project Type: Overhead transmission lines, electric substation, fiber optic lines, and accessory structures
- Building Height (feet): 199 (maximum)
- Sustainability Required/Provided: 7/7

Site Plans

The plans show the proposed project will be divided into 3 parts: 1) an overhead electric transmission line starting at the proposed boundary with the solar electric generation facility that is the subject of UC-25-0499, and connecting through an electric substation on APN 264-15-301-003 and continuing on to the existing substations on APN 264-23-000-001; 2) the electric substation on APN 264-15-301-003; and 3) a series of overhead fiber optic transmission lines extending from the substation on APN 264-15-301-003 and continuing to existing communication facilities on the west and south sides of APN 264-27-101-003.

The proposed overhead electrical transmission line will serve as generation tie line connecting the proposed solar electric generation facility to the south of the subject site to the grid through various substations. The gen-tie line will start at the southeastern border of APN 263-00-002-017. The gen-tie line will consist of 3, 230 kV overhead transmission lines and will be supported by 3 towers at various intervals along the gen-tie route. The gen-tie lines will be contained within a gen-tie easement that will follow the gen-tie line along its route and is 200 feet wide. The first set of towers is located 144 feet north of the southern property line of APN 263-00-002-017. The lines will continue to the northwest approximately 4,480 feet to the northeast corner of APN 263-00-002-017, where the gen-tie line route will then turn to the northeast for approximately 4.1 miles crossing through the southeast corner of APN 263-00-002-008, the central portion of APN 263-00-002-007, the northwest corner of APN 264-30-000-001, the southeast corner of APN 264-19-000-001, and the central portion of APN 264-20-000-001.

In the western portion of APN 264-20-000-001, the gen-tie line will turn northeast to reach the northeast corner of APN 264-20-000-001 for the last 1,500 feet of the 4.1 mile stretch to the northeast. From the northeast corner of APN 264-20-000-001, the gen-tie route continues northeast 963 feet through the south-central portion of APN 264-17-000-012 at which point the route continues to the northeast approximately 4,000 feet to the east-central boundary of APN 264-17-000-012. At this point the gen-tie route heads to the southeast about half a mile to the central portion of the western half of APN 264-16-000-003 crossing through the southwest corner of APN 264-16-000-001 on the way. The route will go northeast for 1,000 feet to intersect with Needles Highway. The gen-tie line will continue eastward 100 feet north of the southwest property line of APN 264-16-000-003 for 2,760 feet. The gen-tie line will continue along this trajectory through APN 264-15-301-003 for 2,000 feet where it will then connect with the proposed substation on this parcel. The gen-tie line will then continue through APN 264-15-301-003 for another 800 feet to enter APN 264-15-701-001 by 140 feet at which point the route will turn south for 1,233 feet to then be 200 feet north of the southern property line of APN 264-15-

701-001. The gen-tie route will then turn east again for 2,935 feet crossing into the southwestern portion of APN 264-14-000-002. The gen-tie line will then run south for 2,720 feet crossing Bruce Woodbury Drive and entering the southwestern portion of APN 264-23-000-001. Finally, the gen-tie route turns west for 402 feet to connect with the existing Mohave Substation located in the southwest corner of APN 264-23-000-001. An existing unpaved access road varying in width between 10 feet and 20 feet will provide access to the gen-tie lines to the west of the proposed substation. Existing access roads connecting to Bruce Woodbury Drive will provide access to the gen-tie areas east of the proposed substation.

Besides the electric transmission gen-tie lines and structures, fiber optic transmission lines and associated structures are also being proposed. The proposed lines are a mixture of overhead and underground lines. The plans show there are potential lines that are proposed within the subject site. The first line will start underground at the southwest corner of APN 264-15-301-003 and will run underground along Cougar Drive and cross Bruce Woodbury Drive where the lines will then become overhead lines along the south side of Bruce Woodbury Drive for 1.1 miles where the fiber optic lines will then turn south into APN 264-23-000-001. The fiber optic lines then continue south through APN 264-23-000-001 for 3,000 feet, just to south of the southwest corner of the existing Mohave Substation. At this point, the fiber optic lines will continue to southwest for 3,000 feet as overhead transmission lines, crossing into APN 264-22-000-002. At this point, the lines will split direction just north of the southern boundary of APN 264-22-000-002 with 1 line running due south and another in a westward. The overhead fiber optic line running to the west will run another 4,200 feet before transitioning underground just to the east of the existing cul-de-sac for Cal Edison Drive and connecting with existing lines. The second overhead fiber optic line heading southward will continue 4,300 feet to the southwest and transition underground just to the north of Casino Drive, where it will connect with existing communication lines.

The plans show a proposed switchyard and substation site located on APN 264-15-301-003. The plans show there will be 3 pad sites for a switchyard and 2 substations. The switchyard will be 9.19 acres and located in the east-central portion of the site. The switchyard will be set back 350 feet from the north property line of APN 264-15-301-003, 400 feet from the east property line, and 310 feet from the south property line. Approximately, 50 feet to the west of the switchyard will be the 2 substation pads with a 3.48 acre northern substation area and a 2.42 acre southern substation area with the 2 substations separated by 50 feet. The northern substation will be set back 180 feet from the northern property line and 1,040 feet from Cougar Drive to the west, while the southern substation will be set back 360 feet from the south property line and 1,070 feet from Cougar Drive. The plans for both the substation and switchyard show the circuit equipment will generally be located centrally within the pad sites with a control building located to the south of the equipment of each area. The plans also show a microwave communication tower will be located centrally along the southern boundary of the switchyard area and will be set back 331 feet from the south property line. Both the substation and switchyard areas will be enclosed by a 7 foot tall security fence and gated with a 24 foot wide security gate. Both the switchyard and substation will have 2 points of access, each located in the northeast and northwest corners of their respective areas, except for the southern substation that will have access points in the northwest and southwest corners. These access points will connect to a 24 foot wide drive aisle that will access Cougar Drive in the southwest corner of the site. The access

drive will run north parallel to Cougar Drive but set back at least 100 feet. The access drive then turns to the east and then run along the northern boundaries of the northern substation and switchyard and is set back at 100 feet from the property to the north. Another access drive will split off to provide access to the southern substation.

Finally, the grading plans show an area of 27.26 acres will be graded with a total area of 4.16 acres being within a slope exceeding 12%. All the area within significant slope areas to be graded is within the western portion of the site where the gen-tie line will pass through mountainous areas of APNs 263-00-002-017, 263-00-002-008, 263-00-002-007, 264-30-000-001, 264-19-000-001, 264-20-000-001, and 264-17-000-012. The areas to be graded are primarily where the utility tower platforms will be located. Of the 4.16 acres of area with a slope 12% or greater being graded, 3.03 acres will have a slope of 12% to 25% and 1.13 acres will have a slope of greater than 25%. This means 72.8% of the graded area will have slopes between 12% and 25% and 1.43% of the project site with a slope of 12% to 25% will be disturbed with 98.57% maintaining natural grade. Additionally, 27.2% of the graded area will have slopes greater than 25% and 0.53% of the project site with a slope greater than 25% will be disturbed with 99.47% maintaining natural grade. Overall, only 12.3% of the project site area will be graded.

Landscaping

The plans show no street landscaping will be provided along Cougar Drive with 44 trees being waived. Additionally, the applicant is waiving buffering and screening landscaping that is required along the north and south boundaries of APN 264-15-301-003. Buffering and screening landscaping is also required and is being waived on the parcels the gen-tie line and fiber optic structures pass through in the southeast portion of the site. This includes the north boundary of APN 264-23-000-001, the east boundary of APN 264-23-000-002, the west boundary of APN 264-22-000-002, and the west and south boundaries of APN 264-27-101-003. Finally, along the entire portion of the site west of APN 264-15-301-003, the applicant is not providing buffering and screening landscaping, where required, along all site boundaries.

Elevations

The plans show that the gen-tie line, 230kV overhead transmission line structures will primarily be tall poles with conductors typically 47 feet to 67 feet off the ground. The elevations indicate these structures will vary in height between 80 feet and 199 feet. Within the electrical substation and switchyard areas, various steel pole towers, transformers, and similar structures will be used with the tallest structure being 130 feet. The proposed fiber optic transmission line poles will be a maximum of 35 feet tall. Additionally, the control buildings within the switchyard and substation are shown to have painted metal exteriors with access doors on 3 sides and will be approximately 11 feet tall. Finally, 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.

Applicant's Justification

The elimination of screening and buffering and street landscaping is justified as landscaping is not typical of rural PV projects and associated transmission lines. Additionally, landscaping would require the use of scarce water resources. The increase in height should not cause any

negative impacts, as 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 elimination of off-site improvements is justified as the significant alluvial flows diverted from the Clark County School District property crosses the Cougar Drive alignment and connect via culvert to the Public Works managed existing drainage diversion channel. Additionally, these flows will be captured and conveyed south to the existing flood channel along the north side of the Vista Creek Apartment property. There is also a very limited scope of development, minimal traffic expectations, and the absence of any adverse drainage impacts. The subject use permit is identical to the related UC-25-0501 due to differences in ownership and possible differences in financing timelines of the solar PV electric generation station phases that are related to this project and are the subject of UC-25-0499 and UC-25-0502. This permit set-up allows the construction of the gen-tie line and substation regardless of potential ownership issues or differing timelines related to the construction of electric generation station portion of the overall project.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0166	Waived required roadway dedications and restrictive covenant requirements for full off-site improvements	Approved by PC	May 2022
UC-21-0753	Solar electric generating station, substation, overhead transmission lines, public utility structures, and ancillary structures - expired	Approved by BCC	February 2022
UC-0774-17	Communication tower in conjunction with an electric substation on APN 264-14-000-002	Approved by PC	November 2017
UC-0218-10	Allowed hazardous materials storage in conjunction with an existing wastewater treatment plant on APNs 264-14-000-002 and 264-15-701-001	Approved by BCC	July 2010
ZC-0171-10	Reclassified APN 264-15-301-003 from R-U to R-4 and U-V zoning for a mixed-use multi-family residential development - expired	Approved by BCC	July 2010
UC-112-98	Allowed the construction of a 3,500 square foot private club on APN 264-15-301-003 - expired	Approved by PC	March 1998
ZC-207-87	Reclassified APNs 264-14-000-002 and 264-15-701-001 from R-U to P-F zoning for a water treatment plant	Approved by BCC	October 1987
UC-20-87	Allowed water treatment plant expansion on APNs 264-14-000-002 and 264-15-701-001	Approved by BCC	April 1987
ZC-14-67	Reclassified APNs 264-22-000-002, 264-23-000-001, 264-23-000-002, and 264-27-101-003 from U to M-3 zoning for a proposed coal fired electric generation station (Mohave Generating Station)	Approved by BCC	May 1967

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80 & PF	Undeveloped, Laughlin High School, & water treatment plant
South	Open Lands; Entertainment Mixed-Use; Corridor Mixed-Use; Business Employment; Public Use; & Urban Neighborhood (greater than 18 du/ac)	RS80, RM32, & CR	Undeveloped & multi-family residential development
East	Open Lands; Industrial Employment; & Entertainment Mixed-Use	RS80, CG, CR, RS5.2, & RM32	Undeveloped & Casino Drive Strip
West	Open Lands; Public Use; Corridor Mixed-Use; Business Employment; Entertainment Mixed-Use; Mid-Intensity Suburban Neighborhood (up to 8 du/ac); Compact Neighborhood (up to 18 du/ac); & Urban Neighborhood (greater than 18 du/ac)	CG, RS3.3, RM18, RM32, RS5.2, PF, CP, RS80, IL, IP, & CR	Undeveloped, Mountain View Park, single-family residential developments, parking lot, mini-warehouse, & office/warehouse

Related Applications

Application Number	Request
UC-25-0499	A use permit for a solar generation station with BESS, public utility structures, and ancillary structures is a related item on this agenda.
UC-25-0502	A use permit for a solar generation station with BESS, public utility structures, and ancillary structures is a related item on this agenda.
UC-25-0501	A use permit for an overhead transmission lines, public utility structures, electric substation, and ancillary structures is a related item on this agenda.

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.

Overall, staff finds there is a history of electricity generation, transmission lines, and similar facilities being approved on both the subject site and the surrounding area. Given the overall visual impacts that such facilities cause, staff finds to reduce impacts on the character of the area it is best to concentrate these types of structures in certain areas, such as the subject site, where there is reduced urban development located in the surrounding area and where such facilities can be clustered to prevent future impacts. There are also existing overhead transmission lines adjacent or near almost the entire length of the proposed gen-tie route. 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 towers will also be significantly set back from exterior property lines. Given the addition of the proposed 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 safety, a development agreement is requested to mitigate potential impacts resulting from the development of the project.

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

When it comes to the height of public utility structures, the proposed utility structures come in a variety of shapes and heights but are like structures that have been previously approved in the area. 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 surrounding development should not increase any visual burden. Additionally, where the towers will be located adjacent to more urbanized development, the towers will be mainly located within properties that have industrial or public utility uses present already. Where the towers will be adjacent to residential developments on APN 264-15-301-003, the high voltage towers will be set back at least 100 feet which should help to reduce any negative impacts. Since, however, staff is unable to support the other waivers of development standards, staff is unable to support this request.

Waiver of Development Standards #2

The purpose of street landscaping is to allow for complete streetscapes that aid in the reduction of the heat island effect, and which promote pedestrian oriented developments. While staff can appreciate street landscaping along non-urban streets in the more rural portions of the gen-tie line would mostly likely be out of place, the focus of this request is along Cougar Drive. The portion of Cougar Drive under consideration is within the more urban portion of the Laughlin area and

there are both residential and school uses surrounding this portion of the site, which would have pedestrian traffic. As a result, while substations and switchyards are generally unmanned, the surrounding uses are not. Landscaping will make walking to school both more comfortable and safer. Additionally, the adjacent multi-family residential development was developed with a 15 foot wide landscaping area including street trees and detached sidewalks. As a result, staff is unable to support this request.

Waiver of Development Standards #3

The purpose of screening and buffering landscaping is to allow for appropriate buffers between incompatible uses and to reduce the negative impacts between such uses, such as visual burdens, odors, lighting, etc. In this case, similar to street landscaping, staff concurs the use of buffering landscaping within the more rural portions of the site and along the boundaries of the existing industrial and public utilities parcels would not satisfy the intent of screening and buffering landscaping. Within the rural areas, there is not much residential development, and such landscaping would be out of place or inherently difficult to maintain, while the existing public utilities and industrial properties have existed for several decades so there should already be certain expectations regarding the uses on these properties. Staff, however, finds the lack of buffering and screening along the boundaries of APN 264-15-301-003 where there is existing residential development and a school is an issue. While the towers and other equipment will be significantly set back and generally should not be an issue otherwise, the addition of the required buffering and screening landscaping would not only enhance the site but also reduce any negative impacts that may not be currently considered. For these reasons, staff cannot support this request.

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.

Design Reviews #1 & #2

Overall, staff finds that the design of the proposed substation, utility towers, and communication tower are like those previously approved in the area and elsewhere in the County. The proposed structures properly account for existing topographical features and are integrated into the surrounding landscape and developments as much as possible. The proposed facilities are concentrated in areas where solar electric generation facilities and public utility uses and structures have been approved previously. In addition, the proposed structures have mitigated possible visual effects by locating within areas that are trending toward the development of solar generation facilities and other renewable energy and electrical substation projects and within existing public utility structures and use. Staff, however, is concerned regarding the design of the portion of the site along the east side of Cougar Drive. This portion of the site is in a more urban area and is adjacent to both an existing school and multi-family residential development. The structures should blend into the surrounding landscape due to their design and their location on the site but given the potential for unforeseen issues staff finds additional buffering landscaping should be provided particularly where the site is directly adjacent to the school and multi-family

residential development. Additionally, given this site is located between the school and the residential development, which both have existing sidewalks, staff finds sidewalks should be provided along with street landscaping to promote existing pedestrian infrastructure, but to also help create more comfortable and safer pedestrian paths to school. For these reasons, staff cannot support these requests.

Design Review #3

The purpose of the hillside development restrictions is to provide for the reasonable, safe and aesthetic use of the steep and inconsistent topography of natural hillsides within unincorporated Clark County. The site is in areas with slopes exceeding 12%. The final grading plan will allow the applicant to propose construction of a new gen-tie line with associated public utility structures. Staff finds the grading and site design will help to reduce any visual impacts by generally maintaining the existing topography of the area and will integrate the structures into the existing topography as much as possible. The overall disturbance of the hillside is limited and will maintain the natural character of the area. Additionally, the grading design limits the number of retaining walls and their height. The proposed hillside development design will support Master Plan Policy 6.2.1, which supports development that is context specific and maintains the integrity of both the natural and built environment. For these reasons, staff may support this design review, however; due to staff's inability to support the accompanying waivers and design reviews #1 and #2, staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards #4

Historical events have demonstrated how important off-site improvements are for drainage control. Full width paving also allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Additionally, the proposed development will be in close proximity to an existing school, therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Approval of the use permits; denial of the waivers of development standards and the design reviews.

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:

- 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 which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County or the Bureau of Land Management, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised a bond (or other guarantee per Section 30.03.08B.2) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 50 feet for Cougar Drive, 30 feet for the east unnamed street, 30 feet for the south unnamed street, 40 feet for the north unnamed street and associated spandrels;
- Road alignments shown on the Transportation Map must be dedicated at the widths shown on the map;
- Applicant acknowledges that right-of-way dedications may be required in the future if the use changes;
- Utility pole locations must comply with Subsection 30.04.08.H.1.IV. of County Code.
- Applicant to construct a 5 foot asphalt path along the south unnamed street of the school.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access and fire protection water supply must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: 326FW 8ME, LLC

CONTACT: LINDA BULLEN, BULLEN LAW, LLC, 8635 W. SAHARA AVENUE, SUITE 454, LAS VEGAS, NV 89117



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-25-0502

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Laughlin TAB Time: 1:30 p.m.

Date: 8/12/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/20/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gillespie Street, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Mallory Cristales, Secretary
(213) 949-0805
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 265-00-001-012, 265-00-001-010, 266-00-001-009, 265-00-001-013, 266-00-001-001

PROPERTY ADDRESS/ CROSS STREETS: BRUCE WOODBURY DRIVE & EDISON WAY

DETAILED SUMMARY PROJECT DESCRIPTION

Arida 2A - Solar Photovoltaic (PV) Electric Generating Facility, a Battery Energy Storage System (BESS), a collector substation.

PROPERTY OWNER INFORMATION

NAME: CLARK COUNTY REAL PROPERTY MANAGEMENT
ADDRESS: 500 S. GRAND CENTRAL PARKWAY, 4TH FLOOR
CITY: LAS VEGAS STATE: NV ZIP CODE: 89155
TELEPHONE: 702-455-4616 CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: 328CH 8me LLC
ADDRESS: 4370 Town Center Blvd, Suite 110
CITY: El Dorado Hills STATE: CA ZIP CODE: 95762 REF CONTACT ID # _____
TELEPHONE: 801-440-5179 CELL: _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Linda Bullen
ADDRESS: 8635 W Sahara Ave. #454
CITY: Las Vegas STATE: NV ZIP CODE: 89117 REF CONTACT ID # _____
TELEPHONE: 702-279-4040 CELL: _____ EMAIL: _____

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


Property Owner (Signature)*


Property Owner (Print)

3/5/2025
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

CLARK COUNTY REAL PROPERTY PARCELS - ARIDA 2A (328CH8me, LLC)

Area	Project	Assessor Parcel Number	Current Zoning	Current Land Use	Owner
PV	Arida 2A	265-00-001-012	Residential Single-Family 80 (RS80)	OL Open Land	COUNTY OF CLARK
PV	Arida 2A	265-00-001-010	Residential Single-Family 80 (RS80)	OL Open Land	COUNTY OF CLARK
PV	Arida 2A	266-00-001-009	Residential Single-Family 80 (RS80)	OL Open Land	COUNTY OF CLARK
PV	Arida 2A	265-00-001-013	Residential Single-Family 80 (RS80)	OL Open Land	COUNTY OF CLARK
PV	Arida 2A	266-00-001-001	Residential Single-Family 80 (RS80)	OL Open Land	COUNTY OF CLARK

CLARK COUNTY BOARD OF COMMISSIONERS AGENDA ITEM

Petitioner: Lisa Kremer, Director of Real Property Management

Recommendation:

Authorize the Director of Real Property Management or her designee to sign the following related to construction on Clark County (County) owned property or property to be donated to County, for specified real property projects: (1) application forms, and revisions thereto, for land use, zoning and land development, (2) tentative and final maps, parcel maps, reversionary maps, and revisions thereto, and/or (3) routine administrative applications and requests. (For possible action)

FISCAL IMPACT:

Fund #:	N/A	Fund Name:	N/A
Fund Center:	N/A	Funded PGM/Grant:	N/A
Amount:	N/A		
Description:	N/A		
Additional Comments:	N/A		

BACKGROUND:

All Clark County (County) real property facilities require original development and/or periodic renovations, replacement, or expansion, in order to remain functional. Additionally, the County is called upon to process land use documents related to donations, or the conveyance or leasing of County-owned lands.

Approval by the Board of County Commissioners (Board) is needed to initiate any land use and related applications for individual projects. Approval of this item will authorize the Director of Real Property Management or her designee to sign forms relating to land development, land use, and related parcel or final maps for County facilities or County-owned property in the County real property systems.

Board approval will still be required for funding any real property facility projects before private land acquisition, final design, and construction can occur. Having prior Board authorization to initiate these applications, agreements, maps, and/or other routine administrative applications as listed in the attached Exhibit A will speed up the real property system development and renovation process.

On February 1, 2000, December 19, 2000, February 5, 2002, February 19, 2002, July 15, 2003, December 7, 2004, February 18, 2014, August 18, 2015 and July 16, 2019 the Board approved a list of projects with a similar recommendation. This item is presented to further clarify the actions previously authorized. Projects not listed and funded by the Board at a later date are included in the authorization, and will be included with a future request of new projects for the Board's consideration and approval. A current project listing is attached as Exhibit B.

This item was presented to the County Long Range Planning Committee on February 9, 2023.

APPROVED AS RECOMMENDED

Cleared for Agenda

04/04/2023

File ID#

23-442

EXHIBIT A
ROUTINE ADMINISTRATIVE APPLICATIONS AND REQUESTS
COUNTY PROJECTS

Routine Administrative Applications and Requests include, but are not limited to, the following:

- Title 30 Land Use Applications
- Grading permits requests
- Right-of-entry requests
- Licenses
- Temporary & Permanent easements
- Utility Agreements
- Occupancy Permits
- Ministerial documents for escrow
- Dedication of rights-of-way
- Revocable License Agreements
- Deeds

EXHIBIT B
REAL PROPERTY MANAGEMENT PROJECT LIST
April 4, 2023

Highlighted & Italicized text are new projects or revisions from the previous list

309 S. Third Street
333 S. Third Street
Alexander Villas Park, 3620 Lincoln Rd.
Arden Peak Communication Tower, Top of Arden Peak
Angel Peak Site
Aquatic Springs (Summerlin), 7025 S Fort Apache Road
Assessors Northwest Sat Office (Lease), 3211 N. Tenaya Way
Automotive Site, 8945 S Bronco Street
Automotive Stephanie, 4241 Stephanie St
Bike Skills Park (Fort Apache)
Blue Diamond Park, Blue Diamond/Castalia, 4 Diamond Street
Bonanza/Sloan Park Site (working title)
Boulder Strip Highway Median, Boulder City
Brookman Park, 6225 E. Washington Ave. (working title)
Buffalo/Cactus Park site, Buffalo/Cactus
Bunkerville Community Campus, Town of Bunkerville, 150 West Virgin Street
Bunkerville Justice Center, Town of Bunkerville, 190 Virginia Street
CalNevAri Community Building, CalNevAri, NV
Cambridge Recreation Center, Senior/Youth, 3930 Cambridge Ave
Cambridge Community Resource Center, 3900 Cambridge
Camp Lee Canyon, 6201 Lee Canyon Rd., Mt. Charleston
Camp Potosi, 11480 Mt. Potosi Canyon Dr.
Cannon, Helen School/Park, 5850 Euclid Ave.
Cashman, James School/Park, 4622 W. Desert Inn
Cayuga Parkway Median, Desert Inn & Maryland Parkway
Cesar Chavez School/Park, 1450 Radwick Dr./Monroe Ave.
Charlie Frias Park, 5250 W. Tropicana Avenue
Chartan/Gillespie Park (working title)
Child Haven Campus, 701 N. Pecos Rd. (previously Child Haven)
Christmas Tree Pass Communication Site, at the foot of Spirit Mountain, between Searchlight and Laughlin
Clark County Detention Center, 330 S. Casino Center Blvd.
Clark County Parking Garage, 300 S. Casino Center
Clark Place Building, 301 Clark St.
Clark Place Parking Garage, 300 E. Clark
Clarence Ray Memorial Park, 951 N. Tonopah Drive
Colorado River Food Bank, 240 E Laughlin Civic, Laughlin
Commercial Center/Parking Lot, 953 E Sahara
Cora Coleman Senior Center, 2100 Bonnie Ln
Coroners Office, 1704 Pinto Lane
Cortney School Park, 5301 E. Hacienda
Cougar Creek Park, 6635 W. Cougar Creek Ave
Davis Park, 2796 Redwood St.
Denning Street Corridor, Denning St. between Tropicana & Hacienda (4900 Denning St.)
Desert Bloom Park, 8405 S. Maryland Pkwy.

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Desert Breeze Aquatics Center, 8450 Spring Mountain Rd.
Desert Breeze Community/Recreation Center, 8275 Spring Mountain Rd.
Desert Breeze Park, 8425 Spring Mountain Rd.
Desert Conservation, APN 039-30-201-013, 039-30-301-009
Desert Inn Detention Basin Median
Desert Inn Park/Estates, 3606 Vista Del Monte Dr.
Desert Rose Golf Course, 5483 E. Clubhouse Dr.
DFS Galleria (Lori Mas), 1291 Galleria Dr.
Div Family Services Central, 121 S Martin Luther King Blvd
DJJS Eastside Probation Center, 4475 S Pecos Rd
DJJS Harbor, 6161 West Charleston (Lease)
DJJS Harbor, 98 East Lake Mead (Lease)
DJJS Harbor, 861 North Mojave (License)
DJJS Harbor, 3001 North MLK (License)
DJJS Southwest Probation, 2655 Rainbow Blvd
Dog Fancier's Park, 5800 E. Flamingo Rd.
Dr. William U. Pearson Community Center and Park, MLK/Carey, 1625 W Carey Ave
Duck Creek Park, 8650 Pollock Dr
Durango High School Ballfield, 7100 W. Dewey Dr.
East Las Vegas, Early Childhood Development Center, Mojave/Harris
Echo Trail Park, Buffalo/Russell, 5655 S Buffalo Drive
El Camino Real Island Median, Desert Inn & Twain
Eldorado High School Ballfield, 1139 N. Linn Lane
Elections Warehouse, 965 Trade Drive
Endore Drive Median
Enterprise Health/Dental Center, 1700-1750 Wheeler Peak Dr.
Enterprise/WRD Park Site (working title)
Estelle Neal School/Park, Rebecca/Tropical (previously Joe Neal School/Park)
Exploration Peak Park, Mountains Edge, 9600 S Buffalo
Faiss Park, 7025 S Fort Apache Rd, Las Vegas
Fire & Elections Property, 1280 W Cheyenne Avenue
Fire Stations:
FS1 – Fire Station 1, 4650 Kyle Canyon Rd
FS2 – Fire Station 2 Pump, State Highway 156 Mile Marker 2
FS11 – Fire Station 11, 5150 S. Las Vegas Blvd.
FS12 – Fire Station 12, 3050 Sammy Davis Jr. Drive
FS13 – Fire Station 13, 5747 Wayne Newton Blvd
FS14 – Fire Station 14, 3260 Topaz
FS15 – Fire Station 15, 3480 S. Valley View Blvd.
FS16 – Fire Station 16, 6131 E Washington
FS17 – Fire Station 17, 5110 Andover Dr.
FS18 – Fire Station 18, 575 E. Flamingo Rd.
FS19 – Fire Station 19, 5575 Spencer St.
FS20 – Fire Station 20, 5865 Judson Avenue
FS21 – Fire Station 21, 5015 W. Oquendo Rd.
FS22 – Fire Station 22, 6745 W. Flamingo Rd.
FS23 – Fire Station 23, 4250 E. Alexander Rd.

EXHIBIT B
REAL PROPERTY MANAGEMENT PROJECT LIST
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FS24 – Fire Station 24, 7525 Dean Martin Drive
FS25 – Fire Station 25, 5210 S. Pecos Rd.
FS26 – Fire Station 26, 4030 S El Capitan
FS27 – Fire Station 27, 4695 Vegas Valley Drive
FS28 – Fire Station 28, 10820 W Sahara Avenue, Summerlin
FS29 – Fire Station 29, 7530 Paradise Rd, Paradise/El Dorado
FS30 – Fire Station 30, APN #176-09-501-011, 7980 W Robindale Rd
FS31 – Fire Station 31, 2190 S. Hollywood Blvd
FS32 – Fire Station 32, 2550 W Harmon Ave
FS33 – Fire Station 33, 865 E. Desert Inn Road
FS34 – Fire Station 34, 8675 W Oquendo
FS35 – Fire Station 35, 10350 W Flamingo Rd
FS38 – Fire Station 38, 1755 Silver Hawk Ave.
FS39 – Fire Station 39,
FS61 – Fire Station 61, 150 N Nellis Blvd.
FS65 – Fire Station 65, 3825 W Starr Ave
FS66 – Fire Station 66, 7929 Mountains Edge Parkway, Mountains Edge
FS71 – Fire Station 71, 200 W Virgin Street (Bunkerville) (Volunteer Station)
FS72 – Fire Station 72, 1340 East State Highway 168 (Moapa) (Volunteer Station)
FS73 – Fire Station 73, 3570 Lyman Street (Volunteer Station)
FS74 – Fire Station 74, 310 N. Moapa Valley Blvd (Volunteer Station)
FS75 – Fire Station 75, 255 S Nevada St, Searchlight (Volunteer Station)
FS76 – Fire Station 76, 50 Laughlin Civic Dr
FS77 – Fire Station 77, 650 W Quartz Ave, Sandy Valley (Volunteer Station)
FS78 – Fire Station 78, 375 N Beacon St, Goodsprings (Volunteer Station)
FS79 – Fire Station 79, 18500 State Highway 160, Mountain Springs (Volunteer Station)
FS80 – Fire Station 80, 28 Cottonwood Dr (Volunteer Station)
FS81 – Fire Station 81, 4650 Kyle Canyon Rd (25 Sky Chalet) (Volunteer Station)
FS82 – Fire Station 82, 29431 Cold Creek Rd, Fire Equipment Storage
FS83 – Fire Station 83, 715 W Gretta Lane, Indian Springs (Volunteer Station)
FS84 – CalNevAri, 5 Apache Rd 89039
FS85 – Fire Station 85, 3770 W. James Bilbray Pkwy, Laughlin
FS87 – Fire Station 87, 20400 S. Las Vegas Blvd., Jean (Volunteer Station)
Fire Training Center Campus, 4425 W. Tropicana Ave.
Flamingo Arroyo Trail
FYS Campus, 601, 651 and 701 N. Pecos Road, Pecos/Bonanza
FYS Detention Halfway House, 520 30th Street
FYS Stewart Probation (Lease), 4341 E. Stewart Ave
Gardens Park/Community Park (Summerlin), 10401 Garden Park Dr
Glendale Peak (Beacon Mountain) Microwave Site
Goett Family Park (S. Highlands), 10950 Southern Highlands
Goodsprings Neighborhood Delivery Center, 385 San Pedro Ave, Goodsprings
Goodsprings Park/Community Center, 375 San Pedro Ave. (previously Goodsprings Park)
Goodsprings Justice Court (Jean), 23120 S. Las Vegas Blvd.
Goodsprings Trail, APN #202-22-001-001, 202-23-000-001, 202-27-000-001, 202-26-201-001,
202-26-101-002
Government Center Campus, 500 – 900 S. Grand Central Parkway

EXHIBIT B
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Gragson Warehouse Building, 1420-1490 Gragson Ave.
Grant Bowler Park, 3280 N. Moapa Blvd., Logandale
Grapevine Springs Park, 5280 Palm Ave.
Greystone Campus (DA Family Support), 1850 - 1900 E Flamingo Rd
Greystone Campus, 2000 - 2030 E Flamingo Rd
Guinn School/Park, 4150 S. Torrey Pines Dr.
Gypsum Ridge Trail and Trailhead
Harmon Drive Medians
Harmony Park, SE corner of Pearl St./Harmon St., 4530 S. Pearl Street
Harney School Park, 1625 Los Feliz Rd
Harris Elementary School Park
Hazel Crest Median, E. Flamingo & Hazelcrest Drive (Residential neighborhood)
Helen Meyer Community Center, 4525 New Forest Drive
Henderson City Hall (Assessor/Recorder/Clerk), 240 Water St
Heritage Museum, 1830 S. Boulder Highway
Hidden Palms Park, 8855 Hidden Palms Pkwy
Hollywood Regional Park, Hollywood Aquatics and Recreation Center, park and ballfield, 1580 S Hollywood
Hollywood St./Sahara Ave. (Hollywood Park Master Plan Area)
Horseman's Park, 5800 E. Flamingo Rd.
I-215 Beltway Trail
Indian Springs Park, 715 W. Gretta Lane
Indian Springs School/Park/Pool, 400 Sky Rd
Inzalaco Park, 10955 Salernes Ave
IT Center, 1670 Pinto Lane
James Regional Sports Park, 8400 W Robindale Rd
Joe Schoong Park, 1503 Wesley St.
Justice Court Boulder City (Lease), 505 Avenue G
Justice Court Henderson Office, 243 Water Street
Juvenile Justice Services Family Services Main Campus Complex, 601 N. Pecos Rd.
Juvenile Justice Services Residential Center, 520 30th Street
Kyle Canyon, 26205 State Hwy 157
Lake Mead and Englestad Property Acquisition, Lake Mead Incubator, Affordable Housing Site (District D)
Las Vegas Boulevard Median Landscaping
Las Vegas Sign and Parking Lot, Las Vegas Boulevard
Las Vegas High School Ballfield, Hollywood/Sahara
Las Vegas Wash Trail (South/North)
Laughlin 9000 Acres / Fort Mohave, Laughlin
Laughlin Chamber of Commerce, 1585 South Casino Drive
Laughlin Community Resource Center, 55 E Laughlin Civic Drive, Town of Laughlin
Laughlin (former LVCVA Building), 1555 South Casino Drive (vacant)
Laughlin Government Center Complex, 101 E Laughlin Civic Drive, Town of Laughlin
Laughlin Heritage Trail, 157 E Davis Dam Rd, Laughlin
Laughlin Swimming Pool/Aquatic Center, 3790 S. James A Bilbray Pkwy, Needles Hwy/Bilbray Pkwy.
Laurelwood Park, 4300 Newcastle Rd.

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Lawrence Middle School, Rochelle/Juliano, APN #163-20-601-002 (working title)
Lebaron Ave & Lindell Rd Park, APN #176-25-201-020
Lewis Family Park, 1970 Tree Line Dr.
Lincoln County Ranch
Lone Mountain Park, 4445 N. Jensen St.
Logandale Fairgrounds, 1301 West Whipple Avenue, Logandale
Lynnwood Park, 2646 Lynnwood St.
Lyon W. Mack School Park, 179 S. Anderson, Overton
Magdalena's Mountain View Neighborhood Park, 4580 Vegas Valley Dr.
Marshalling Depot/Vector Control, 3875 E. Desert Inn Road
Martin Luther King Early Childhood Development, MLK/Carey, 1555 W Carey Ave
Martin Luther King School/Park, 5349 E Carey Ave
Maryland Parkway Medians
Maslow Park, 4900 Lana Ave.
McCarran Market Soccer Park, 5800 Surrey Street
Mesa Park (Summerlin), 5401 Mesa Park Drive
Mesquite Justice Court, 500 Hillside
Mesquite Microwave Station Scenic Tank, 2370 Lime Kiln Rd, Mesquite
Metro Communication Center (Lease), 4591 W. Russell Road
Metro Executive Complex / Headquarters, Martin Luther King & Alta, 400 S Martin Luther King Blvd
Metro Fingerprint (Russell/Cameron), 5818 Cameron St
Metro 911, Russell Rd./Cameron Ave.
Metro Site (Harmon/Sandhill)
Metro Substations
 Bowden Station (Enterprise Park)
 Eldora Substation
 Kyle Canyon, 1000 State Route 157
 Southeast Area (Pearl/Harmon)
 Strip (Russell Road/Las Vegas Blvd. South)
Metro Academy
Metro Shooting Range, Lake Mead & Los Feliz
Moapa High School/Park, Town of Moapa, 2400 N Saint Joseph
Moapa Recreation Center, 1340 E State Hwy 168, Moapa
Moapa Town Park, 1340 E. State Hwy 168, Moapa
Moapa Town Park Gazebo, 1340 E. State Hwy. 168
Moapa Valley Community Center, 320 N. Moapa Valley Blvd.
Moapa Valley Justice Center, 320 N. Moapa Valley Boulevard, Overton
Moapa Valley Senior Center, 325 N. Cooper Street, Overton
Moapa Valley Sports Park, 1201 Frehner Avenue, Overton
Moapa Valley Storage 1, 290 N. Moapa Valley Boulevard, Overton
Mojave Generating, Needles Hwy., Laughlin
Molasky Family Park, SE Corner of Cambridge & Twain, 1065 E. Twain
Monday's Dark Property (Valley View/Harmon)
Mount Charleston School, Mt. Charleston Rd., 4405 Yellow Pine Ave
Mount Charleston Deer Creek Springs Well, 26205 State Hwy 156
Mountain Crest Park, Lone Mountain/Durango Rd., 4701 N. Durango Drive

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Mountain Springs IT Tower
Mountain Springs Well, State Hwy. 156
Mountain View Park, 1975 Arie Ave, Laughlin
Mountain View School/Park, 5436 Kell Lane
Mountains Edge Regional Park & Ballfields, 8101 Mountains Edge Parkway
Myrna Torme Williams Campus, 3930 Cambridge Ave.
Nathanial Jones Park, Mountains Edge, 8800 Sparkling Chandon Drive
Nellis Meadows Park, 4949 E. Cheyenne Ave.
Nevada Trails Park, Rainbow/Warm Springs, 7075 Mardon Ave
NLV Community Resource Center, 2420 N MLK Blvd
North Las Vegas Community Resource Center and North Las Vegas Justice Court, 2420-2432 N MLK Blvd
North Valley Detention Center, 4900 N. Sloan Ln, North Las Vegas
Oakcrest Median
Old Spanish Trail Park, 8150 Tara Avenue
Olympia Sports Park, 4885 Starr Hills Ave.
Orr School/Park, 1520 E. Katie Ave.
Overton Community Park, Town of Overton, NV, 200 E. Virginia Ave.
Overton Pool, Town of Overton, NV, 375 W. Thomas Ave.
Overton Repeater Site, 1110 Airport Road, Overton
Paradise Recreation Center, Park & Pool, 4775 Mcleod Drive
Paradise Crest Medians
Paradise Park Clinic, 4770 Harrison Drive
Paradise Vista Park, 5582 Stirrup St
Parkdale Community Center & Park, 3200 Ferndale St.
Park Police Training Center, 1106 N. Nellis Boulevard
Paul Meyer Park, 4525 New Forest Dr.
Peace Park, 650 W Quartz Avenue, Sandy Valley
Pebble Park, 8975 Topaz
Pecos Trail Head (Flamingo Arroyo Trail), 3050 Emerson Ave
Phoenix Building/Lewis Professional Building, 330 S. Third Street
Pinnacle (Exploration) Peak Park, 9600 S. Buffalo
Pinto Lane Government Complex "Pinto Campus," Alta St./Shadow Lane, 515 Shadow Lane
Potosi Park, 2750 Mohawk St.
Prosperity Park, 7100 Sandlewood Dr.
Public Administrators Office, 515 Shadow Ln
Public Works Multi-Services Site, 9935 Jones Boulevard
Public Works Stephanie Campus, 5821 E Flamingo Rd
Ravenwood Park, 4220 S. Ravenwood Drive
Rainbow Boulevard Median
Reach Out Learning Center (Lease), 1522 Pinto Ln
Red Ridge Park, 7027 S. El Capitan Way
Recorder's Satellite Storage (Lease), 114 Corporate Dr
Red Mountain Tower, Top of Red Mountain
Regional Justice Center Complex, 200 Lewis Ave.
Rex Bell Jr Park/Trail, 300 N Michael Wendell Way, Searchlight
Reynaldo Martinez Early Childhood Development Center

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Ridgebrook Park (Summerlin), 3600 Ridge Hollow Dr
Risk Management Hazmat Storage 1, 9939 S Jones Blvd
Risk Management Hazmat Storage 2, 3875 E Desert Inn Rd
Robert "Bob" Price Park, 2050 Bonnie Lane
Robindale/Arville Park Site (working title)
Ron Lewis Park, 1340 E State Hwy 168, Moapa
Royal Crest Cir Median
Royal Crest Community Court, 3740 Royal Crest St
Rhodes Ranch Park- El Capitan/Arby Ave.
RPM Craft Shop, 4315 Stephanie St
Rundle Park, 425 N. Christy (working title)
Russell/Rainbow Park Site (working title)
Russell Road Government Complex (Building & Fire Prevention), 4701 W. Russell Rd./Decatur Blvd.
Sahara Justice Court (working title)
Sandy Valley Community Center, 650 W. Quartz Avenue, Sandy Valley
Sandy Valley Senior Center, 690 W Quartz Ave, Sandy Valley
Searchlight Community Center, 200 N Michael Wendell Way, Searchlight
Searchlight Justice Court, 1090 Cottonwood Cove Rd, Town of Searchlight
Searchlight Town Park, 255 S Nevada St, Town of Searchlight
Searchlight School, Town of Searchlight
Searchlight Senior Center, 611 S US Hwy 95, Searchlight
Searchlight Teen Center, 100 W Surprise Road, Searchlight
Searchlight Youth Center, 114 W Surprise Rd
Shadow Rock Park, 2650 Los Feliz St.
Shooting Complex, 11357 Decatur
Siegfried & Roy Park, 5590 Wilbur St
Silver Bowl Park/Complex, Russell Rd./Broadbent Dr., 6800 E Russell Rd
Silver Bowl Park (Old), 5600 Wiesner Way
Silvestri, Charles A School/Park, 1055 E. Silverado Ranch Blvd.
Silverado Ranch Park, Silverado Ranch Blvd./Gillespie St., 9855 Gillespie St
Slim Kidwell Community Center, 9760 Highway 95, CalNevAri, NV
Sloan Trail Head (Flamingo Arroyo Trail), 2730 S. Sloan Lane
SNCAC Land Acquisition
Social Services Annex, 3885 S Maryland Pkwy
Social Services Ryan White, 2820 West Charleston Blvd
Sommerset Hills Park (S Highlands), SW corner of Somerset Hills Ave. & Valencia Hills St., 10717 Valencia Hills St
Southern Highlands Park Sports Complex, 10717 Valencia Hills St
Southern Nevada Vocational/Technical Center High School Ballfields, 5710 Mtn. Vista St.
Southwest Regional Sports Park
Southwest Ridge Park & Trailhead, Grand Canyon/Ford, APN #176-18-301-012, 8535 S Grand Canyon Drive
Spectrum Pro AC Office, 100 Spectrum Blvd
Spotted Leaf Park (Summerlin), 2955 W Flamingo Rd
Spirit Mountain Activity Center, 1975 Arie Avenue, Laughlin
Spring Mountain Youth Camp/DJJS – 2400 Angel Peak Pl

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Spring Valley Community Park, 7600 W Flamingo
Spring Valley High School, 3750 S Buffalo Dr
Spring Valley Medians
Spring Valley Pkwy & Rainbow Blvd Medians
Starr and Bermuda Park Site, Starr Rd./Bermuda St.
Stephanie Parks Maintenance Shop, 4325 Stephanie St
Stonewater Park (S. Highlands), 11501 Goett Golf Dr
St. Thomas Cemetery, Logandale
Summerlin Park, Flamingo Rd./215 Beltway (previously Summerlin Sports Park)
Sunrise Annex/Community Center (Former Fire Station 20), 5710 Judson Ave
Sunrise Landfill, Sunrise Mountain
Sunrise Manor Park, 2240 Linn Lane
Sunrise Trail head, 4448 S Hollywood Blvd
Sunset Park, 2601 E. Sunset Rd.
Sunset Park Warm Springs, 7200 S. Eastern Ave
Tee Pee & Patrick Lane Neighborhood Park, Tee Pee/Patrick APN #163-31-701-007
Thomas Leavitt Memorial Park, 200 Virgin St., Bunkerville
Torrey Pines Campus, 2900 North Torrey Pines Drive
Tropicana Flamingo Wash Trail
UMC Acquisition, 11860 Southern Highlands
Valley View/Robindale Park Site (working title)
Verizon Site, Judson/Katie
Village Green Park (Summerlin), 1425 Sandstone Bluffs
Von Tobel School/Park, 3610 E Carey Ave
Walnut Cecile Park and Campus, 3880 Cecile Ave. (previously Walnut Cecile Park)
Walnut Park & Recreation Center, 3075 N Walnut St
Warehouse Building (Brandy Building), 3550 Harmon Street
Warm Springs/Paradise County-Owned Land
West Flamingo Park, 6255 W. Flamingo Rd.
West Flamingo Road Landscaped NV Power Easement, Flamingo/Tenaya
West Flamingo Senior Center/Pool, 6225 W Flamingo Rd
Western Trails Park, Rogers St./Warm Springs Rd., 7355 Rogers St
Wet N Wild Community Park, 7025 S. Fort Apache Road
Wetlands Park, 7050 Wetlands Park Lane
Wetlands Area, APN #161-25-301-005
Whitney Park, 5712 S. Missouri Ave.
Whitney Senior/Recreation Center, 5712 Missouri Avenue
Wigwam/Edmond Park Site (working title)
Williams Bennett Air Park, 6800 E. Russell Road
Willow Park (Summerlin), 2775 Desert Marigold Ln
Winchester Park & Cultural Center, 3130 S. McLeod Dr.
Windmill/Lindell Park (working title)
Winterwood Park, 2200 Winterwood Blvd.
Wittwer Park – Moapa Valley Blvd., Logandale (working title)

Logan Waite
Energy Project Solutions
4675 West Teco Avenue
Suite 230
Las Vegas, NV 89118

June 26, 2025

Clark County Comprehensive Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-1741

Re: Justification Letter for the Arida 2a Solar Project (PV, BESS & Collector Substation) – APR 24-101187
Clark County Special Use Permit Application, Waiver of Development Standards, and Design Review
328CH 8Me LLC

To Whom it May Concern,

Please accept this justification letter on behalf of 328CH 8Me LLC (Applicant) for a Special Use Permit, Waiver of Development Standards, and Design Review for the Arida 2a Solar Project (PV, BESS & Collector Substation) (the Project). The Project has a previously approved special use permit (UC-21-0753), but the Project is now being divided into four separate project areas, and after discussions with Clark County Comprehensive Planning Department staff, it was determined each project area would best be processed under its own use permit application. Those four project areas are as follows:

- Arida 1 Solar Project (PV, BESS, Collector Substation & Switchyard with a Communication Tower) – APR 24-101183
- Arida 2a Solar Project (PV, BESS & Collector Substation) – APR 24-101187
- Arida 1 Solar Project (GenTie, Fiber Optic Line & Switchyard with a Communication Tower) – APR 24-101412
- Arida 2a Solar Project (GenTie, Fiber Optic Line & Switchyard with a Communication Tower) – APR 24-101414

This justification letter is for the Arida 2a Solar Project, APR 24-101187, only.

The Project consists of a solar photovoltaic (PV) electric generating facility, a Battery Energy Storage System (BESS), a collector substation and ancillary components. Additionally, an Overhead Gen-Tie, that is proposed within the Arida 1 & 2a Gen-Tie SUP's (APR 24-101412 & 24-101414), will connect this electric generating facility with the existing Mojave Substation northeast of this site. The requested parcels consist of properties owned by Clark County and managed by Clark County Real Property Management.

In support of this application, the Applicant asserts that the Project furthers Clark County Plans and Policies as follows:

- Comprehensive Plan Energy Policy 1 "supports sustainable developments that promote energy efficiency and conservation;"
- Comprehensive Plan Energy Policy 5 "supports the development of local alternative energy

resources, providing opportunities for regional economic expansion;" and

- Comprehensive Plan Energy Policy 7 "support partnerships and cooperation with local, regional and federal agencies to further promote energy conservation and efficiency, renewable energy projects and sustainable development".

In addition, the Project is consistent with the Clark County Master Plan and adheres to the Countywide Goals and Policies as set forth:

Goal 3.2: Support County and state efforts to expand the use of clean energy and achieve GHG reduction targets.

Policy 3.2.1: Clean Energy: Encourage the use of non-fossil fuels and renewable sources of energy in new development and pursue a variety of strategies to reduce energy consumption in existing development.

Policy 3.2.2: Facility Siting: Support the expansion of locally produced renewable/ alternative energy to serve Southern Nevada by allowing for the construction and expansion of clean power generating and distribution facilities at a variety of scales.

Policy 3.2.3: Energy Consumption: Implement measures for the reduction of energy consumption and promotion of energy conservation in Clark County operations, as identified in the County's All-In Sustainability and Climate Action Plan.

Policy 3.2.4: Emerging Technologies: Facilitate the expanded use of electric and alternative fuel vehicles and other emerging technologies that support the County's sustainability goals.

Policy 3.2.5: Sustainable Development: Encourage growth that is sustainable for the region, is in alignment with GHG reduction targets, and takes future climate impacts into consideration.

Policy 3.6: Focus on incorporating enhanced sustainability and resilience practices into the built environment and supporting policies.

Project Details

Assessor Parcel Numbers associated with this application are listed below:

Area	Project	Assessor's Parcel Number	Current Zoning	Current Land Use	Owner
PV	Arida 2A	265-00-001-012	Residential Single-Family 80 (RS80)	Open Land (OL)	Clark County Real Property Management
PV	Arida 2A	265-00-001-010	Residential Single-Family 80 (RS80)	Open Land (OL)	Clark County Real Property Management
PV	Arida 2A	266-00-001-009	Residential Single-Family 80 (RS80)	Open Land (OL)	Clark County Real Property Management
PV	Arida 2A	265-00-001-013	Residential Single-Family 80 (RS80)	Open Land (OL)	Clark County Real Property Management
PV	Arida 2A	266-00-001-001	Residential Single-Family 80 (RS80)	Open Land (OL)	Clark County Real Property Management

The Project will consist of the following primary components:

- Solar Photovoltaic (PV) electric generating facility, Large-Scale
- Battery Energy Storage System (BESS)
- Collector Substation
- Ancillary components

Use Permits

Development of The Project will require a Special Use Permit to construct. The Applicant is requesting the following within this Use Permit:

1. Electric Generation, Large-Scale per Section 30.03.08-B.4
 - a. Solar Photovoltaic (PV) electric generating facility
2. Public Utility Structures, Public Buildings and Structures per Section 30.03.08-B.6.iii
 - a. Collector Substation with Ancillary Components
 - b. Battery Energy Storage System (BESS)

Electric Generation, Large-Scale, is to include a Solar Photovoltaic (PV) electric generating facility with request for residential adjacency separation and waiver of setback requirements. This request includes waiving the 2,000-foot setback requirement in RS80 districts from non-industrial use per section 30.03.08-B-4.i(a). Residential adjacency separation and waiving of the setback requirements can 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.

Public Utility Structures are to include a collector substation with ancillary components and a Battery Energy Storage System (BESS). Structures within the substation are to include maximum heights of 50 feet, which is over the 35-foot max structure height per section 30.02.02.B-D. A request to allow the increase of this structure height will be included as a Waiver of Development Standards below.

Waivers of Development Standards

Per land use table B.4-Large-Scale Electric Generation, and B.6-Public Utility Structures, the applicant intends to waive certain development standards with this special use permit.

The Applicant is seeking the following Waivers of Development standards:

1. Waive Landscaping Standards per Section 30.04.01
2. Waive Landscape Buffering Requirements per Section 30.04.02.B
3. Waive Structure Height Requirements per Section 30.02.02.B
4. Waive Residential Adjacency Standards per Section 30.04.06

The justification for these requests is as follows:

1. **Request:** Waive Landscaping

Justification: The project's location is in a rural, non-urbanized area with minimal public traffic, reducing the necessity for landscaping.

2. **Request:** Waive landscaping buffer requirements

Justification: Landscaping is not typical of rural PV 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.

3. **Request:** An increase in the height of public utility structures up to 50 feet where 35 feet is the standard in an RS80 zone

Justification: The Project will require public utility structures up to 50 feet in height to serve at the Substation and Switchyard for the Electric Generating Site. 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.

4. **Request:** Waive residential adjacency standards for site orientation requirements for Electric Generation Station, Large

Justification: 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 Residential Adjacency standards per section 30.04.06. Waiver of residential adjacency standards can 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.

Sustainability

Development of the project is required to support implementation of the Clark County Sustainability and Climate Action Plan by ensuring that developments conserve water and energy resources, improve air quality, reduce urban heat island effect, and help Clark County adapt to future climate challenges. Nonresidential Development must achieve at least 7 points from the Sustainability measures with no points being awarded for compliance with standards that are otherwise required by the Title.

After applying points to the sustainability options provided on the form, the project accumulated a score of 5.5 points which is under the minimum required 7 points to be met. Although the scoring did not meet the requirement for non-residential, we consider this project to be outside of the categorized non-residential as this is a solar plant and BESS installation with ancillary components.

The project is demonstrating alternative compliance through a solar plant development that meets or exceeds all other requirements of this Title. Power generated from the solar plant will generate 100% of any of the building structure's estimated annual electricity use and have battery backup (BESS). Water conservation will be applied through water-efficient construction practices and the project operations have no generation of emissions to disturb air quality.

The Applicant believes that the above justifies the Sustainability requirements.

Design Review

The applicant is also requesting the following Design Reviews:

1. Public Utility Structures
 - a. Public Utility Buildings and Structures – Substation with Ancillary Components
 - b. Battery Energy Storage System (BESS)
2. Solar Photovoltaic (PV) electric generating facility
3. Hillside Standards

We believe the proposed development is compatible with the surrounding area and that the above justifications for the Special Use Permit, Waivers of Standards and Design Review, are sufficient to support the Clark County approval of these applications. With the approval of these applications, the uses will be consistent with Clark County Title 30.

If you have any questions about this letter, please contact me at Logan@energyprojectsolutions.com.

Sincerely,

Logan Waite
Director of Development Services
Energy Project Solutions

Cc:

Elliott Casper, Avantus, ecasper@avantus.com

Jonathan Rigg, Avantus, jrigg@avantus.com

Linda Bullen, Bullen Law, linda@bullenlaw.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0502-COUNTY OF CLARK (ADMINISTRATIVE):

USE PERMITS for the following: **1)** large-scale electric generation (Solar); and **2)** public utility structures (BESS facility and utility poles) and all ancillary structures.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase structure height; **2)** eliminate street landscaping; **3)** eliminate buffering and screening; and **4)** allow high activity areas (drive aisles) adjacent to a less intense residential district.

DESIGN REVIEWS for the following: **1)** a large scale, solar electric generation facility; **2)** public utility structures and all ancillary equipment; and **3)** final grading plans for a hillside development on 1,352.46 acre portion of a 2,789.36 acre site in an RS80 (Residential Single-Family 80) Zone and an IP (Industrial Park) Zone.

Generally located northwest of Needles Highway and north of Laughlin Boulevard (alignment) within Laughlin. MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:

265-00-001-010; 265-00-001-012 through 265-00-001-014; 266-00-001-001; 266-00-001-009

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 street landscaping along an unnamed public street along the east side of APNs 265-00-001-012 and 265-00-001-013 where 6 foot wide landscape strip is required per Section 30.04.01D.
3. Eliminate buffering and screening requirements where required per Section 30.04.02.
4. Allow high activity areas (drive aisles) adjacent to a less intense residential district where not permitted per Section 30.04.06G.

LAND USE PLAN:

LAUGHLIN - BUSINESS EMPLOYMENT

LAUGHLIN - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1,352.46 (site)/2,789.36 (overall)
- Project Type: Solar electric generation facility with BESS facility, public utility structure, and overhead transmission lines

- Building Height (feet): 199 (maximum)
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts a proposed solar photovoltaic electric generation facility with accessory substation, BESS facility, and public utility structures located northwest of Needles Highway between the Nevada state line and Casino Drive. The plans show the 2,789.36 acre site is designated as Phase 2A. This phase will be dedicated to the solar photovoltaic (PV) electric generation facility and its panels and accessory structures with an area comprising 30.56 acres on APNs 266-00-001-001, 265-00-001-012, 265-00-001-010, 266-00-001-009, 265-00-001-013, and 265-00-001-014. APN 265-00-001-014 will serve as an access point for this phase of the project from Needles Highway. Phase 2A will be separate from the larger future Phase 1 area that will be permitted with UC-25-0499.

The subject solar electric generation facility is bounded by Needles Highway to the east and APNs 266-00-001-002 and 266-00-001-008 to the west. The facility is primarily situated in the northern part of Phase 2A, with the exception of an area in the northwest corner of the site that belongs to Phase 1. These panel areas generally consist of long rows of panels with collector invertors on raised pads at regular intervals and are generally sited independent of each other. The site is broken into these panel areas to avoid existing utility line easements and areas of significant slope between the eastern panel blocks. The locations of the individual panel blocks avoid areas of significant slopes as much as possible, but some areas of significant slope are proposed to be graded. Each of the larger panel blocks will be enclosed by a 7 foot tall security fence with a 16 foot wide paved road connecting each independent panel block. A waiver has been requested to allow the proposed 16 foot wide road be located within 50 feet of residential adjacency on the west side of APN 266-00-001-001. The plans also show the panel structures will be set back at least 60 feet from the western boundary and fence line. Additionally, the panels will be 1,054 feet from the eastern boundary of the proposed 50 foot wide dedication proposed along the eastern boundary.

Each panel area consists of an internal network of 16 foot wide paved access roads that generally run east to west and are spaced at regular intervals throughout the panel areas. North-South drives are located at the end of each panel area to connect the east-west roads. Turnarounds are dispersed throughout the site to facilitate circulation and rock causeways are placed in areas where existing washes are located. Access to these internal drives is provided by 2 main access roads that will be paved and are 20 feet wide. The access road is located approximately 1.5 miles north of Laughlin Boulevard and runs 4,126 feet from Needles Highway to the northwest to the western of the boundary of the site before turning north along the west boundary and then running northeast to the north-central boundary of the site. This access road generally runs along an existing unpaved access road and will primarily access the panel blocks associated with the subject site.

The BESS, and substation for the facility are shown located on the northern edge of the Phase 2A area boundary. The BESS facility is set back 246 feet from the northern boundary of the site and the substation area is located southeast of Phase 1 area substation. The plans for both the BESS and substation show the equipment will generally be located centrally within the pad sites with

power line tower (dead-end structure). The BESS area will be enclosed by a 9 foot tall security fence and gated with a 20 foot wide security gate. Both the BESS and substation will have a single point of access, each located in the southeast and southwest corners of their respective areas. These access points will connect to a 24 foot wide drive aisle that will connect with the northern main access road to the southwest substation and BESS areas.

The BESS facility consists 2 sections with 7 rows of coupled battery enclosures and inverters with an inverter/transformers unit associated with 2 quadruple battery enclosure units either to the west or east of the row. The eastern portion of the 2 BESS facilities will consist of 1 row of 12 battery and transformer units and the western portions will consist of 2 blocks of 2 rows of battery and transformer units. The entire BESS facility will be enclosed by a 9 foot high security fence. There will be 24 foot wide paved drive aisles that encircle all 4 blocks and will have each 1 point of gated access. One point of access will be located in the mid-section of the BESS facility and will directly access the main access road. The second point of access is in the northwest corner of the BESS facility.

Finally, the grading plans show that a total area of 189 acres will be graded with a total area of 32.1 acres being within a slope exceeding 12%. Nearly all the areas within significant slope areas to be graded on different portions of the site within the solar electric generating facility panel block areas. These high slope areas are shown to be clustered in the central and southern portions of the phase 2 boundary area along with more isolated patches of high slope areas in the northeast panel block and the northern and central sections of the western panel block. Of the 32.1 acres of area with a slope 12% or greater being graded, 31.7 acres will have a slope of 12% to 25% and 0.4 acres will have a slope of greater than 25%. This means 17% of the graded area will have slopes between 12% and 25% and 2.3% of the project site with a slope of 12% to 25% will be disturbed with 97.7% maintaining natural grade. Additionally, 2.3% of the graded area will have slopes greater than 25% and 0.02% of the project site with a slope greater than 25% will be disturbed with 99.98% maintaining natural grade. Overall, only 13.8% of the project site area will be graded.

Landscaping

The plans show that there is no proposed landscaping besides the natural landscaping that will remain on-site. Street landscaping is not being provided along a proposed 50 foot wide unnamed half-street section along the east side of APNs 265-00-001-012 and 26-00-001-013. Along the unnamed street dedication, a total of 112 trees are required. Buffering and screening landscaping is required along the northern and western boundaries of the site but is not being provided.

Elevations

Within the electrical substation, various steel pole towers will be used with the tallest structure being 199 feet. The elevations show each inverter enclosure will consist of a painted metal exterior with latched doors on 1 side and with a maximum height of 8 feet. The proposed PV panels are shown to also be painted metal with a maximum height of 20 feet when at a maximum 45 to 60 degree angle. Each individual BESS battery unit enclosure will consist of a painted metal exterior with latched doors on 1 side. The battery enclosures will generally be 9.5 feet tall, 30.5 feet long, and 5.7 feet wide.

Applicant's Justification

The reduction in separation to residential uses for the electric generation facility and the waiving of residential adjacency standards is justified as the area surrounding the subject site is rural open lands and should not be any residential development that would be negatively affected by the proposed project. Additionally, the elimination of screening and buffering and street landscaping is justified as landscaping is not typical of rural PV projects and associated transmission lines. Additionally, landscaping would require the use of scarce water resources. The increase in height should not cause any negative impacts, as 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.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0615	Final grading plans for a solar electric generating station - expired	Approved by BCC	December 2022
UC-21-0753	Solar electric generating station with public utility structures, overhead transmission lines, substations, and all ancillary structures with hillside development review - expired	Approved by BCC	February 2022
UC-0385-11	Solar electric generating station with public utility structures and all ancillary structures - expired	Approved by BCC	October 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, West, & South	Open Lands	RS80	Undeveloped
East	Outlying Neighborhood (up to 0.5 du/ac)	IP	Undeveloped

Related Applications

Application Number	Request
UC-25-0497	A use permit for an overhead transmission lines, public utility structures, electric substation, and ancillary structures is a related item on this agenda.
UC-25-0499	A use permit for a solar generation station with BESS, public utility structures, and ancillary structures is a related item on this agenda.
UC-25-0501	A use permit for an overhead transmission lines, public utility structures, electric substation, and ancillary structures is a related item on this agenda.

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.

Overall, staff finds there is a history of electricity generation, transmission lines, and similar facilities being approved on both the subject site and 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. 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 safety, a development agreement is requested to mitigate potential impacts resulting from the development of the project.

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

When it comes to the height of public utility structures, the proposed utility structures come in a variety of shapes and heights but are like structures that have been previously approved in the area. 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. In addition, the nearest residential use is several miles away to the northeast and would not be affected by the additional height of the towers. For these reasons, staff can support this request.

Waiver of Development Standards #2

Given the rural nature of the site and the fact that this site will be virtually unmanned, staff sees no issue with regard to the lack of street landscaping. Due to the rural nature of the site, the lack of pedestrians in the area, and the generally low heat vulnerability of the area due to natural

vegetation at the site, such street landscaping would not serve much purpose. In addition, while staff typically prefers some landscaping be present, staff finds added landscaping would be out of place and natural landscaping would be a preferable choice for the area. In addition, the lack of landscaping is typical of similar projects. For these reasons, staff can support this request.

Waivers of Development Standards #3 & #4

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. 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.

Design Reviews #1 & #2

Overall, staff finds that the design of the proposed solar electric generation facility, substation, utility towers, BESS facility, and communication tower are like those previously approved in the area and elsewhere in the County. 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.

Design Review #3

The purpose of the hillside development restrictions is to provide for the reasonable, safe and aesthetic use of the steep and inconsistent topography of natural hillsides within unincorporated Clark County. The site is in areas with slopes exceeding 12%. The final grading plan will allow the applicant to propose construction of a new solar electric generation facility with associated public utility structures. Staff finds the grading and site design will help to reduce any visual impacts by generally maintaining the existing topography of the area and will integrate the structures into the existing topography as much as possible. The overall disturbance of the hillside is limited and will maintain the natural character of the area. Additionally, the grading design limits the number of retaining walls and their height. The proposed hillside development design will support Master Plan Policy 6.2.1, which supports development that is context specific

and maintains the integrity of both the natural and built environment. For these reasons, staff can support this request.

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 which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County or the Bureau of Land Management, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised a bond (or other guarantee per Section 30.03.08B.2) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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;

- Road alignments shown on the Transportation Map must be dedicated at the widths shown on the map;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review Division;
- Applicant acknowledges that right-of-way dedications may be required in the future if the use changes;
- Utility pole locations must comply with Subsection 30.04.08.H.1.IV. of County Code.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access and fire protection water supply must comply with the Fire Code as amended; and that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: 328CH 8ME, LLC

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-25-0499

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Laughlin TAB Time: 1:30 p.m.

Date: 8/12/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/20/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 266-00-002-003, 266-00-002-002, 265-00-002-001, 266-00-001-010,
265-00-001-043, 266-00-001-009, 265-00-001-013, 266-00-001-001
PROPERTY ADDRESS/ CROSS STREETS: BRUCE WOODBURY DRIVE & EDISON WAY

DETAILED SUMMARY PROJECT DESCRIPTION

Arida 1 -Solar Photovoltaic (PV) Electric Generating Facility, a Battery Energy Storage System (BESS), and a collector substation.

PROPERTY OWNER INFORMATION

NAME: CLARK COUNTY REAL PROPERTY MANAGEMENT
ADDRESS: 500 S. GRAND CENTRAL PARKWAY, 4TH FLOOR
CITY: LAS VEGAS STATE: NV ZIP CODE: 89155
TELEPHONE: 702-455-4616 CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: 326FW 8me LLC
ADDRESS: 4370 Town Center Blvd, Suite 110
CITY: El Dorado Hills STATE: CA ZIP CODE: 95762 REF CONTACT ID # _____
TELEPHONE: 801-440-5179 CELL: _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Linda Bullen
ADDRESS: 8635 W Sahara Ave. #454
CITY: Las Vegas STATE: NV ZIP CODE: 89117 REF CONTACT ID # _____
TELEPHONE: 702-279-4040 CELL: _____ EMAIL: _____

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Shawn Bradley
(Property Owner (Signature))*

Shawn Bradley
Property Owner (Print)

3/5/2025
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

CLARK COUNTY BOARD OF COMMISSIONERS AGENDA ITEM

Petitioner: Lisa Kremer, Director of Real Property Management

Recommendation:

Authorize the Director of Real Property Management or her designee to sign the following related to construction on Clark County (County) owned property or property to be donated to County, for specified real property projects: (1) application forms, and revisions thereto, for land use, zoning and land development, (2) tentative and final maps, parcel maps, reversionary maps, and revisions thereto, and/or (3) routine administrative applications and requests. (For possible action)

FISCAL IMPACT:

Fund #:	N/A	Fund Name:	N/A
Fund Center:	N/A	Funded PGM/Grant:	N/A
Amount:	N/A		
Description:	N/A		
Additional Comments:	N/A		

BACKGROUND:

All Clark County (County) real property facilities require original development and/or periodic renovations, replacement, or expansion, in order to remain functional. Additionally, the County is called upon to process land use documents related to donations, or the conveyance or leasing of County-owned lands.

Approval by the Board of County Commissioners (Board) is needed to initiate any land use and related applications for individual projects. Approval of this item will authorize the Director of Real Property Management or her designee to sign forms relating to land development, land use, and related parcel or final maps for County facilities or County-owned property in the County real property systems.

Board approval will still be required for funding any real property facility projects before private land acquisition, final design, and construction can occur. Having prior Board authorization to initiate these applications, agreements, maps, and/or other routine administrative applications as listed in the attached Exhibit A will speed up the real property system development and renovation process.

On February 1, 2000, December 19, 2000, February 5, 2002, February 19, 2002, July 15, 2003, December 7, 2004, February 18, 2014, August 18, 2015 and July 16, 2019 the Board approved a list of projects with a similar recommendation. This item is presented to further clarify the actions previously authorized. Projects not listed and funded by the Board at a later date are included in the authorization, and will be included with a future request of new projects for the Board's consideration and approval. A current project listing is attached as Exhibit B.

This item was presented to the County Long Range Planning Committee on February 9, 2023.

APPROVED AS RECOMMENDED

Cleared for Agenda

04/04/2023

File ID#

23-442

Logan Waite
Energy Project Solutions
4675 West Teco Avenue
Suite 230
Las Vegas, NV 89118

June 26, 2025

Clark County Comprehensive Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-1741

Re: Justification Letter for the Arida 1 Solar Project (PV, BESS, Collector Substation & Switchyard with a Communication Tower) – APR 24-101183
Clark County Special Use Permit Application, Waiver of Development Standards, and Design Review
326FW 8Me LLC

To Whom it May Concern,

Please accept this justification letter on behalf of 326FW 8Me LLC (Applicant) for a Special Use Permit, Waiver of Development Standards, and Design Review for the Arida 1 Solar Project (PV, BESS, Substation & Switchyard with a Communication Tower) (the Project). The Project has a previously approved special use permit (UC-21-0753), but the Project is now being divided into four separate project areas, and after discussions with Clark County Comprehensive Planning Department staff, it was determined each project area would best be processed under its own use permit application. Those four project areas are as follows:

- Arida 1 Solar Project (PV, BESS, Collector Substation & Switchyard with a Communication Tower) – APR 24-101183
- Arida 2a Solar Project (PV, BESS & Collector Substation) – APR 24-101187
- Arida 1 Solar Project (GenTie, Fiber Optic Line & Switchyard with a Communication Tower) – APR 24-101412
- Arida 2a Solar Project (GenTie, Fiber Optic Line & Switchyard with a Communication Tower) – APR 24-101414

This justification letter is for the Arida 1 Solar Project, APR 24-101183, only.

The Project consists of a solar photovoltaic (PV) electric generating facility, a Battery Energy Storage System (BESS), a collector substation, a switchyard with a communication tower and ancillary components. Additionally, an Overhead Gen-Tie, that is proposed within the Arida 1 & 2a Gen-Tie SUP's (APR 24-101412 & 24-101414), will connect this proposed electric generating facility with the existing Mojave Substation northeast of this site. Work within the existing Mojave Substation will include electrical infrastructure upgrades. The requested parcels consist of properties owned by Clark County and managed by Clark County Real Property Management.

In support of this application, the Applicant asserts that the Project furthers Clark County Plans and Policies as follows:

- Comprehensive Plan Energy Policy 1 "supports sustainable developments that promote energy

efficiency and conservation;”

- Comprehensive Plan Energy Policy 5 "supports the development of local alternative energy resources, providing opportunities for regional economic expansion;” and
- Comprehensive Plan Energy Policy 7 “support partnerships and cooperation with local, regional and federal agencies to further promote energy conservation and efficiency, renewable energy projects and sustainable development”.

In addition, the Project is consistent with the Clark County Master Plan and adheres to the Countywide Goals and Policies as set forth:

Goal 3.2: Support County and state efforts to expand the use of clean energy and achieve GHG reduction targets.

Policy 3.2.1: Clean Energy: Encourage the use of non-fossil fuels and renewable sources of energy in new development and pursue a variety of strategies to reduce energy consumption in existing development.

Policy 3.2.2: Facility Siting: Support the expansion of locally produced renewable/ alternative energy to serve Southern Nevada by allowing for the construction and expansion of clean power generating and distribution facilities at a variety of scales.

Policy 3.2.3: Energy Consumption: Implement measures for the reduction of energy consumption and promotion of energy conservation in Clark County operations, as identified in the County’s All-In Sustainability and Climate Action Plan.

Policy 3.2.4: Emerging Technologies: Facilitate the expanded use of electric and alternative fuel vehicles and other emerging technologies that support the County’s sustainability goals.

Policy 3.2.5: Sustainable Development: Encourage growth that is sustainable for the region, is in alignment with GHG reduction targets, and takes future climate impacts into consideration.

Policy 3.6: Focus on incorporating enhanced sustainability and resilience practices into the built environment and supporting policies.

Project Details

Assessor Parcel Numbers associated with this application are listed below:

Area	Project	Assessor’s Parcel Number	Current Zoning	Current Land Use	Owner
PV	Arida 1	266-00-002-003	Residential Single-Family 80 (RS80)	Business Employment (BE)	Clark County Real Property Management
PV	Arida 1	266-00-002-002	Residential Single-Family 80 (RS80)	Open Land (OL)	Clark County Real Property Management
PV	Arida 1	265-00-002-001	Industrial Park (IP)	Business Employment (BE)	Clark County Real Property Management
PV	Arida 1	266-00-001-010	Residential Single-Family 80 (RS80)	Open Land (OL)	Clark County Real Property Management
PV	Arida 1	265-00-001-043	Residential Single-Family 80 (RS80)	Open Land (OL)	Clark County Real Property Management
PV	Arida 1	266-00-001-009	Residential Single-Family 80 (RS80)	Open Land (OL)	Clark County Real Property Management

Area	Project	Assessor's Parcel Number	Current Zoning	Current Land Use	Owner
PV	Arida 1	265-00-001-013	Residential Single-Family 80 (RS80)	Open Land (OL)	Clark County Real Property Management
PV	Arida 1	266-00-001-001	Residential Single-Family 80 (RS80)	Open Land (OL)	Clark County Real Property Management

The Project will consist of the following primary components:

- Solar Photovoltaic (PV) electric generating facility, Large-Scale
- Battery Energy Storage System (BESS)
- Collector substation
- Switchyard with a Communication Tower
- Ancillary components

Use Permits

Development of The Project will require a Special Use Permit to construct. The Applicant is seeking the following use permits:

1. Communication Tower per Section 30.03.08-B.2
2. Electric Generation, Large-Scale per Section 30.03.08-B.4
 - a. Solar Photovoltaic (PV) electric generating facility
3. Public Utility Structures, Public Buildings and Structures per Section 30.03.08-B.6.iii
 - a. Collector Substation with Ancillary Components
 - b. Battery Energy Storage System (BESS)

Communications Tower is to include antenna structures not to exceed 100 feet. Per the requirements of Title 30 subsection 30.03.08-B.2.i.(a) for Communication Tower heights exceeding 80 feet, the site has been designed to accommodate at least 3 antenna arrays.

Electric Generation Station, Large, is to include Solar Photovoltaic (PV) electric generating facility with request for residential adjacency separation and waiver of setback requirements. This request includes waiving the 2,000-foot setback requirement in RS80 districts from non-industrial use per section 30.03.08-B.4.i.(a). Residential adjacency separation and waiving of the setback requirements can 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.

Public Utility Structures are to include a Battery Energy Storage System (BESS) and a collector substation and a switchyard with ancillary components. Structures within the substation are to include maximum heights of 50 feet, which is over the 35-foot max structure height per section 30.02.02.B-D. A request to allow the increase of this structure height will be included as a Waiver of Development Standards below.

Waivers of Development Standards

Per land use table 30.03.08-B.2-Communication Tower, B.4-Large-Scale Electric Generation, and B.6-Public Utility Structures, the applicant intends to waive certain development standards with this special use permit.

The Applicant is seeking the following Waivers of Development standards:

1. Waive Landscaping Standards per Section 30.04.01
2. Waive Landscape Buffering Requirements per Section 30.04.02.B
3. Waive Structure Height Requirements per Section 30.02.02.B
4. Waive Residential Adjacency Standards per Section 30.04.06

The justification for these requests is as follows:

1. **Request:** Waive Landscaping

Justification: The project's location is in a rural, non-urbanized area with minimal public traffic, reducing the necessity for landscaping.

2. **Request:** Waive landscaping buffer requirements

Justification: Landscaping is not typical of rural PV 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.

3. **Request:** An increase in the height of public utility structures up to 50 feet where 35 feet is the standard in an RS80 zone

Justification: The Project will require public utility structures up to 50 feet in height to serve at the Substation and Switchyard for the Electric Generating Site. 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.

4. **Request:** Waive residential adjacency standards for site orientation requirements for Electric Generation Station, Large

Justification: 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 Residential Adjacency standards per section 30.04.06. Waiver of residential adjacency standards can 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.

Sustainability

Development of the project is required to support implementation of the Clark County Sustainability and Climate Action Plan by ensuring that developments conserve water and energy resources, improve air quality, reduce urban heat island effect, and help Clark County adapt to future climate challenges. Nonresidential Development must achieve at least 7 points from the Sustainability measures with no points being awarded for compliance with standards that are otherwise required by the Title.

After applying points to the sustainability options provided on the form, the project accumulated a score of 5.5 points which is under the minimum required 7 points to be met. Although the scoring did not meet the requirement for non-residential, we consider this project to be outside of the categorized non-

residential as this is a solar plant and BESS installation with ancillary components.

The project is demonstrating alternative compliance through a solar plant development that meets or exceeds all other requirements of this Title. Power generated from the solar plant will generate 100% of any of the building structure's estimated annual electricity use and have battery backup (BESS). Water conservation will be applied through water-efficient construction practices and the project operations have no generation of emissions to disturb air quality.

The Applicant believes that the above justifies the Sustainability requirements.

Design Review

The applicant is also requesting the following Design Reviews:

1. Public Utility Structures
 - a. Public Utility Buildings and Structures – Substation and Switchyard with Ancillary Components
 - b. Battery Energy Storage System (BESS)
 - c. Substation, Switchyard and Ancillary Components
2. Communication Tower
3. Electric Generation, Large Scale
 - a. Solar Photovoltaic (PV) electric generating facility
4. Hillside Development

We believe the proposed development is compatible with the surrounding area and that the above justifications for the Special Use Permit, Waivers of Standards and Design Review, are sufficient to support the Clark County approval of these applications. With the approval of these applications, the uses will be consistent with Clark County Title 30.

If you have any questions about this application, please contact me at 702.533.3963 or Logan@energyprojectsolutions.com.

Sincerely,

Logan Waite
Director of Development Services
Energy Project Solutions

Cc:

Elliott Casper, Avantus, ecasper@avantus.com

Jonathan Rigg, Avantus, jrigg@avantus.com

Linda Bullen, Bullen Law, linda@bullenlaw.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0499-COUNTY OF CLARK (ADMINISTRATIVE):

USE PERMITS for the following: **1)** large-scale electric generation (Solar); **2)** public utility structures (electric substation, BESS facility, utility poles, and overhead transmission lines) and all ancillary structures; and **3)** a communication tower.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase structure height; **2)** eliminate street landscaping; **3)** eliminate buffering and screening; and **4)** modify residential adjacency standards.

DESIGN REVIEWS for the following: **1)** a large scale, solar electric generation facility; **2)** public utility structures and all ancillary equipment; **3)** a communication tower; and **4)** final grading plans for a hillside development on a 2,866.51 acre portion of a 4,870.79 acre site in an RS80 (Residential Single-Family 80) Zone and an IP (Industrial Park) Zone.

Generally located northwest of Needles Highway and north and south of Laughlin Boulevard within Laughlin. MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

265-00-001-012 through 265-00-001-014; 265-00-001-043; 265-00-002-001; 266-00-001-001; 266-00-001-009; 266-00-001-010; 266-00-002-002; 266-00-002-003

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.
 - a. Eliminate street landscaping along Needles Highway where a 10 foot wide landscape strip is required per Section 30.04.01D.
 - b. Eliminate street landscaping along an unnamed public street along the east side of APN 265-00-001-013 where 6 foot wide landscape strip is required per Section 30.04.01D.
3. Eliminate buffering and screening requirements where required per Section 30.04.02.
4. Modify residential adjacency standards by allowing high activity areas (drive aisles) adjacent to a less intense residential district where not permitted per Section 30.04.06G.

LAND USE PLAN

LAUGHLIN - OPEN LANDS

LAUGHLIN - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2,886.51 (site)/4,870.79 (overall)
- Project Type: Solar electric generation facility with BESS facility, substation, public utility structure, and overhead transmission lines
- Building Height (feet): 199 (maximum)
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts a proposed solar photovoltaic electric generation facility with accessory substation, operation buildings, BESS facility, and public utility structures located northwest of Needles Highway between the Nevada state line and Casino Drive. The plans show the 2,886.51 acre site will be split into 2 portions. The larger southern portion will be dedicated to the solar photovoltaic (PV) electric generation facility and its panels and accessory structures with an area comprising 2,857.61 acres on APNs 265-00-001-013, 265-00-001-043, 265-00-002-001, 266-00-001-009, 266-00-001-010, 266-00-002-002, and 266-00-002-003. The remaining 28.9 acres on APN 266-00-001-001 will be dedicated to the BESS, substation, and switchyard facilities. These 2 portions will be separated by a smaller future Phase 2 area that will be permitted with UC-25-0502.

The solar electric generation facility site is trapezoidal in shape and is bounded by Needles Highway to the east, the Phase 2 portion on the north, the western boundaries of APNs 266-00-002-002, 266-00-001-010, and 266-00-001-009, to the west, and the Nevada state line to the south. The solar electric generation facility panel blocks are broken down into 3 main panel areas with 1 in the northeast portion of the site, another in the southwest, and the last one is in the western portion of the site. These panel areas generally consist of long rows of panels with collector invertors on raised pads at regular intervals and are generally sited independent of each other. The site is broken into these panel areas to avoid existing utility line easements and areas of significant slope between the eastern panel blocks. The locations of the individual panel blocks avoid areas of significant slopes as much as possible, but some areas of significant slope are proposed to be graded. Each of the larger panel blocks will be enclosed by a 7 foot tall security fence with a 16 foot paved road connecting each independent panel block. The plans also show the panel structures will be set back at least 50 feet from the western boundary and fence line. Additionally, the panels will be 164 feet from the eastern boundary of the site and 94 feet from the proposed 50 foot wide dedication proposed along the eastern boundary. The panels are also shown to be 65.4 feet from the southeastern boundary and fence line and 1,521 feet from Needles Highway.

Each panel area consists of an internal network of 16 foot wide paved access roads that generally run east to west and are spaced at regular intervals throughout the panel areas. North-south drives are located at the end of each panel area to connect the east-west roads. Turnarounds are dispersed throughout the site to facilitate circulation and rock causeways are placed in areas where existing washes are located. Additionally, many turnarounds are located along the western boundary of the site, particularly along the western boundaries of APNs 266-00-001-009, 266-

00-001-010, and 266-00-002-002, which require a waiver of development standards. Access to these internal drives is provided by 2 main access roads that will be paved and are 20 feet wide. The first is located approximately 1.75 miles north of the Nevada state line. This driveway is gated and is set back 1,455.5 feet from Needles Highway. This driveway serves a main entry to the southeastern panel block with access to the western panel block and northeastern panel blocks provided through the internal and connecting access roads. The second access road is located approximately 1.5 miles north of Laughlin Boulevard and runs 2.8 miles from Needles Highway through APNs 265-00-001-014 and 265-00-001-012 to the northwest to the western boundary of the site along an existing unpaved access road before turning north along the west boundary and then running northeast to the north-central boundary of the site. This access road generally runs along an existing unpaved access road and will primarily access the panel blocks associated with the Phase 2 portion of the site. This access road, however, does provide access to the Phase 1 panel blocks through internal drive aisles. Access from this road and the internal panel blocks will be gated. The northern access road will access the northern portion of Phase 1 after it turns to the northeast.

The BESS, substation, and switchyard facilities for the facility are shown located in the northwest corner of the facility area. Both the substation and switchyard facilities are shown to be 5.6 acres each with both areas set back 125.2 feet from the northern boundary of the site and the switchyard area set back 1,025.4 feet from the western boundary of the site. The substation is shown to be about 25 feet east of the switchyard area. The plans for both the substation and switchyard show the equipment will generally be located centrally within the pad sites with a control or operation and maintenance building located to the south of the equipment in the southeast corner of each area. Both the substation and switchyard areas will be enclosed by a 9 foot tall security fence and gated with a 20 foot wide security gate. Both the switchyard and substation will have 2 points of access, each located in the southeast and southwest corners of their respective areas. These access points will connect to a 24 foot wide drive aisle that will connect with the northern main access road to the southeast of the substation and switchyard areas. Additionally, a microwave communication tower is shown centrally along the western border of the switchyard area, approximately 481 feet south of the northern boundary of the site.

Approximately 60 feet to the east of the substation area is an area that will be reserved for a BESS facility. The BESS facility consists of 5 rows of coupled battery enclosures and inverters with an inverter/transformers unit associated with 2 quadruple battery enclosure units either to the north or south of the row. The northern portion of the BESS facility will consist of 1 row of 40 battery and transformer units and the southern portion will consist of 2 blocks of 2 rows of battery and transformer units. The central block of battery units will have 94 quadruple units, and the southern block will have 84 quadruple battery units. The battery units are shown to be set back from the northern property line by 192 feet. The entire BESS facility will be enclosed by a 9 foot high security fence. There will be 24 foot wide paved drive aisles that encircle all three blocks and will have 2 points of gated access. One point will be located in the southeast corner of the BESS facility and will directly access the main northern access road. The second point of access is in the southwest corner of the BESS facility. This access point will connect to a drive aisle that connects with access drive for the substation and switchyard areas and extends southeast to the main northern access road.

Finally, the grading plans show that a total area of 168 acres will be graded with a total area of 27.1 acres being within a slope exceeding 12%. Nearly all the areas within significant slope areas to be graded is within the southern portion of the site within the solar electric generating facility panel block areas. These high slope areas are shown to be clustered in the southern portions of the western and southeastern panel block areas along with more isolated patches of high slope areas in the southern portions of the northeast panel block and the northern and central sections of the western panel block. Of the 27.1 acres of area with a slope 12% or greater being graded, 25.6 acres will have a slope of 12% to 25% and 1.5 acres will have a slope of greater than 25%. This means 15% of the graded area will have slopes between 12% and 25% and 0.9% of the project site with a slope of 12% to 25% will be disturbed with 99.1% maintaining natural grade. Additionally, 0.9% of the graded area will have slopes greater than 25% and 0.05% of the project site with a slope greater than 25% will be disturbed with 99.95% maintaining natural grade. Overall, only 5.8% of the project site area will be graded.

Landscaping

The plans show that there is no proposed landscaping besides the natural landscaping that will remain on-site. Street landscaping is not being provided along Needles Highway and along a proposed 50 foot wide unnamed half-street section along the east side of APN 265-00-001-013. Along Needles Highway, 498 trees are being waived, while along the unnamed street dedication a total of 148 trees are being waived. Buffering and screening landscaping is required along the northern and western boundaries of the site, but is not being provided.

Elevations

Within the electrical substation and switchyard areas, various steel pole towers, transformers, and similar structures will be used with the tallest structure being 199 feet. Additionally, the control buildings within the switchyard and substation are shown to have painted metal exteriors with access doors on 3 sides and will be approximately 11 feet tall. The elevations show each inverter enclosure will consist of a painted metal exterior with latched doors on 1 side and with a maximum height of 8 feet. The proposed PV panels are shown to also be painted metal with a maximum height of 20 feet when at a maximum 45 to 60 degree angle. The operations and maintenance building on-site are shown to consist of painted metal exteriors with pitched metal roofs. Each individual BESS battery unit enclosure will consist of a painted metal exterior with latched doors on 1 side. The battery enclosures will generally be 9.5 feet tall, 30.5 feet long, and 5.7 feet wide. The buildings will be a maximum 15 feet tall with access doors and canopy located on 2 sides of the building. Finally, 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.

Applicant's Justification

The reduction in separation to residential uses for the electric generation facility and the waiving of residential adjacency standards is justified as the area surrounding the subject site is rural open lands and should not be any residential development that would be negatively affected by the proposed project. Additionally, the elimination of screening and buffering and street landscaping is justified as landscaping is not typical of rural PV projects and associated transmission lines. Additionally, landscaping would require the use of scarce water resources. The increase in height should not cause any negative impacts, as 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.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0615	Final grading plans for a solar electric generating station - expired	Approved by BCC	December 2022
UC-21-0753	Solar electric generating station with public utility structures, overhead transmission lines, substations, and all ancillary structures with hillside development review - expired	Approved by BCC	February 2022
ZC-0391-11	Reclassified a portion of the site from R-U to M-D zoning for a future industrial park with solar panel manufacturing and a solar electric generating station	Approved by BCC	October 2011
UC-0385-11	Solar electric generating station with public utility structures and all ancillary structures - expired	Approved by BCC	October 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Open Lands	RS80	Undeveloped
South	San Bernardino County, CA	RC	Undeveloped
East	Business Employment; Public Use; Tribal Land; & Outlying Neighborhood (up to 0.5 du/ac)	IP & RS80	Agriculture & undeveloped

Related Applications

Application Number	Request
UC-25-0502	A use permit for a solar generation station with BESS, public utility structures, and ancillary structures is a related item on this agenda.
UC-25-0497	A use permit for an overhead transmission lines, public utility structures, electric substation, and ancillary structures is a related item on this agenda.
UC-25-0501	A use permit for an overhead transmission lines, public utility structures, electric substation, and ancillary structures is a related item on this agenda.

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.

Overall, staff finds there is a history of electricity generation, transmission lines, and similar facilities being approved on both the subject site and 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 safety, a development agreement is requested to mitigate potential impacts resulting from the development of the project.

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

When it comes to the height of public utility structures, the proposed utility structures come in a variety of shapes and heights but are like structures that have been previously approved in the area. 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. In addition, the nearest residential use is several miles away to the northeast and would not be affected by the additional height of the towers. For these reasons, staff can support this request.

Waiver of Development Standards #2

Given the rural nature of the site and the fact that this site will be virtually unmanned, staff sees no issue with regard to the lack of street landscaping. Due to the rural nature of the site, the lack

of pedestrians in the area, and the generally low heat vulnerability of the area due to natural vegetation at the site, such street landscaping would not serve much purpose. In addition, while staff typically prefers some landscaping be present, staff finds added landscaping would be out of place and natural landscaping would be a preferable choice for the area. In addition, the lack of landscaping is typical of similar projects. For these reasons, staff can support this request.

Waivers of Development Standards #3 & #4

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. 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.

Design Reviews #1 through #3

Overall, 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 and elsewhere in the County. 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.

Design Review #4

The purpose of the hillside development restrictions is to provide for the reasonable, safe and aesthetic use of the steep and inconsistent topography of natural hillsides within unincorporated Clark County. The site is located in areas with slopes exceeding 12%. The final grading plan will allow the applicant to propose construction of a new solar electric generation facility with associated public utility structures. Staff finds the grading and site design will help to reduce any visual impacts by generally maintaining the existing topography of the area and will integrate the structures into the existing topography as much as possible. The overall disturbance of the hillside is limited and will maintain the natural character of the area. Additionally, the grading design limits the number of retaining walls and their height. The proposed hillside development

design will support Master Plan Policy 6.2.1, which supports development that is context specific and maintains the integrity of both the natural and built environment. For these reasons, staff can support this request.

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 which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County or the Bureau of Land Management, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised a bond (or other guarantee per Section 30.03.08B.2) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review Division;
- Applicant acknowledges that right-of-way dedications may be required in the future if the use changes;
- Utility pole locations must comply with Subsection 30.04.08.H.1.IV of County Code.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access fire protection water supply must comply with the Fire Code as amended; and that permits and operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: 326FW 8ME, LLC

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-25-0501

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Laughlin TAB Time: 1:30 p.m.

Date: 8/12/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/20/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 264-30-000-001

PROPERTY ADDRESS/ CROSS STREETS: BRUCE WOODBURY DRIVE & EDISON WAY

DETAILED SUMMARY PROJECT DESCRIPTION

Arida 2A - 500 kV Generation Intertie Transmission Line (Gen-tie) that is approximately 9.0 miles, Substation, Switchyard with Communication Tower, Fiber Optic Line and ancillary components.

PROPERTY OWNER INFORMATION

NAME: BOR - BUREAU OF RECLAMATION

ADDRESS: P.O. BOX 61470

CITY: Boulder City

STATE: NV

ZIP CODE: 89006-1470

TELEPHONE: 702-293-8315

CELL

EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: 328CH 8me LLC

ADDRESS: 4370 Town Center Blvd, Suite 110

CITY: El Dorado Hills

STATE: CA

ZIP CODE: 95762

REF CONTACT ID #

TELEPHONE: 801-440-5179

CELL

EMAIL: [REDACTED]

CORRESPONDENT INFORMATION (must match online record)

NAME: Linda Bullen

ADDRESS: 8635 W Sahara Ave. #454

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

REF CONTACT ID #

TELEPHONE: 702-279-4040

CELL

EMAIL: [REDACTED]

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Signed by:

Venkatesh Inti

Venkatesh Inti, Chief Development Officer
of Avantus LLC, duly authorized

5/14/2025

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

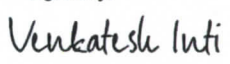
FEES _____

TAB/CAC LOCATION _____

DATE _____

INCUMBENCY CERTIFICATE
as to
AUTHORIZED SIGNATURE OF
328CH 8me LLC

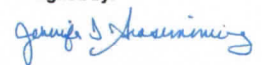
I, Jennifer D. Arasimowicz, the undersigned General Counsel and Corporate Secretary of Avantus LLC, the higher-tier parent company of 328CH 8me LLC, a Delaware limited liability company, do hereby certify in my official and not my personal capacity that the below named person was designated and appointed to the office indicated, and that said person continues to hold such office at this time, and the signature set forth opposite his/her name is such officer's genuine signature:

Name	Title	Signature
Venkatesh Inti	Chief Development Officer of Avantus LLC, duly authorized	<div>Signed by:  E6D4A3C344EA4DB...</div>

IN WITNESS WHEREOF, I have hereunto subscribed my name this 8th day of May, 2025.

328CH 8me LLC

By:

Signed by:

BE1CB7E794C641D...

Name: Jennifer D. Arasimowicz
Title: General Counsel and Corporate Secretary
of Avantus LLC, duly authorized

SECRETARY'S CERTIFICATE

as to

328CH 8ME LLC

I, Jennifer D. Arasimowicz, hereby certify that I am the duly elected, qualified, and acting General Counsel and Corporate Secretary of Avantus LLC, a Delaware limited liability company (the "Company"), and in such capacity, I have access to and the authority to certify the books and records of the Company, and am authorized to execute this Secretary's Certificate (this "Certificate") on behalf of the Company and solely in my capacity as Secretary, certify:

- (1) That the attached Exhibit A is a true and complete copy of the ownership structure of 328CH 8me LLC; and
- (2) That the individuals named below have been duly designated and appointed to their respective offices within the Company and, at all relevant times, have been authorized, empowered, and directed to act on behalf of the Company in executing, sealing, acknowledging, filing, recording, and delivering any and all binding documents pertaining to the Company's business affairs. I also confirm that such authority remains in full force and effect, having not been modified, canceled, or revoked, and that the signatures set forth opposite their names are verified as their authentic and duly authorized signatures.

Name	Title	Signature
Lawrence Cliff Graham	Chief Executive Officer	Signed by: <i>Lawrence Cliff Graham</i> 994687E3F3C2478...
Jennifer D. Arasimowicz	General Counsel and Corporate Secretary	Signed by: <i>Jennifer D. Arasimowicz</i> BE1CB7E794C641D...
David Flory	Chief Financial Officer	Signed by: <i>David Flory</i> B2A17DEC34BA43E...
Stephanie Perry	Chief Operating Officer	Signed by: <i>Steph Perry</i> C77A0E51ED5446B...
Venkatesh Inti	Chief Development Officer	Signed by: <i>Venkatesh Inti</i> E6D4A3C344EA4DB...

IN WITNESS WHEREOF, I have hereunto subscribed my name this 29th day of May, 2025.

328CH 8ME LLC

Signed by:



By:  BE4CB7E794C641D...

Name: Jennifer D. Arasimowicz

Title: General Counsel and Corporate Secretary of
Avantus LLC, duly authorized



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 264-15-301-003

PROPERTY ADDRESS/ CROSS STREETS: BRUCE WOODBURY DRIVE & EDISON WAY

DETAILED SUMMARY PROJECT DESCRIPTION

Arida 2A - 500 kV Generation Intertie Transmission Line (Gen-tie) that is approximately 9.0 miles, Substation, Switchyard with Communication Tower, Fiber Optic Line and ancillary components.

PROPERTY OWNER INFORMATION

NAME: RENEWA I, LLC

ADDRESS: 2200 POST OAK BOULEVARD, SUITE 1525

CITY: HOUSTON

STATE: TX

ZIP CODE: 77056

TELEPHONE: 844-721-5063

CELL

EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: 328CH 8me LLC

ADDRESS: 4370 Town Center Blvd, Suite 110

CITY: El Dorado Hills

STATE: CA

ZIP CODE: 95762

REF CONTACT ID #

TELEPHONE: 801-440-5179

CELL

EMAIL: [REDACTED]

CORRESPONDENT INFORMATION (must match online record)

NAME: Linda Bullen

ADDRESS: 8635 W Sahara Ave. #454

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

REF CONTACT ID #

TELEPHONE: 702-279-4040

CELL

EMAIL: [REDACTED]

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Bill Reedy
Property Owner (Signature)*

Bill Reedy - EVP Land & Legal on behalf of Renewa I LLC

Property Owner (Print)

05/14/2025

Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

RENEWA I, LLC

SECRETARY'S CERTIFICATE

I, Bill T. Reedy, of legal age and with a business address of 2200 Post Oak Blvd, Suite 1525, Houston, Texas 77056, under oath depose and state that:

I am the duly elected and qualified Secretary of Astro Holdings, LLC, a Delaware limited liability company, and its subsidiaries, including Renewa I LLC, a Delaware limited liability company duly organized and existing, with a principal office at of 2200 Post Oak Blvd, Suite 1525, Houston, Texas 77056 (the "*Company*").

WHEREAS, the Company was formed on January 19, 2022, pursuant to a Certificate of Formation filed with the Secretary of State of the State of Delaware.

WHEREAS, the Company's limited liability company agreement is dated as of January 31, 2022 (as amended, supplemented, or otherwise modified from time to time, the "*LLC Agreement*").

WHEREAS, Renewa I LLC, a subsidiary of Company, on January 30th, 2023 acquired the land described on Exhibit A attached hereto (the "*Transaction*").

WHEREAS, the Delegation of Authority policy of the Company approved by the Board of Directors sets forth the following Authorized Parties:

NOW THEREFORE LET IT BE:

RESOLVED, that Stephen Lee or Gage Mooring acting in their capacities as Co-CEOs and officers of the Company, and Bill Reedy as an authorized signatory, are authorized and directed to execute any documents associated with the Transaction including all necessary closing documents, and to take such actions, and to make, execute, deliver, and file on behalf of the Company all other documents as may be necessary or desirable to carry out the terms of the Transaction.

The foregoing has not been revoked, suspended, or amended.

IN WITNESS hereof, I hereby affix my signature this **February 23, 2024**



Name: **Bill T. Reedy**

Title: Secretary, Renewa I, LLC

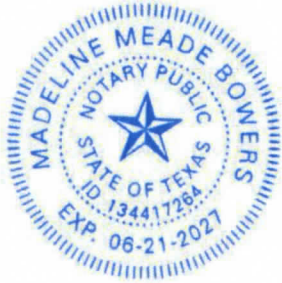
STATE OF TEXAS §

§

COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me this 23rd day of February, 2024, by **Bill T. Reedy, as the Secretary of Renewa I, LLC** a limited Delaware limited liability company, who acknowledged to me that he executed the foregoing instrument on behalf of said company and as the free act and deed of said company and for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.



[SEAL]

Madeline Bowers

NOTARY PUBLIC

My Commission Expires: 06-21-2027

Exhibit A

All that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15,
TOWNSHIP 32 SOUTH, RANGE 66 EAST, M.D.M.

APN: 264-15-301-003



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 264-23-000-001, 264-23-000-002, 264-22-000-002, 264-27-101-003

PROPERTY ADDRESS/ CROSS STREETS: 655 W. BRUCE WOODBURY DRIVE, LAUGHLIN, NV

DETAILED SUMMARY PROJECT DESCRIPTION

Site specific (parcels listed above): approximately 0.5 miles of gen-tie and approximately 1.5 miles of telecommunications. Only pages C.101, C.106, and C.107

Arida 2A - 500 kV Generation Intertie Transmission Line (Gen-tie) that is approximately 9.0 miles, Substation, Switchyard with Communication Tower, Fiber Optic Line and ancillary components.

PROPERTY OWNER INFORMATION

NAME: SOUTHERN CALIFORNIA EDISON (SCE)

ADDRESS: 2 Innovation Way

CITY: Pomona

STATE: CA

ZIP CODE: 91768

TELEPHONE: 714-657-6950

CELL 714-657-6950

EMAIL: [REDACTED]

APPLICANT INFORMATION (must match online record)

NAME: 328CH 8me LLC

ADDRESS: 4370 Town Center Blvd, Suite 110

CITY: El Dorado Hills

STATE: CA

ZIP CODE: 95762

REF CONTACT ID #

TELEPHONE: 801-440-5179

CELL

EMAIL: [REDACTED]

CORRESPONDENT INFORMATION (must match online record)

NAME: Linda Bullen

ADDRESS: 8635 W Sahara Ave. #454

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

REF CONTACT ID #

TELEPHONE: 702-279-4040

CELL

EMAIL: [REDACTED]

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Richard Fujikawa

Richard Fujikawa

5/19/2025

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER

APPLICATION # (s)

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE

FEES

TAB/CAC LOCATION

DATE

20-717877



Secretary of State
Statement of Information
 (California Stock, Agricultural
 Cooperative and Foreign Corporations)

SI-550

146

IMPORTANT — Read instructions before completing this form.

BC

Fees (Filing plus Disclosure) — \$25.00,

Copy Fees — First page \$1.00; each attachment page \$0.50;
Certification Fee — \$5.00 plus copy fees

1. Corporation Name (Enter the exact name of the corporation as it is recorded with the California Secretary of State. Note: If you registered in California using an assumed name, see instructions.)

Southern California Edison Company

FILED
 Secretary of State
 State of California

SEP 15 2020

382/350/NF/CC/25R-9/16/21

This Space For Office Use Only

2. 7-Digit Secretary of State File Number

C0057827

3. Business Addresses

a. Street Address of Principal Executive Office - Do not list a P.O. Box 2244 Walnut Grove Ave.	City (no abbreviations) Rosemead	State CA	Zip Code 91770
b. Mailing Address of Corporation, if different than Item 3a	City (no abbreviations)	State	Zip Code
c. Street Address of Principal California Office, if any and if different than Item 3a - Do not list a P.O. Box	City (no abbreviations)	State CA	Zip Code

4. Officers

The Corporation is required to list all three of the officers set forth below. An additional title for the Chief Executive Officer and Chief Financial Officer may be added; however, the preprinted titles on this form must not be altered.

a. Chief Executive Officer/ Kevin Address 2244 Walnut Grove Ave.	First Name Kevin	Middle Name	Last Name Payne	City (no abbreviations) Rosemead	State CA	Zip Code 91770	Suffix
b. Secretary Alisa Address 2244 Walnut Grove Ave.	First Name Alisa	Middle Name	Last Name Do	City (no abbreviations) Rosemead	State CA	Zip Code 91770	Suffix
c. Chief Financial Officer/ William Address 2244 Walnut Grove Ave.	First Name William	Middle Name	Last Name Petmecky	City (no abbreviations) Rosemead	State CA	Zip Code 91770	Suffix III

5. Director(s)

California Stock and Agricultural Cooperative Corporations ONLY: Item 5a. At least one name and address must be listed. If the Corporation has additional directors, enter the name(s) and addresses on Form SI-550A (see instructions).

a. First Name Jeanne Address 2244 Walnut Grove Ave.	Middle Name	Last Name Beliveau-Dunn	City (no abbreviations) Rosemead	State CA	Zip Code 91770	Suffix
b. Number of Vacancies on the Board of Directors, if any 0						

6. Service of Process (Must provide either Individual OR Corporation)

INDIVIDUAL — Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation) Cristina	Middle Name	Last Name Limon	City (no abbreviations) Rosemead	State CA	Zip Code 91770	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box 2244 Walnut Grove Ave.						

CORPORATION — Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) - Do not complete Item 6a or 6b

7. Type of Business

Describe the type of business or services of the Corporation

Utility Company

8. The information contained herein, including in any attachments, is true and correct.

9/11/2020

Cristina Tillotson

Date

Type or Print Name of Person Completing the Form

Signature

Title SI-550 (REV 11/2019)

2019 California Secretary of State
 bizfile.sos.ca.gov

1/3



**Attachment to
Statement of Information**
(California Stock and Agricultural
Cooperative Corporations)

**SI-550A
Attachment**

20-717877

A. Corporation Name

Southern California Edison Company

B. 7-Digit Secretary of State File Number

C0057827

This Space For Office Use Only

C. List of Additional Director(s) – If the corporation has more than one director, enter the additional directors' names and addresses.

5b. First Name Michael	Middle Name	Last Name Camuñez	Suffix
Address 2244 Walnut Grove Ave.	City (no abbreviations) Rosemead	State CA	Zip Code 91770
5c. First Name Vanessa	Middle Name	Last Name Chang	Suffix
Address 2244 Walnut Grove Ave.	City (no abbreviations) Rosemead	State CA	Zip Code 91770
5d. First Name James	Middle Name	Last Name Morris	Suffix
Address 2244 Walnut Grove Ave.	City (no abbreviations) Rosemead	State CA	Zip Code 91770
5e. First Name Timothy	Middle Name	Last Name O'Toole	Suffix
Address 2244 Walnut Grove Ave.	City (no abbreviations) Rosemead	State CA	Zip Code 91770
5f. First Name Kevin	Middle Name	Last Name Payne	Suffix
Address 2244 Walnut Grove Ave.	City (no abbreviations) Rosemead	State CA	Zip Code 91770
5g. First Name Pedro	Middle Name	Last Name Pizarro	Suffix
Address 2244 Walnut Grove Ave.	City (no abbreviations) Rosemead	State CA	Zip Code 91770
5h. First Name Carey	Middle Name	Last Name Smith	Suffix
Address 2244 Walnut Grove Ave.	City (no abbreviations) Rosemead	State CA	Zip Code 91770
5i. First Name Linda	Middle Name	Last Name Stuntz	Suffix
Address 2244 Walnut Grove Ave.	City (no abbreviations) Rosemead	State CA	Zip Code 91770
5j. First Name William	Middle Name	Last Name Sullivan	Suffix
Address 2244 Walnut Grove Ave.	City (no abbreviations) Rosemead	State CA	Zip Code 91770

20-717817



**Attachment to
Statement of Information**
(California Stock and Agricultural
Cooperative Corporations)

**SI-550A
Attachment**

A. Corporation Name

Southern California Edison Company

B. 7-Digit Secretary of State File Number

C0057827

This Space For Office Use Only

C. List of Additional Director(s) – If the corporation has more than one director, enter the additional directors' names and addresses.

5b. First Name Peter	Middle Name	Last Name Taylor	Suffix
Address 2244 Walnut Grove Ave.	City (no abbreviations) Rosemead	State CA	Zip Code 91770
5c. First Name Keith	Middle Name	Last Name Trent	Suffix
Address 2244 Walnut Grove Ave.	City (no abbreviations) Rosemead	State CA	Zip Code 91770
5d. First Name	Middle Name	Last Name	Suffix
Address	City (no abbreviations)	State	Zip Code
5e. First Name	Middle Name	Last Name	Suffix
Address	City (no abbreviations)	State	Zip Code
5f. First Name	Middle Name	Last Name	Suffix
Address	City (no abbreviations)	State	Zip Code
5g. First Name	Middle Name	Last Name	Suffix
Address	City (no abbreviations)	State	Zip Code
5h. First Name	Middle Name	Last Name	Suffix
Address	City (no abbreviations)	State	Zip Code
5i. First Name	Middle Name	Last Name	Suffix
Address	City (no abbreviations)	State	Zip Code
5j. First Name	Middle Name	Last Name	Suffix
Address	City (no abbreviations)	State	Zip Code

**SOUTHERN CALIFORNIA EDISON COMPANY
DELEGATION OF APPROVAL AUTHORITY
2020 - 2021
TRANSMISSION AND DISTRIBUTION**

WHEREAS, on August 25, 2016, the Board of Directors of Southern California Edison Company ("SCE") adopted a resolution (the "Delegation Resolution") granting certain officers of SCE ("Responsible Officers") the authority to delegate to employees of SCE and Edison Material Supply, LLC (the "Employees") the authority to execute and deliver on behalf of SCE certain contracts and other instruments in the ordinary business of SCE ("Contracts") and within the scope of their duties that involve aggregate annual payments or the transfer of property to or from SCE of \$2 million or less. The Delegation Resolution also specifies the authority for Officers and other Employees to sign documentation related to the settlement of claims for or against SCE.

WHEREAS, as a matter of risk management and good corporate governance, limits ("Officer Limits") on the authority to execute and deliver contracts on behalf of SCE should be imposed. Generally, Vice Presidents (collectively referred to herein as "Officers") should use their authority only for contracts that are related to the scope of their duties.

WHEREAS, in October 2020, the SCE Chief Executive Officer approved various Officer Limits in the 2021 SCE Officer Authority Limits chart ("Officer Authority Matrix").

NOW, THEREFORE, the Responsible Officer signing below accepts the Officer Limit assigned to him or her in the Officer Authority Matrix, as reflected in the attached Exhibit A, which is incorporated herein by reference (the "Signature Authority Matrix") and restates the Officer Limits assigned to the Vice Presidents, if any, reporting to him or her in the Signature Authority Matrix.

FURTHER, pursuant to the Delegation Resolution, the undersigned Responsible Officer hereby delegates to the Employees listed by job title and function assigned in the Signature Authority Matrix the authority to execute and deliver on behalf of SCE the contracts and/or other instruments specified in the Signature Authority Matrix, in each case subject to the monetary and other limitations set forth therein.

FURTHER, notwithstanding the approval authority hereby granted to the Officers and Employees, all material non-standard contracts and instruments must be reviewed and approved by the SCE General Counsel or designee prior to being executed and in the case of an Edison Emergency Incident, as defined in the Travel and Employee Expense Policy, all Officer authority will be governed by the SCE Bylaws.

FURTHER, pursuant to the Delegation Resolution, the undersigned Responsible Officer hereby affirms that the current payment approval authorizations maintained in SCE's electronic SAP workflow system summarized in the matrix attached as Exhibit B (the "SAP Approval Authority Matrix") for themselves, the Officers and the Employees who directly or indirectly report to the Responsible Officer are necessary and appropriate for themselves, and such Officers and Employees to execute and deliver on behalf of SCE the payments specified in the Payment Authorization.

¹ All Delegations of approval authority in excess of \$2 million require the approval of: (i) the SCE General Counsel, acting together with either the SCE Chief Executive Officer or Chief Financial Officer; or (ii) the Finance and Risk Management Committee, if related to the procurement of power and natural gas.

SCE TRANSMISSION AND DISTRIBUTION

2020-2021

**Approval Authorization Matrix and Supplementary Approval Guidelines
Pursuant to SCE Board Resolution "Delegations of Signature Authority"**

This Delegation of Approval Authority supersedes any prior Transmission and Distribution Delegation, is effective as of the date signed by SCE's General Counsel, and may be amended from time to time, in whole or in part, by a writing executed by the parties then holding the titles of the signatories below. This Delegation of Approval Authority and any amendments thereto shall expire on December 31, 2021.

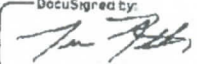
Responsible Officer:

DocuSigned by:

BAA328C8127F4F3
Phil Harrington
Senior Vice President

Date: 11/13/2020

Approved:

DocuSigned by:

A9004135C735474
William M. Petmecky III, Senior Vice President
and Chief Financial Officer
(for delegated authority in excess of \$2 million as shown on
Exhibits A and B hereto)

Date: 11/17/2020

Approved:

DocuSigned by:

D69D7494136401
Jennifer K. Hasbrouck
Senior Vice President and General Counsel

Date: 11/17/2020



CUSTOMERS FIRST

Eric Garcetti, Mayor

Board of Commissioners
Cynthia McClain-Hill, President

Susana Reyes, Vice President

Jill Banks Barad

Mia Lehrer

Nicole Neeman Brady

Susan A. Rodriguez, Secretary

Martin L. Adams, General Manager and Chief Engineer

February 2, 2021

Clark County Public Works
Survey Division – Map Team
500 S. Grand Central Parkway
P.O. Box 554000
Las Vegas, NV 89155-4000

To whom it may concern:

Subject: Letter of Authorization – Mohave Generating Station Property

The City of Los Angeles, a California municipal corporation acting by and through its Department of Water and Power ("Co-Owner"), as owner of thirty (30) percent of the tenancy-in-common interests of the Mohave Generating Station property (Assessor's Parcel Numbers 264-21-501-002, 264-21-703-001, 264-22-000-001, 264-22-000-002, 264-23-000-001, 264-23-000-002, 264-24-101-001, 264-26-000-001, 264-26-000-002, 264-27-101-001, 264-27-301-001) (collectively, the "Property"), hereby authorizes Southern California Edison Company, as Co-Owner's agent, to take all necessary actions and execute all necessary Clark County applications and forms required to allow Clark County to begin its minor subdivision reviews (preliminary and technical) for the Property.

Please contact me at (213) 367-2929, if you have any questions regarding this letter of authorization.

This letter has been executed by a duly-authorized representative of Co-Owner.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul R. Schultz", is written over a light blue circular stamp.

Paul R. Schultz
Director of Power External Energy Resources Division
Los Angeles Department of Water and Power

PRS:tz/md



January 29, 2021

Clark County Public Works
Survey Division – Map Team
500 S. Grand Central Parkway
P.O. Box 554000
Las Vegas, NV 89155-4000

Re: Letter of Authorization

To Whom It May Concern:

NEVADA POWER COMPANY, a Nevada corporation d/b/a NV ENERGY ("Co-Owner"), as owner of fourteen (14) percent of the tenancy-in-common interests of the Mohave Generating Station property (Assessor's Parcel Numbers 264-21-501-002, 264-21-703-001, 264-22-000-001, 264-22-000-002, 264-23-000-001, 264-23-000-002, 264-24-101-001, 264-26-000-001, 264-26-000-002, 264-27-101-001, 264-27-301-001) (collectively, the "Property"), hereby authorizes Southern California Edison Company, as Co-Owner's agent, to take all necessary actions and execute all necessary Clark County applications and forms required to allow Clark County to begin its minor subdivision reviews (preliminary and technical) for the Property.

If you have any questions, or I can be of any assistance, you can email me [REDACTED] or by phone at (702)402-5484.

Sincerely,

A handwritten signature in black ink, appearing to read "Randal D. Cagle".

Randal D. Cagle
Manager Land Resources



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 263-00-002-017, 263-00-002-008, 263-00-002-007, 264-19-000-001, 264-20-000-001,
264-17-000-012, 264-16-000-003, 264-15-701-001, 264-14-000-002, 264-16-000-001

PROPERTY ADDRESS/ CROSS STREETS: BRUCE WOODBURY DRIVE & EDISON WAY

DETAILED SUMMARY PROJECT DESCRIPTION

Arida 2A - 500 kV Generation Intertie Transmission Line (Gen-tie) that is approximately 9.0 miles, Substation, Switchyard with Communication Tower, Fiber Optic Line and ancillary components.

PROPERTY OWNER INFORMATION

NAME: BLM - BUREAU OF LAND MANAGEMENT

ADDRESS: 4701 N. TORREY PINES

CITY: LAS VEGAS

STATE: NV ZIP CODE: 89130

TELEPHONE: 702-515-5000 CELL _____ EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: 328CH 8me LLC

ADDRESS: 4370 Town Center Blvd, Suite 110

CITY: El Dorado Hills

STATE: CA

ZIP CODE: 95762

REF CONTACT ID # _____

TELEPHONE: 801-440-5179

CELL _____

EMAIL: [REDACTED]

CORRESPONDENT INFORMATION (must match online record)

NAME: Linda Bullen

ADDRESS: 8635 W Sahara Ave. #454

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

REF CONTACT ID # _____

TELEPHONE: 702-279-4040

CELL _____

EMAIL: [REDACTED]

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Signed by:

Venkatesh Inti

venkatesh Inti, Chief Development Officer
of Avantus LLC, duly authorized

5/14/2025

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____


FEES _____

TAB/CAC LOCATION _____

DATE _____

INCUMBENCY CERTIFICATE
as to
AUTHORIZED SIGNATURE OF
328CH 8me LLC

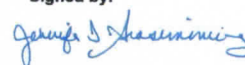
I, Jennifer D. Arasimowicz, the undersigned General Counsel and Corporate Secretary of Avantus LLC, the higher-tier parent company of 328CH 8me LLC, a Delaware limited liability company, do hereby certify in my official and not my personal capacity that the below named person was designated and appointed to the office indicated, and that said person continues to hold such office at this time, and the signature set forth opposite his/her name is such officer's genuine signature:

Name	Title	Signature
Venkatesh Inti	Chief Development Officer of Avantus LLC, duly authorized	<div>Signed by:  E6D4A3C344EA4DB...</div>

IN WITNESS WHEREOF, I have hereunto subscribed my name this 8th day of May, 2025.

328CH 8me LLC

By:

Signed by:

BE1CB7E794C641D...

Name: Jennifer D. Arasimowicz
Title: General Counsel and Corporate Secretary
of Avantus LLC, duly authorized

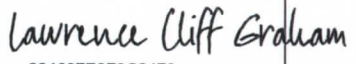

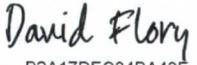


SECRETARY'S CERTIFICATE

as to

328CH 8ME LLC

I, Jennifer D. Arasimowicz, hereby certify that I am the duly elected, qualified, and acting General Counsel and Corporate Secretary of Avantus LLC, a Delaware limited liability company (the "Company"), and in such capacity, I have access to and the authority to certify the books and records of the Company, and am authorized to execute this Secretary's Certificate (this "Certificate") on behalf of the Company and solely in my capacity as Secretary, certify:


- (1) That the attached Exhibit A is a true and complete copy of the ownership structure of 328CH 8me LLC; and
- (2) That the individuals named below have been duly designated and appointed to their respective offices within the Company and, at all relevant times, have been authorized, empowered, and directed to act on behalf of the Company in executing, sealing, acknowledging, filing, recording, and delivering any and all binding documents pertaining to the Company's business affairs. I also confirm that such authority remains in full force and effect, having not been modified, canceled, or revoked, and that the signatures set forth opposite their names are verified as their authentic and duly authorized signatures.

Name	Title	Signature
Lawrence Cliff Graham	Chief Executive Officer	<div>Signed by:  994687E3F3C2478...</div>
Jennifer D. Arasimowicz	General Counsel and Corporate Secretary	<div>Signed by:  BE1CB7E794C641D...</div>
David Flory	Chief Financial Officer	<div>Signed by:  B2A17DEC34BA43E...</div>
Stephanie Perry	Chief Operating Officer	<div>Signed by:  C77A0E51ED5446B...</div>
Venkatesh Inti	Chief Development Officer	<div>Signed by:  E6D4A3C344EA4DB...</div>

IN WITNESS WHEREOF, I have hereunto subscribed my name this 29th day of May, 2025.

328CH 8ME LLC

Signed by:



By:  BE1CB7E794C641D...

Name: Jennifer D. Arasimowicz

Title: General Counsel and Corporate Secretary of
Avantus LLC, duly authorized

Logan Waite
Energy Project Solutions
4675 West Teco Avenue
Suite 230
Las Vegas, NV 89118

June 26, 2025

Clark County Comprehensive Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-1741

Re: Justification Letter for the Arida 2a Solar Project (GenTie, Fiber Optic Line & Switchyard with a Communication Tower) - APR 24-101414
Clark County Special Use Permit Application, Waiver of Development Standards, and Design Review
328CH 8Me LLC

To Whom it May Concern,

Please accept this justification letter on behalf of 328CH 8me LLC (Applicant) for a Special Use Permit, Waiver of Development Standards, and Design Review for the Arida 2a Solar Project (GT, FO & SY) (the Project). The Project has a previously approved special use permit (UC-21-0753), but the Project is now being divided into four separate areas, and after discussions with Clark County Comprehensive Planning Department staff, it was determined each project area would best be processed under its own use permit application. Those four project areas are as follows:

- Arida 1 Solar Project (PV, BESS, Collector Substation & Switchyard with a Communication Tower) – APR 24-101183
- Arida 2a Solar Project (PV, BESS & Collector Substation) – APR 24-101187
- Arida 1 Solar Project (GenTie, Fiber Optic Line & Switchyard with a Communication Tower) – APR 24-101412
- Arida 2a Solar Project (GenTie, Fiber Optic Line & Switchyard with a Communication Tower) – APR 24-101414

This justification letter is for the Arida 2a Solar Project, APR 24-101414, only.

The Project consists of a 500 kV Generation Intertie Transmission Line (GenTie), an overhead fiber optic communications line, an electrical substation and switchyard with a communication tower and ancillary components. The proposed overhead GenTie will connect the electric generating facility, that is proposed within the Arida 1 & 2a PV SUP's (24-101183 & 24-101187) with the existing Mojave Substation northeast of the site. Work within the Mojave Substation will include electrical infrastructure upgrades.

The requested parcels consist of properties owned and managed by private landowners, utility companies and federal agencies.

In support of this request, the Applicant asserts that the Project furthers Clark County Plans and Policies as follows:

- Comprehensive Plan Energy Policy 1 "supports sustainable developments that promote energy

efficiency and conservation;”

- Comprehensive Plan Energy Policy 5 "supports the development of local alternative energy resources, providing opportunities for regional economic expansion;" and
- Comprehensive Plan Energy Policy 7 "support partnerships and cooperation with local, regional and federal agencies to further promote energy conservation and efficiency, renewable energy projects and sustainable development".

In addition, the Project is consistent with the Clark County Master Plan and adheres to the Countywide Goals and Policies as set forth:

Goal 3.2: Support County and state efforts to expand the use of clean energy and achieve GHG reduction targets.

Policy 3.2.1: Clean Energy: Encourage the use of non-fossil fuels and renewable sources of energy in new development and pursue a variety of strategies to reduce energy consumption in existing development.

Policy 3.2.2: Facility Siting: Support the expansion of locally-produced renewable/ alternative energy to serve Southern Nevada by allowing for the construction and expansion of clean power generating and distribution facilities at a variety of scales.

Policy 3.2.3: Energy Consumption: Implement measures for the reduction of energy consumption and promotion of energy conservation in Clark County operations, as identified in the County's All-In Sustainability and Climate Action Plan.

Policy 3.2.4: Emerging Technologies: Facilitate the expanded use of electric and alternative fuel vehicles and other emerging technologies that support the County's sustainability goals.

Policy 3.2.5: Sustainable Development: Encourage growth that is sustainable for the region, is in alignment with GHG reduction targets, and takes future climate impacts into consideration.

Policy 3.6: Focus on incorporating enhanced sustainability and resilience practices into the built environment and supporting policies.

Assessor Parcel Numbers associated with this application are listed below:

Area	Project	Assessor's Parcel Number	Current Zoning	Current Land Use	Owner
GenTie Line	Arida 2a	263-00-002-017	Residential Single-Family 80 (RS80)	OL Open Land	USA (Bureau of Land Management)
GenTie Line	Arida 2a	263-00-002-008	Residential Single-Family 80 (RS80)	OL Open Land	USA (Bureau of Land Management)
GenTie Line	Arida 2a	263-00-002-007	Residential Single-Family 80 (RS80)	OL Open Land	USA (Bureau of Land Management)
GenTie Line	Arida 2a	264-19-000-001	Residential Single-Family 80 (RS80)	OL Open Land	USA (Bureau of Land Management)
GenTie Line	Arida 2a	264-20-000-001	Residential Single-Family 80 (RS80)	OL Open Land	USA (Bureau of Land Management)

Area	Project	Assessor's Parcel Number	Current Zoning	Current Land Use	Owner
GenTie Line	Arida 2a	264-17-000-012	Residential Single-Family 80 (RS80)	OL Open Land	USA (Bureau of Land Management)
GenTie Line	Arida 2a	264-16-000-003	Residential Single-Family 80 (RS80)	Urban Neighborhood (greater than 18 du/ac)	USA (Bureau of Land Management)
GenTie Line	Arida 2a	264-15-701-001	Public Facility (PF)	OL Open Land	USA (Bureau of Land Management)
GenTie Line	Arida 2a	264-14-000-002	Public Facility (PF)	OL Open Land	USA (Bureau of Land Management)
GenTie Line	Arida 2a	264-16-000-001	Residential Single-Family 80 (RS80)	OL Open Land	USA (Bureau of Land Management)
GenTie Line	Arida 2a	264-30-000-001	Residential Single-Family 80 (RS80)	OL Open Land	USA (Bureau of Reclamation)
GenTie Line / Switch Yard/ Comm's Tower	Arida 2a	264-15-301-003	Residential Single-Family 80 (RS80)	Urban Neighborhood (greater than 18 du/ac)	RENEWA I, LLC
GenTie Line / FO Line	Arida 2a	264-23-000-001	Industrial Heavy (IH)	Industrial Employment (IE)	Southern CA Edison Co and City of Los Angeles
Fiber Optic Line	Arida 2a	264-23-000-002	Industrial Heavy (IH)	Industrial Employment (IE)	Southern CA Edison Co and City of Los Angeles
Fiber Optic Line	Arida 2a	264-22-000-002	Industrial Heavy (IH)	Industrial Employment (IE)	Southern CA Edison Co and City of Los Angeles
Fiber Optic Line	Arida 2a	264-27-101-003	Industrial Heavy (IH)	Industrial Employment (IE)	Southern CA Edison Co and City of Los Angeles

The Project will consist of the following primary components:

- Collector Substation
- Switchyard with Ancillary Components
- 500 kV Generation Intertie Transmission Line (Gen-tie)
- Overhead Fiber Optic Communications Line
- Communication Tower

Use Permits

Development of the Project will require a Special Use Permit to construct. The Applicant is seeking the

following use permits:

1. Communication Tower per Section 30.03.08-B.2
2. Public Utility Structures, Public Buildings and Structures per Section 30.03.08-B.6
 - a. Aboveground Utility Lines 200kv or Greater & Utility Poles
 - b. Collector Substation with Ancillary Components

Communications Tower is to be located within the substation switchyard area. We are requesting residential adjacency separation for all communication tower components as this is consistent with the existing land use.

The request for residential adjacency separation includes antenna structure height increases and waivers of landscaping and screening. The antenna structure heights are not to exceed 100 feet. The required extended height is needed to achieve a full line of sight for the fiber optic line telecommunications. Actual antenna heights will be confirmed once a final line of sight study is completed but a typical detail showing a max height range is noted on the site plans.

The request for this separation also includes elimination of the landscaping and screening for the communication tower and ground level equipment. The switchyard is not adjacent to public streets and there is an existing wide drainage right-of-way separating the switchyard site from the existing residential use.

Public Utility Structures include the installation of a collector substation, switchyard with ancillary components, a 500 kV Generation Intertie Transmission Line (GenTie), and an overhead fiber optic communications line. Structures within the substation are to include maximum heights of 50 feet, which is over the 35 feet max structure height per section 30.02.02.B-D. A request to allow the increase of this structure height will be included as a waiver of development standards below. Utility poles for the overhead fiber optic line are not to exceed 35 feet in height.

Waivers of Development Standards

Per land use table 30.03.08-B.2-Communication Tower, B.6 -Public Utility Structures, Subsections i. Aboveground Utility Lines 200kv or Greater, ii. Utility Poles, iii. Public Utility Buildings and Structures, the applicant intends to waive certain development standards with this special use permit.

The Applicant is seeking the following waiver of development standards:

1. Waive Structure Height Requirements per Section 30.02.02.B
2. Waive Street Landscaping Standards per Section 30.04.01
3. Not Install Offsite Improvements per Section 30.04.08
4. Waive Landscape Buffering per Section 30.04.02

The justification for these requests is as follows:

1. **Request:** An increase in the height of public utility structures up to 50 feet where 35 feet is the standard in an RS80 zone.

Justification: The Project will require public utility structures up to 50 feet in height to serve the Substation and Switchyard. 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.

2. **Request:** Waive Street Landscaping Standards

Justification: The project's location in a rural, non-urbanized area with minimal public traffic reduces the necessity for street landscaping. The substation is not adjacent to public streets therefore street

frontage landscaping is not applicable.

3. **Request:** Not installing offsite improvements (curb, gutter, detached sidewalks, streetlights and partial paving).

Justification: A 24' wide private access road is proposed to access the site at the southwest corner of APN 264-15-401-006. The switchyard footprint was shifted to the eastern half of the parcel to avoid visual impacts to the apartment complex to the south and the school to the north.

The significant alluvial flows diverted from the Clark County School District property crosses the Cougar Drive alignment. The Project will accept those flows with the proposed drainage infrastructure and connect via culvert to the Public Works managed existing drainage diversion channel (on the BLM parcel west of the Cougar Drive alignment). These flows will be captured and conveyed south to the existing flood channel along the north side of the Vista Creek Apartment property. Flows north of the existing BLM grant will continue draining southeast crossing the Cougar Drive alignment and will be routed around the site and returned to the historical flow path.

We believe that these waivers are justified based on the limited scope of the development, the minimal traffic expectations, and the absence of any adverse drainage impacts.

4. **Request:** Waive landscape buffer requirements.

Justification: Landscaping is not typical of rural PV projects and associated transmission lines. Additionally, landscaping would require use of scarce water resources. Waiving landscaping buffers is consistent with the existing land use. Typically, landscape buffering requirements do not apply to transmission poles. The switchyard is not adjacent to public streets and there is an existing wide drainage right-of-way separating the switchyard site from the existing residential use.

Sustainability

Development of the project is required to support implementation of the Clark County Sustainability and Climate Action Plan by ensuring that developments conserve water and energy resources, improve air quality, reduce urban heat island effect, and help Clark County adapt to future climate challenges. Nonresidential Development must achieve at least 7 points from the Sustainability measures with no points being awarded for compliance with standards that are otherwise required by the Title.

After applying points to the sustainability options provided on the form, the project accumulated a score of 5.5 points which is under the minimum required 7 points to be met. Although the scoring did not meet the requirement for non-residential, we consider this project to be outside of the categorized non-residential as this project will connect to the electric generating facility, that is proposed within the Arida 1 & 2a PV SUP's, as mentioned in the above project rationale.

The project is demonstrating alternative compliance through a solar plant development that meets or exceeds all other requirements of this Title. Power generated from the solar plant will generate 100% of any of the building structure's estimated annual electricity use and have battery backup (BESS). Water conservation will be applied through water-efficient construction practices and the project operations have no generation of emissions to disturb air quality.

The Applicant believes that the above justifies the Sustainability requirements.

Design Review

The applicant is also requesting the following Design Reviews:

1. Public Utility Structures:
 - a. Above Ground Utility Lines 200kv or Greater – 500 kV Gen-Tie
 - b. Utility Poles - Overhead Fiber Optic Communications Line
 - c. Public Utility Buildings and Structures – Substation and Switchyard with Ancillary Components
2. Communication Tower
3. Hillside Development

We believe the proposed development is compatible with the surrounding area and that the above justifications for the Special Use Permit, Waivers of Standards and Design Review, are sufficient to support the Clark County approval of these applications. With the approval of these applications, the uses will be consistent with Clark County Title 30.

If you have any questions about this letter, please contact me at Logan@energyprojectsolutions.com.

Sincerely,

Logan Waite
Director of Development Services
Energy Project Solutions

Cc: Elliott Casper, Avantus, ecasper@avantus.com
Jonathan Rigg, Avantus, jrigg@avantus.com
Linda Bullen, Bullen Law, linda@bullenlaw.com

08/20/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0501-RENEWAL, LLC:

USE PERMITS for the following: **1)** public utility structures (overhead transmission lines and electric substation) and all ancillary equipment; and **2)** a communication tower and all associated equipment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase structure height; **2)** eliminate street landscaping; **3)** eliminate buffering and screening; and **4)** waive full off-site improvements.

DESIGN REVIEWS for the following: **1)** public utility structures (overhead transmission lines and electric substation) and all ancillary equipment; **2)** a communication tower and all associated equipment; and **3)** final grading plans for a hillside development on a 211.30 acre portion of a 6,854.96 acre site in an RS80 (Residential Single-Family 80) Zone, an IH (Industrial Heavy) Zone, and a PF (Public Facilities) Zone.

Generally located east and west of Needles Highway between the Nevada State Line and Hiko Springs Lane within Laughlin. MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:

List on file.

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 street landscaping along Cougar Drive where two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk are required per Section 30.04.01D.
3. Eliminate buffering and screening requirements where required per Section 30.04.02.
4. Waive full off-site improvements (curb, gutter, streetlights, sidewalks, and partial paving) along Cougar Drive where required per Section 30.04.08C.

LAND USE PLAN:

LAUGHLIN - BUSINESS EMPLOYMENT

LAUGHLIN - CORRIDOR MIXED-USE

LAUGHLIN - INDUSTRIAL EMPLOYMENT

LAUGHLIN - OPEN LANDS

LAUGHLIN - PUBLIC USE

LAUGHLIN - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 211.30 (subject site)/6,854.96 (overall)
- Project Type: Overhead transmission lines, electric substation, fiber optic lines, and accessory structures
- Building Height (feet): 199 (maximum)
- Sustainability Required/Provided: 7/7

Site Plans

The plans show the proposed project will be divided into 3 parts: 1) an overhead electric transmission line starting at the proposed boundary with the solar electric generation facility that is the subject of UC-25-0499, and connecting through an electric substation on APN 264-15-301-003 and continuing on to the existing substations on APN 264-23-000-001; 2) the electric substation on APN 264-15-301-003; and 3) a series of overhead fiber optic transmission lines extending from the substation on APN 264-15-301-003 and continuing to existing communication facilities on the west and south sides of APN 264-27-101-003.

The proposed overhead electrical transmission line will serve as generation tie line connecting the proposed solar electric generation facility to the south of the subject site to the grid through various substations. The gen-tie line will start at the southeastern border of APN 263-00-002-017. The gen-tie line will consist of 3, 230 kV overhead transmission lines and will be supported by 3 towers at various intervals along the gen-tie route. The gen-tie lines will be contained within a gen-tie easement that will follow the gen-tie line along its route and is 200 feet wide. The first set of towers is located 144 feet north of the southern property line of APN 263-00-002-017. The lines will continue to the northwest approximately 4,480 feet to the northeast corner of APN 263-00-002-017, where the gen-tie line route will then turn to the northeast for approximately 4.1 miles crossing through the southeast corner of APN 260-00-002-008, the central portion of APN 263-00-002-007, the northwest corner of APN 264-30-000-001, the southeast corner of APN 264-19-000-001, and the central portion of APN 264-20-000-001.

In the western portion of APN 264-20-000-001, the gen-tie line will turn northeast to reach the northeast corner of APN 264-20-000-001 for the last 1,500 feet of the 4.1 mile stretch to the northeast. From the northeast corner of APN 264-20-000-001, the gen-tie line route continues northeast 963 feet through the south-central portion of APN 264-17-000-012 at which point the route continues to the northeast approximately 4,000 feet to the east-central boundary of APN 264-17-000-012. At this point the gen-tie line route heads to the southeast about half a mile to the central portion of the western half of APN 264-16-000-003 crossing through the southwest corner of APN 264-16-000-001 on the way. The route will go northeast for 1,000 feet to intersect with Needles Highway. The gen-tie line will continue eastward 100 feet north of the southwest property line of APN 264-16-000-003 for 2,760 feet. The gen-tie line will continue along this trajectory through APN 264-15-301-003 for 2,000 feet where it will then connect with the proposed substation on this parcel. The gen-tie line will then continue through APN 264-15-301-003 for another 800 feet to enter APN 264-15-701-001 by 140 feet at which point the route will turn south for 1,233 feet to then be 200 feet north of the southern property line of APN 264-15-

701-001. The gen-tie line route will then turn east again for 2,935 feet crossing into the southwestern portion of APN 264-14-000-002. The gen-tie line will then run south for 2,720 feet crossing Bruce Woodbury Drive and entering the southwestern portion of APN 264-23-000-001. Finally, the gen-tie route turns west for 402 feet to connect with the existing Mohave Substation located in the southwest corner of APN 264-23-000-001. An unpaved 10 foot wide access road will provide access to the gen-tie lines to the west of the proposed substation. Existing access roads connecting to Bruce Woodbury Drive will provide access to the gen-tie areas east of the proposed substation.

Besides the electric transmission gen-tie lines and structures, fiber optic transmission lines and associated structures are also being proposed. The proposed lines are a mixture of overhead and underground lines. The plans show there are potential lines that are proposed within the subject site. The first line will start underground at the southwest corner of APN 264-15-301-003 and will run underground along Cougar Drive and cross Bruce Woodbury Drive where the lines will then become overhead lines along the south side of Bruce Woodbury Drive for 1.1 miles where the fiber optic lines will then turn south into APN 264-23-000-001. The fiber optic lines then continue south through APN 264-23-000-001 for 3,000 feet, just to south of the southwest corner of the existing Mohave Substation. At this point, the fiber optic lines will continue to southwest for 3,000 feet as overhead transmission lines, crossing into APN 264-22-000-002. At this point, the lines will split direction just north of the southern boundary of APN 264-22-000-002 with one line running due south and another in a westward. The overhead fiber optic line running to the west will run another 4,200 feet before transitioning underground just to the east of the existing cul-de-sac for Cal Edison Drive and connecting with existing lines. The second overhead fiber optic line heading southward will continue 4,300 feet to the southwest and transition underground just to the north of Casino Drive, where it will connect with existing communication lines.

The plans show a proposed switchyard and substation site located on APN 264-15-301-003. The plans show there will be 3 pad sites for a switchyard and 2 substations. The switchyard will be 9.19 acres and located in the east-central portion of the site. The switchyard will be set back 350 feet from the north property line of APN 264-15-301-003, 400 feet from the east property line, and 310 feet from the south property line. Approximately, 50 feet to the west of the switchyard will be the 2 substation pads with a 3.48 acre northern substation area and a 2.42 acre southern substation area with the 2 substations separated by 50 feet. The northern substation will be set back 180 feet from the northern property line and 1,040 feet from Cougar Drive to the west, while the southern substation will be set back 360 feet from the south property line and 1,070 feet from Cougar Drive. The plans for both the substation and switchyard show the circuit equipment will generally be located centrally within the pad sites with a control building located to the south of the equipment of each area. The plans also show a microwave communication tower will be located centrally along the southern boundary of the switchyard area and will be set back 331 feet from the south property line. Both the substation and switchyard areas will be enclosed by a 7 foot tall security fence and gated with a 24 foot wide security gate. Both the switchyard and substation will have 2 points of access, each located in the northeast and northwest corners of their respective areas, except for the southern substation that will have access points in the northwest and southwest corners. These access points will connect to a 24 foot wide drive aisle that will access Cougar Drive in the southwest corner of the site. The access

drive will run north parallel to Cougar Drive but set back at least 100 feet. The access drive then turns to the east and then run along the northern boundaries of the northern substation and switchyard and is set back at 100 feet from the property to the north. Another access drive will split off to provide access to the southern substation.

Finally, the grading plans show an area of 27.26 acres will be graded with a total area of 4.16 acres being within a slope exceeding 12%. All the area within significant slope areas to be graded is within the western portion of the site where the gen-tie line will pass through mountainous areas of APNs 263-00-002-017, 263-00-002-008, 263-00-002-007, 264-30-000-001, 264-19-000-001, 264-20-000-001, and 264-17-000-012. The areas to be graded are primarily where the utility tower platforms will be located. Of the 4.16 acres of area with a slope 12% or greater is being graded, 3.03 acres will have a slope of 12% to 25% and 1.13 acres will have a slope of greater than 25%. This means 72.8% of the graded area will have slopes between 12% and 25% and 1.43% of the project site with a slope of 12% to 25% will be disturbed with 98.57% maintaining natural grade. Additionally, 27.2% of the graded area will have slopes greater than 25% and 0.53% of the project site with a slope greater than 25% will be disturbed with 99.47% maintaining natural grade. Overall, only 12.3% of the project site area will be graded.

Landscaping

The plans show that there is no proposed landscaping besides the natural landscaping that will remain on-site. Additionally, the applicant is waiving buffering and screening landscaping that is required along the north and south boundaries of APN 264-15-301-003. Buffering and screening landscaping is also required and is being waived on the parcels the gen-tie line and fiber optic structures pass through in the southeast portion of the site. This includes the north boundary of APN 264-23-000-001, the east boundary of APN 264-23-000-002, the west boundary of APN 264-22-000-002, and the west and south of boundaries of APN 264-27-101-003. Finally, along the entire portion of the site west of APN 264-15-301-003, the applicant is not providing buffering and screening landscaping, where required, along all site boundaries.

Elevations

The plans show that the gen-tie line, 230kV overhead transmission line structures will primarily be tall poles with conductors typically 47 feet to 67 feet off the ground. The elevations indicate these structures will vary in height between 80 feet and 199 feet. Within the electrical substation and switchyard areas, various steel pole towers, transformers, and similar structures will be used with the tallest structure being 50 feet. The proposed fiber optic transmission line poles will be a maximum of 35 feet tall. Additionally, the control buildings within the switchyard and substation are shown to have painted metal exteriors with access doors on 3 sides and will be approximately 11 feet tall. Finally, 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.

Applicant's Justification

The elimination of screening and buffering and street landscaping is justified as landscaping is not typical of rural PV projects and associated transmission lines. Additionally, landscaping would require the use of scarce water resources. The increase in height should not cause any negative impacts, as 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 elimination of off-site improvements is justified as the significant alluvial flows diverted from the Clark County School District property crosses the Cougar Drive alignment and connect via culvert to the Public Works managed existing drainage diversion channel. Additionally, these flows will be captured and conveyed south to the existing flood channel along the north side of the Vista Creek Apartment property. There is also a very limited scope of development, minimal traffic expectations, and the absence of any adverse drainage impacts. The subject use permit is identical to the related UC-25-0497 due to differences in ownership and possible differences in financing timelines of the solar PV electric generation station phases that are related to this project and are the subject of UC-25-0499 and UC-25-0502. This permit set-up allows the construction of the gen-tie line and subdivision regardless of potential ownership issues or differing timelines related to the construction of electric generation station portion of the overall project.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0166	Waived required roadway dedications and restrictive covenant requirements for full off-site improvements	Approved by PC	May 2022
UC-21-0753	Solar electric generating station, substation, overhead transmission lines, public utility structures, and ancillary structures - expired	Approved by BCC	February 2022
UC-0774-17	Communication tower in conjunction with an electric substation on APN 264-14-000-002	Approved by PC	November 2017
UC-0218-10	Allowed hazardous materials storage in conjunction with an existing wastewater treatment plant on APNs 264-14-000-002 and 264-15-701-001	Approved by BCC	July 2010
ZC-0171-10	Reclassified APN 264-15-301-003 from R-U to R-4 and U-V zoning for a mixed-use multi-family residential development - expired	Approved by BCC	July 2010
UC-112-98	Allowed the construction of a 3,500 square foot private club on APN 264-15-301-003 - expired	Approved by PC	March 1998
ZC-207-87	Reclassified APNs 264-14-000-002 and 264-15-701-001 from R-U to P-F zoning for a water treatment plant	Approved by BCC	October 1987
UC-20-87	Allowed water treatment plant expansion on APNs 264-14-000-002 and 264-15-701-001	Approved by BCC	April 1987
ZC-14-67	Reclassified APNs 264-22-000-002, 264-23-000-001, 264-23-000-002, and 264-27-101-003 from U to M-3 zoning for a proposed coal fired electric generation station (Mohave Generating Station)	Approved by BCC	May 1967

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80 & PF	Undeveloped, Laughlin High School, & water treatment plant
South	Open Lands; Entertainment Mixed-Use; Corridor Mixed-Use; Business Employment; Public Use; & Urban Neighborhood (greater than 18 du/ac)	RS80, RM32, & CR	Undeveloped & multi-family residential development
East	Open Lands; Industrial Employment; & Entertainment Mixed-Use	RS80, CG, CR, & RM32	Undeveloped & Casino Drive Strip
West	Open Lands; Public Use; Corridor Mixed-Use; Business Employment; Entertainment Mixed-Use; Mid-Intensity Suburban Neighborhood (up to 8 du/ac); Compact Neighborhood (up to 18 du/ac); & Urban Neighborhood (greater than 18 du/ac)	CG, RS3.3, RM18, RM32, RS5.2, PF, CP, RS80, IL, IP, & CR	Undeveloped, Mountain View Park, single-family residential developments, parking lot, mini-warehouse, & office/warehouse

Related Applications

Application Number	Request
UC-25-0497	A use permit for an overhead transmission lines, public utility structures, electric substation, and ancillary structures is a related item on this agenda.
UC-25-0499	A use permit for a solar generation station with BESS, public utility structures, and ancillary structures is a related item on this agenda.
UC-25-0502	A use permit for a solar generation station with BESS, public utility structures, and ancillary structures is a related item on this agenda.

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.

Overall, staff finds there is a history of electricity generation, transmission lines, and similar facilities being approved on both the subject site and the surrounding area. Given the overall visual impacts that such facilities cause, staff finds to reduce impacts on the character of the area it is best to concentrate these types of structures in certain areas, such as the subject site, where there is reduced urban development located in the surrounding area and where such facilities can be clustered to prevent future impacts. There are also existing overhead transmission lines adjacent or near almost the entire length of the proposed gen-tie route. 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 towers will also be significantly set back from exterior property lines. Given the addition of the proposed 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 safety, a development agreement is requested to mitigate potential impacts resulting from the development of the project.

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

When it comes to the height of public utility structures, the proposed utility structures come in a variety of shapes and heights but are like structures that have been previously approved in the area. 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 surrounding development should not increase any visual burden. Additionally, where the towers will be located adjacent to more urbanized development, the towers will be mainly located within properties that have industrial or public utility uses present already. Where the towers will be adjacent to residential developments on APN 264-15-301-003, the high voltage towers will be set back at least 100 feet which should help to reduce any negative impacts. Since, however, staff is unable to support the other waivers of development standards, staff is unable to support this request.

Waiver of Development Standards #2

The purpose of street landscaping is to allow for complete streetscapes that aid in the reduction of the heat island effect, and which promote pedestrian oriented developments. While staff can appreciate street landscaping along non-urban streets in the more rural portions of the gen-tie line would mostly likely be out of place, the focus of this request is along Cougar Drive. The portion

of Cougar Drive under consideration is within the more urban portion of the Laughlin area and there are both residential and school uses surrounding this portion of the site, which would have pedestrian traffic. As a result, while substations and switchyards are generally unmanned, the surrounding uses are not. Landscaping will make walking to school both more comfortable and safer. Additionally, the adjacent multi-family residential development was developed with a 15 foot wide landscaping area including street trees and detached sidewalks. As a result, staff is unable to support this request.

Waiver of Development Standards #3

The purpose of screening and buffering landscaping is to allow for appropriate buffers between incompatible uses and to reduce the negative impacts between such uses, such as visual burdens, odors, lighting, etc. In this case, similar to street landscaping, staff concurs the use of buffering landscaping within the more rural portions of the site and along the boundaries of the existing industrial and public utilities parcels would not satisfy the intent of screening and buffering landscaping. Within the rural areas, there is not much residential development, and such landscaping would be out of place or inherently difficult to maintain, while the existing public utilities and industrial properties have existed for several decades so there should already be certain expectations regarding the uses on these properties. Staff, however, finds the lack of buffering and screening along the boundaries of APN 264-15-301-003 where there is existing residential development and a school is an issue. While the towers and other equipment will be significantly set back and generally should not be an issue otherwise, the addition of the required buffering and screening landscaping would not only enhance the site but also reduce any negative impacts that may not be currently considered. For these reasons, staff cannot support this request.

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.

Design Reviews #1 & #2

Overall, staff finds that the design of the proposed substation, utility towers, and communication tower are like those previously approved in the area and elsewhere in the County. The proposed structures properly account for existing topographical features and are integrated into the surrounding landscape and developments as much as possible. The proposed facilities are concentrated in areas where solar electric generation facilities and public utility uses and structures have been approved previously. In addition, the proposed structures have mitigated possible visual effects by locating within areas that are trending toward the development of solar generation facilities and other renewable energy and electrical substation projects and within existing public utility structures and use. Staff, however, is concerned regarding the design of the portion of the site along the east side of Cougar Drive. This portion of the site is in a more urban area and is adjacent to both an existing school and multi-family residential development. The structures should blend into the surrounding landscape due to their design and their location on the site but given the potential for unforeseen issues staff finds additional buffering landscaping

should be provided particularly where the site is directly adjacent to the school and multi-family residential development. Additionally, given this site is located between the school and the residential development, which both have existing sidewalks, staff finds sidewalks should be provided along with street landscaping to promote existing pedestrian infrastructure, but to also help create more comfortable and safer pedestrian paths to school. For these reasons, staff cannot support these requests.

Design Review #3

The purpose of the hillside development restrictions is to provide for the reasonable, safe and aesthetic use of the steep and inconsistent topography of natural hillsides within unincorporated Clark County. The site is in areas with slopes exceeding 12%. The final grading plan will allow the applicant to propose construction of a new gen-tie line with associated public utility structures. Staff finds the grading and site design will help to reduce any visual impacts by generally maintaining the existing topography of the area and will integrate the structures into the existing topography as much as possible. The overall disturbance of the hillside is limited and will maintain the natural character of the area. Additionally, the grading design limits the number of retaining walls and their height. The proposed hillside development design will support Master Plan Policy 6.2.1, which supports development that is context specific and maintains the integrity of both the natural and built environment. For these reasons, staff can support this design review, but due to staff's inability to support the accompanying waivers and design review, staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards #4

Historical events have demonstrated how important off-site improvements are for drainage control. Full width paving also allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Additionally, the proposed development will be in close proximity to an existing school, therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Approval of the use permits; denial of waivers of development standards and the design reviews.

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:

- 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 which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County or the Bureau of Land Management, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised a bond (or other guarantee per Section 30.03.08B.2) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 50 feet for Cougar Drive, 30 feet for the east unnamed street, 30 feet for the south unnamed street, 40 feet for the north unnamed street and associated spandrels;
- Road alignments shown on the Transportation Map must be dedicated at the widths shown on the map;
- Applicant acknowledges that right-of-way dedications may be required in the future if the use changes;
- Utility pole locations must comply with Subsection 30.04.08.H.1.IV. of County Code.
- Applicant to construct a 5 foot asphalt path along the south unnamed street of the school.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access; fire protection water supply must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: 328CH 8ME, LLC

CONTACT: LINDA BULLEN, BULLEN LAW, LLC, 8635 W. SAHARA AVENUE, SUITE 454, LAS VEGAS, NV 89117