

Action Letter



Separator Sheet



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

July 30, 2010

Mr. Thomas Dombrowski
NV Energy
6226 West Sahara Avenue
Las Vegas, Nevada 89146

**RE: EOT-38397 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF JULY 29, 2010**

Dear Mr. Dombrowski:

Your request for an Extension of Time of a previously approved Site Development Plan Review (SDR-27953) FOR AN ELECTRIC UTILITY SUBSTATION WITH A WAIVER OF LANDSCAPE STANDARDS approximately 292 feet west of Martin Luther King Boulevard and 890 feet north of Alta Drive (APN 139-33-202-007), C-1 (Limited Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on July 29, 2010.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. This Extension of Time (EOT-38397) shall expire on 07/10/2015, unless another Extension of Time is approved by the Planning Commission.
2. Conformance to all applicable conditions of approval for Site Development Plan Review (SDR-27953).

This action by the Planning Commission on **July 29, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **August 9, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkonian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



CITY OF LAS VEGAS**ONE MOTION / ONE VOTE**

Planning and Development Department
Case Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: EOT-38397 - APPLICANT/OWNER: NEVADA POWER COMPANY

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **JULY 29, 2010** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney** at **(702) 385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at **(702) 229-6301**.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM JULY 28, 2010.

Thomas Dombrowski
Signature

7/23/10
Date

THOMAS DOMBROWSKI
Please Print Name

NV ENERGY
Company Name

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

RECEIVED

JUN 23 2010

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

July 16, 2010

Mr. Thomas Dombrowski
NV Energy
6226 West Sahara Avenue
Las Vegas, Nevada 89146

**RE: EOT-38397 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF JULY 29, 2010**

Dear Mr. Dombrowski:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **July 29, 2010** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, July 23, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

Mayor
Oscar B. Goodman

City Council
Gory Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



Neighborhood Services List



Separator Sheet

Development Notification

PC Meeting: JULY 29, 2010

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

EOT-38397

WLV-NAA6

18b The Las Vegas Arts District

WLV-NAA7

Bonanza Park HOA

25

Bonanza Village NA

Desert Garden HOA

Downtown Business Operators Council

Fremont Street Experience Business Association

Gateway Neighborhood Association

Harry Levy Gardens Resident Council

Horizon Studio Apartments

Marble Manor Resident Council

McNeil Estates NA

Pinto Palomino Residents NA

Rancho Bel Air NA

Rancho Circle HOA

Rancho Manor NA

Rancho Nevada Estates HOA

Rancho Oakley NA

Rancho Springs NA

Saratoga Meadows NA

Scotch Eighty Organization

Village Pasco HOA

WLV-NAA1

WLV-NAA4

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: July 2, 2010
Re: **EOT-38397** Nevada Power Company 300 S. Martin L. King Blvd.
Request for an Extension of Time of an approved SDR

COMMENTS:

We have no comment on the Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-27953) for an electric utility substation with a waiver of landscape standards approximately 292 feet west of Martin Luther King Boulevard and 890 feet north of Alta Drive as long as all site-related actions are ultimately complied with.

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

EOT-38397 - EXTENSION OF TIME RELATED TO EOT-38396 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: NEVADA POWER COMPANY - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-27953) FOR A ELECTRIC UTILITY SUBSTATION WITH A WAIVER OF LANDSCAPE STANDARDS at 300 South Martin Luther King Boulevard (APN 139-33-202-007), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)

PLANNING COMMISSION: JULY 29, 2010

PLANNING SUPERVISOR: STEVE GEBEKE



CONSENT

Comments Due: JUNE 29, 2010

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

EOT-38397

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2nd Floor
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEBUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEBUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SDPR
06/01/2010

Application Letter – Related Case



APPLICATION LETTER – RELATED CASE

Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

July 11, 2008

Mr. Tom Dombrowski
Nevada Power Company
6226 West Sahara Avenue
Las Vegas, Nevada 89146

RE: ABEYANCE - SDR-27953 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Dombrowski:

Your request for a Site Development Plan Review FOR A ELECTRIC UTILITY SUBSTATION WITH A WAIVER OF LANDSCAPE STANDARDS at 300 South Martin Luther King Boulevard (APN 139-33-202-007), C-1 (Limited Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on July 10, 2008.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/21/08, except as amended by conditions herein.
3. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

Mayor
Oscar B. Goodman

City Council
Gary Reese
Mayor Pro Tem
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



EOT-38397

4. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
7. All perimeter walls must be decorative with 20 percent contrasting material and that pilasters are to be spaced a maximum of 24 feet on center.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: a landscape buffer shall be included along the western property line adjacent to the neighboring residential development sufficient to provide a tree every 20 feet on-center in an approved configuration as outlined by Title 19.12.030.
9. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

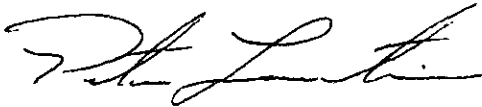
Public Works

13. The applicant shall coordinate with the adjacent parcel to the north to submit and receive approval from the City Council for a Review of Condition #14 of SDR-3278 to allow access to this site via the existing emergency access easement prior to the issuance of permits. If the ROC is not approved by the City Council this site plan shall be null and void and the applicant will need to obtain access through an alternative entry.
14. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.
15. The proposed gated entry shall be designed, located and constructed to meet the intent Standard Drawing #222a. An appropriate turn around shall be constructed within the private drive and the proposed gates shall be setback a sufficient distance to allow the largest commercial vehicles accessing this site to pull completely out of the Martin L. King Boulevard right-of-way before stopping to open the gates.
16. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. Existing obstructions, such as the block wall on the adjacent parcel to the north side of this site, shall be modified as necessary to conform to the Sight Visibility Restriction Zone Standards.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of construction plans for this site. The design and layout of the access drive shall meet the approval of the Department of Fire Services.
18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

Mr. Dombrowski
SDR-27953 – Page Four
July 11, 2008

This action by the Planning Commission on **July 10, 2008** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **July 11, 2008**.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written in a cursive style.

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl:clb

Hansen Sheet



Separator Sheet

7/29/10 - PC - A

Report Date 06/03/2010 02:31 PM

Submitted By

Page 1

A/P # 38397 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	06/01/2010 13:05	983052	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

EOT-38397 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: NEVADA POWER COMPANY - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-27953) FOR A ELECTRIC UTILITY SUBSTATION WITH A WAIVER OF LANDSCAPE STANDARDS at 300 South Martin Luther King Boulevard (APN 139-33-202-007), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)

Parent A/P # 27953
Project # 38397 Project/Phase Name NEVADA POWER SUBSTATION (DN-1) Phase #
Size/Area 2.74 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13933202007

Location

Owner/Tenant

Contact ID AC1209931 Name DOMBROWSKI, TOM NEVADA POWER COMPANY
Mailing Address 6226 W SAHARA AVE Organization
City LAS VEGAS State/Province NV
ZIP/PC 89146-3060 Country ☐ Foreign
Day Phone (702)402-2620 x Evening Phone
Fax (702)402-5064 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13933202007

Report Date 06/03/2010 02:31 PM

Submitted By

Page 2

Applicants/Contacts

Primary Y Capacity OWNER Contact ID AC1209931 ☐ Foreign
Effective Expire
Name DOMBROWSKI, TOM NEVADA POWER COMPANY
Day Phone (702)402-2620 x Eve Phone Organization
Pager PIN # Position
Fax (702)402-5064 Mobile Profession
E-Mail
Address 6226 W SAHARA AVE
LAS VEGAS, NV 89146-3060
Seasonal Addr

Valid From To
Comments Tom Dombrowski

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
PROCESSING FEE (\$300.00)	Paid
Check Inspections	inspections Successful
Check Reviews	Reviews Failed
394566 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
394567 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
394568 FIRE COMM #1 (FIRE COMMUNICATION)	Incomplete
394570 FLOOD #1 (FLOOD CONTROL)	Incomplete
394571 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
394569 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
394575 ROW #1 (RIGHT-OF-WAY)	Incomplete
394573 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
394574 SURVEY #1 (SURVEY)	Incomplete
394576 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
394572 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(ASSIGN CASE TO A PLANNER)	
(AT-COMPLETE DRT PROCESS)	
(AT-ROUTE PLANS FOR REVIEW)	
(PT-NOTIFICATION MAP DATE)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Review Activities

Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
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394566	B&S PLAN	1	Incomplete	☐		06/03/2010 14:30		
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Report Date 06/03/2010 02:31 PM

Submitted By

Page 3

Review/Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
394567	DEVCO	1	Incomplete	☐	06/03/2010 14:30			
394568	FIRE CDM	1	Incomplete	☐	06/03/2010 14:30			
394569	NEIGH P&S	1	Incomplete	☐	06/03/2010 14:30			
394570	FLOOD	1	Incomplete	☐	06/03/2010 14:30			
394571	LAND DEV	1	Incomplete	☐	06/03/2010 14:30			
394572	TRAFFIC	1	Incomplete	☐	06/03/2010 14:30			
394573	SEWER	1	Incomplete	☐	06/03/2010 14:30			
394574	SURVEY	1	Incomplete	☐	06/03/2010 14:30			
394575	ROW	1	Incomplete	☐	06/03/2010 14:30			
394576	TEFO	1	Incomplete	☐	06/03/2010 14:30			

Activity/Review Details		
Detail	SUBMITTAL CHECKLIST (EOT)	Modified By FSOLIS
Comments	Modified Date/Time 06/01/2010 13:05	
No Comments		
SUBMITTAL CHECKLIST		
Indicate if item is being submitted		
Y	Application/Petition Form	
Y	Justification Letter	
Y	Laser Print Site Plan	
Y	Laser Print Floor Plan	
Y	Laser Print Elevation	
Y	Statement of Financial interest	
Y	Copy of Approval Letter	
Y	Business Licensing Requirements Met	
Y	Business License Exempt	

Check Conditions Condition	Approval Supervisor Required	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
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No Conditions

Planning Condition	Description	Effective	Expire	Comments
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There is no planning condition for this project.

Report Date 06/03/2010 02:31 PM

Submitted By

Page 4

EXTENSION OF TIME

N Will this go to the City Council?

Final City Council letter received

N Will this go DIRECTLY to City Council?

Annotated minutes received

Parent Application Type SDR

Hearing Type

Parent Project # 27953

Public, Non-Public or Admin? NDN-PUBLIC

Staff Recommendation

Meeting information

Meeting Grid
Meeting Date
Comments
Added By

Meeting Type

Meeting Status

Add Date

Modified by

Modified Date

YES Votes

NO Votes

ABSTENTIONS

07/29/2010

PC

SCHEDULED

0

0

0

FSOLIS

06/01/2010

FSOLIS

06/01/2010

Template Type AP#

AP Type

Status

Stage

No children exist for this project

Employee
Employee ID

Last

First

Mi

Comments

No Employee Entries

Log
Action
Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT#

970040

06/01/2010 13:38

0.00

THOMAS DOMBROWSKI, 702,402.2620, NEVADA POWER CO RECORDING ACCOUNT CK 1263 (38396, 38397)

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time for SDR-27953

Project Address (Location) 300 South Martin Luther King Boulevard

Project Name Downtown (DN-1) Electrical Substation Proposed Use Electrical Substation

Assessor's Parcel #(s) Portion of 139-33-202-007 Ward # 5

General Plan: existing MU proposed MU Zoning: existing C-1 proposed C-1

Commercial Square Footage N/A Floor Area Ratio N/A

Gross Acres 2.74 ac. Lots/Units N/A Density N/A

Additional Information Extension of Time for proposed electrical substation and associated equipment, and access road.

PROPERTY OWNER NV Energy Contact Thomas Dombrowski

Address 6226 West Sahara Avenue Phone: (702) 402-2620 Fax: (702) 402-5064

City Las Vegas State NV Zip 89146

E-mail Address TDombrowski@nvenergy.com

APPLICANT Same as above Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

REPRESENTATIVE Same as above Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

Property Owner Signature* James R. Saavedra

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

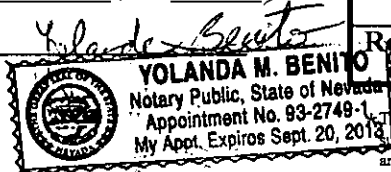
Print Name James R. Saavedra

Subscribed and sworn before me

This 1st day of June, 20 10

by James R. Saavedra

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>EOT-3037 3037</u>
Meeting Date:	<u>7-29-10</u>
Total Fee:	<u>300</u>
Date Received:*	<u>6/10</u>
Received By:	<u>AS</u>

The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Justification Letter



Separator Sheet



June 1, 2010

M. Margo Wheeler,
Planning Director
City of Las Vegas
Planning Department
731 South Fourth Street
Las Vegas, NV 89101

Re: Justification Letter: Extension of Time Request for SDR-27953
Downtown (DN-1) Electrical Substation
(APN- 139-33-202-007)

To Whom It May Concern:

NV Energy respectfully requests an Extension of Time for SDR-27953 which expires on July 11, 2010. Given the state of the economy and lack of growth throughout the Las Vegas valley, many of our projects are being deferred to later In-Service Dates, requiring Extension of Time applications with all jurisdictions. Lack of sustainable growth has delayed the need for this new electrical substation installation. NV Energy requests an extension of time for a period of five (5) years, which would extend the commence deadline from July 11, 2010 to July 11, 2015.

Should you have any questions, please contact me at 402-2620.

Sincerely,

A handwritten signature in black ink that reads "Thomas Dombrowski".

Thomas Dombrowski
Sr. Land Use Consultant
NV Energy

EOT-38397



Date: June 1, 2010

To: City of Las Vegas Planning & Development Department

Subject: Nevada Power Company, d/b/a NV Energy, Acceptable Authorized Signatures

Dear Planning Staff:

A signature authorization letter was provided to Margo Wheeler, Director of Development Services, dated May 4, 2010 from Paul Kaleta that provided the following.

As of the date of issuance of this letter, Herbert Goforth is an Executive, Technical Services & Support of both SPPC and NPC, now d/b/a NV Energy. As of the date of issuance of this letter, Executives are authorized by senior management to sign contract commitments, expenditure approvals and disbursements on behalf of the Company up to \$1,000,000.

As of the date of issuance of this letter, James R. Saavedra is Director, Land Services for both SPPC and NPC, now d/b/a NV Energy. As of the date of issuance of this letter, Directors are authorized by senior management to sign contract commitments, expenditure approvals and disbursements on behalf of the Company up to \$500,000.

In addition to the above authority, certain transactions binding the Company require signature by leadership employees, as follows:

Land Services Director signature or higher is required for:

- (a) Relinquishments of easement granted on private property or rights contained in government patent rights;
- (b) Grants of easements; and
- (c) Land use permits required by local municipalities.

Mr. Kaleta's authorization letter is in effect until May 4, 2011.

If you have any questions or desire any additional information please contact me at 402-2620.

Respectfully yours,

A handwritten signature in black ink that reads "Thomas Dombrowski".

Thomas Dombrowski
SR. Land Use Consultant
NV Energy

EOT-38397

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-38397** APN: Portion of 139-33-202-007

Name of Property Owner: NV Energy

Name of Applicant: NV Energy

Name of Representative: Thomas Dombrowski (NV Energy)

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

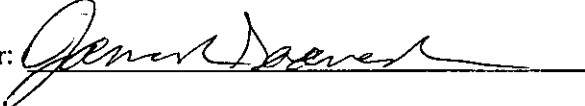
☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: N/A

Partner(s): N/A

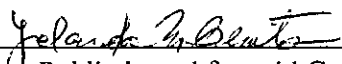
APN: N/A

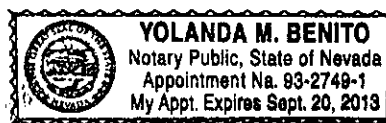
Signature of Property Owner: 

Print Name: James R. Saavedra

Subscribed and sworn before me

This 1st day of June, 20 10


Notary Public in and for said County and State



Deed



Separator Sheet

20080324-0001868

Fee: \$21.00
N/C Fee: \$0.00

03/24/2008 11:24:24

T20080049398

Requestor:
NEVADA POWER COMPANY

Debbie Conway GWC
Clark County Recorder Pgs: 8

APN# 139-33-202-005

11-digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/owner.aspx>

JUDGMENT AND FINAL ORDER

OF CONDEMNATION

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Recording Requested by:

NEVADA POWER COMPANY

Return Documents To:

Name Heather L. Kelley

Address 5495 South Rainbow Boulevard, Suite 202

City/State/Zip Las Vegas, Nevada 89118

This page added to provide additional information required by NRS 111.312 Section 1-2

(An additional recording fee of \$1.00 will apply)

This cover page must be typed or printed clearly in black ink only.

OR Form 108 ~ 06/06/2007
Coversheet.pdf

LEACH JOHNSON SONG & GRUCHOW
5495 South Rainbow Boulevard, Suite 202, Las Vegas, Nevada 89118
Telephone: (702) 538-9074 - Facsimile (702) 538-9113

JDCD
LEACH JOHNSON SONG & GRUCHOW
KIRBY C. GRUCHOW, JR., ESQ.
Nevada Bar No. 6663
5495 South Rainbow Boulevard, Suite 202
Las Vegas, Nevada 89118
Telephone: (702) 538-9074
Facsimile: (702) 538-9113

Attorneys for Plaintiff

APN: 139-33-202-005

FILED

MAR 19 8 45 AM '08

CLERK OF THE COURT

DISTRICT COURT

CLARK COUNTY, NEVADA

NEVADA POWER COMPANY, a Nevada
corporation,

Plaintiff,

vs.

PROJECT ALTA, LLC, a Nevada limited
liability company; NEVADA STATE BANK,
a Nevada corporation; NEVADA TITLE
COMPANY, a Nevada corporation;
CENTRAL TELEPHONE COMPANY, a
Delaware corporation; CITY OF LAS
VEGAS, a municipal corporation; CLARK
COUNTY, a political subdivision of the State
of Nevada; all other persons unknown
claiming any right, title, estate, lien or interest
in the real property described in the
Complaint; DOES I through X; and ROE
CORPORATIONS XI through XX, inclusive

Defendants.

Case No.: A556933

Dept. No.: XXII

JUDGMENT AND FINAL ORDER OF CONDEMNATION

The above-entitled matter having come before the Court for entry of Judgment and Final Order of Condemnation pursuant to the Stipulated Judgment and Order executed by Plaintiff NEVADA POWER COMPANY ("Plaintiff" or "NPC") and Defendant PROJECT ALTA, LLC, a Nevada limited liability company ("Project Alta"), the Court having considered the Stipulated Judgment and Order and all papers, pleadings and documents on file herein, the Court finding that Disclaimers of Interest having been filed with the Court as follows: (i) Disclaimer of Interest of Defendant Clark County filed on March 6, 2008; (ii) Disclaimer of Interest of Defendant Central Telephone Company filed on March 7, 2008; (iii) Disclaimer of Interest of Defendant

1 City of Las Vegas filed on March 7, 2008; (iv) Disclaimer of Interest of Defendant Nevada State
2 Bank filed on March 11, 2008; and (v) Disclaimer of Interest of Defendant Nevada Title
3 Company filed on March 11, 2008, and the Court being fully advised, it is hereby ORDERED,
4 ADJUDGED and DECREED as follows:

5 1. On or about February 11, 2008, NPC filed its Verified Complaint in Eminent
6 Domain ("**Complaint**") to acquire certain property necessary for the public purpose of the DN-1
7 Substation Project, which includes construction and operation of a substation for electric light
8 and power and communication facilities and electric systems for the transmission and
9 distribution of electricity on an approximately 2.74 acre parcel in the City of Las Vegas, County
10 of Clark, State of Nevada (the "**Project**"), and other public purposes.

11 2. This Lawsuit involves a partial acquisition of an approximately 16.78 acre
12 property owned by Project Alta which was generally recognized by the Clark County Recorder's
13 Office as APN 139-33-202-005 at the time the Complaint was filed (the "**Property**").

14 3. NPC hereby acquires fee simple absolute title in and to approximately 2.74 acres
15 of the Property (the "**Acquisition Area**") as specifically described and identified in Exhibit "1"
16 attached hereto. The Acquisition Area, including all right, title and interest in and to the
17 Acquisition Area and any and all improvements, fixtures, personal property, and leasehold
18 interests, if any, thereon, is hereby condemned to NPC in unencumbered fee simple absolute title
19 to be used for the Project, and for other public purposes. NPC's interest in the Acquisition Area
20 shall be permanent and final, free and clear of all liens, claims and encumbrances.

21 4. Pursuant to NRS 37.100(6), NPC deposited a check in the amount of Five Million
22 Nine Hundred Seventy-Three Thousand Five Hundred and No/100 Dollars (\$5,973,500.00) with
23 the Clerk of Court for the Eighth Judicial District, Clark County, Nevada (the "**Clerk**") in
24 connection with NPC's claim of right to immediate occupancy of the Acquisition Area (the
25 "**Deposit**"). The Deposit, together with any interest that accrued on the Deposit while it was in
26 possession of the Clerk, shall be immediately released and disbursed by the Clerk pursuant to a
27 check made payable to "Project Alta, LLC", and delivered to Project Alta's counsel, John H.
28 Mowbray, Esq. Any and all other funds remaining on deposit with the Clerk in excess of the

LEACH JOHNSON SONG & GRUCHOW
5495 South Rainbow Boulevard, Suite 202, Las Vegas, Nevada 89118
Telephone: (702) 538-9074 - Facsimile (702) 538-9113

1 Deposit and accumulated interest on the Deposit, if any, shall be refunded to NPC pursuant to a
2 check made payable to "Nevada Power Company", and delivered to NPC's counsel, Kirby C.
3 Gruchow, Jr., Esq.

4 5. The parties have stipulated to a settlement in resolution of all claims and defenses
5 by and between the parties related to this matter, whether asserted or unasserted in the pleadings,
6 which resolves all rights and claims, including claims for compensation, damages, interest, costs
7 and attorney fees.

8 6. This Judgment and Final Order of Condemnation represents a compromise of the
9 claims and defenses that are or that could be made between the parties in this lawsuit and
10 resolves all claims and defenses between the parties relating in any way to this lawsuit, including
11 NPC's acquisition of its interest in the Acquisition Area as identified herein, the compensation
12 owed for the Acquisition Area, any inverse condemnation claims and any claims for any
13 damages, including any severance damages. This Judgment, and NPC's deposit and/or payment
14 of any funds in this matter is not an admission by any party as to the fair market value of the
15 Acquisition Area or any other matter.

16 7. A certified copy of this Judgment and Final Order of Condemnation shall be
17 recorded with the Clark County Recorder's Office to document and give notice of NPC's right,
18 title and interest in and to the Acquisition Area as identified herein.

19 8. This matter is dismissed with prejudice, with each party bearing its own
20 attorneys' fees and costs incurred herein, including any expert witness and consulting fees.

21 9. Nothing contained herein shall prevent any party from commencing any action
22 necessary to enforce any provision of this Judgment and Final Order of Condemnation and/or
23 any settlement between the parties.

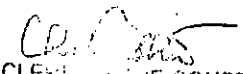
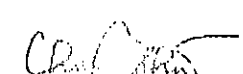
24 DATED this 18 day of March, 2008.

25

26

27

28


CLERK OF THE COURT

CLERK OF THE COURT
BRYAN H. JOHNSON
DISTRICT COURT JUDGE

MAR 14 '08

MAR 19 '08

...
DOCUMENTED IS A TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE
DOCUMENTED IS A TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE
-3-

LEACH JOHNSON SONG & GRUCHOW
5495 South Rainbow Boulevard, Suite 202, Las Vegas, Nevada 89118
Telephone: (702) 538-9074 - Facsimile (702) 538-9113

Prepared and respectfully submitted by:

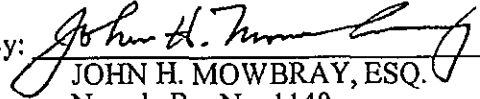
LEACH JOHNSON SONG & GRUCHOW

FENNEMORE CRAIG, P.C.

By: 

KIRBY C. GRUCHOW, JR., ESQ.

Nevada Bar No. 6663
5495 South Rainbow Blvd., Suite 202
Las Vegas, Nevada 89118
Phone: (702) 538-9074
Attorneys for Plaintiff Nevada Power
Company

By: 

JOHN H. MOWBRAY, ESQ.

Nevada Bar No. 1140
300 South Fourth Street, Suite 1400
Las Vegas, Nevada 89101
Phone: (702) 692-8001
Attorney for Defendant Project Alta,
LLC

After Recording, Return To:

KIRBY C. GRUCHOW, JR., ESQ.

Nevada Bar No. 6663

LEACH JOHNSON SONG & GRUCHOW

5495 South Rainbow Boulevard, Suite 202

Las Vegas, Nevada 89118

Phone: (702) 538-9074

Legal Description



Separator Sheet

PROJECT ID: LF157JNLF1
OCTOBER 18, 2007
PREPARED BY: RH
CHECKED BY: LZ

A PORTION OF LOT 1 AS SHOWN BY MAP THEREOF ON FILE IN FILE 79, PAGE 21 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA LYING WITHIN THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼);
THENCE NORTH 00°17'40" EAST ALONG THE EAST LINE THEREOF, 1324.18 FEET TO THE NORTHEAST CORNER THEREOF;
THENCE NORTH 89°55'40" WEST ALONG THE NORTH LINE THEREOF, 290.01 FEET TO THE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 00°17'40" WEST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 335.04 FEET;
THENCE NORTH 89°55'40" WEST, 356.61 FEET TO THE WESTERLY LINE OF SAID LOT 1;
THENCE NORTH 00°16'14" EAST ALONG SAID WESTERLY LINE, 335.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;
THENCE SOUTH 89°55'40" EAST ALONG THE NORTH LINE OF SAID LOT 1, COINCIDENT WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE ¼) A DISTANCE OF 356.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.74 ACRES, MORE OR LESS.

BASIS OF BEARINGS

NORTH 89°58'43" EAST BEING THE BEARING BETWEEN CLARK COUNTY GEODETIC CONTROL NETWORK STATION '825' AND STATION '826' BASED ON A NEVADA POWER COMPANY LOCAL COORDINATE SYSTEM.

NORTH 89°42'49" EAST BEING THE BEARING BETWEEN CLARK COUNTY GEODETIC CONTROL NETWORK STATION '825' AND STATION '826' AS CALCULATED FROM THE POSITIONS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS FILE 88, PAGE 53 OF SURVEYS.

NOTE: THIS LEGAL DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED FOR THE PURPOSE OF SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVISED STATUTES.

LI Y. ZHANG, PLS
STATE OF NEVADA NO. 14421
FOR AND AT THE INSTANCE OF
NEVADA POWER COMPANY
6226 WEST SAHARA AVENUE
LAS VEGAS, NEVADA 89146



NORTH
SCALE: 1"=200'

N00°18'14"E
335.04'

N89°55'40"W
356.55'
(2.74 ACRES)
356.61'
N89°55'40"W

POINT OF BEGINNING

S00°17'40"W
335.04'

FOUND VTN
ALUMINUM CAP
RM D=12.93'
"PLS 8421"

FOUND VTN
ALUMINUM CAP
RM D=6.59'
"PLS 8421"

N 1/16
C
33

NOTHING FOUND
ESTABLISHED
LOCATION PER
RM'S AND FILE
79, PAGE 21 OF
PARCEL MAPS
AND FILE 73,
PAGE 91 OF
PARCEL MAPS

1324.18'

LDT 1
FILE 79, PAGE 21
OF PARCEL MAPS

APN 139-33-202-005

MARTIN L. KING BLVD.

N00°17'40"E

W 1/16
C
33

FOUND BRASS
CAP BLANK

ALTA DRIVE

N89°52'08"W

1322.76'

POINT OF COMMENCEMENT

FOUND BRASS
CAP IN WELL
MONUMENT
"PLS 8431"
DATED 1992

C 1/4
33

NEVADA POWER.

NEVADA POWER COMPANY P.O. BOX 98910 LV, NV 89151,
8228 WEST SAHARA AV., (702) 367-5000

TITLE:
DOWNTOWN
SUBSTATION

DESCRIPTION:
EXHIBIT MAP TO
ACCOMPANY LEGAL
DESCRIPTION

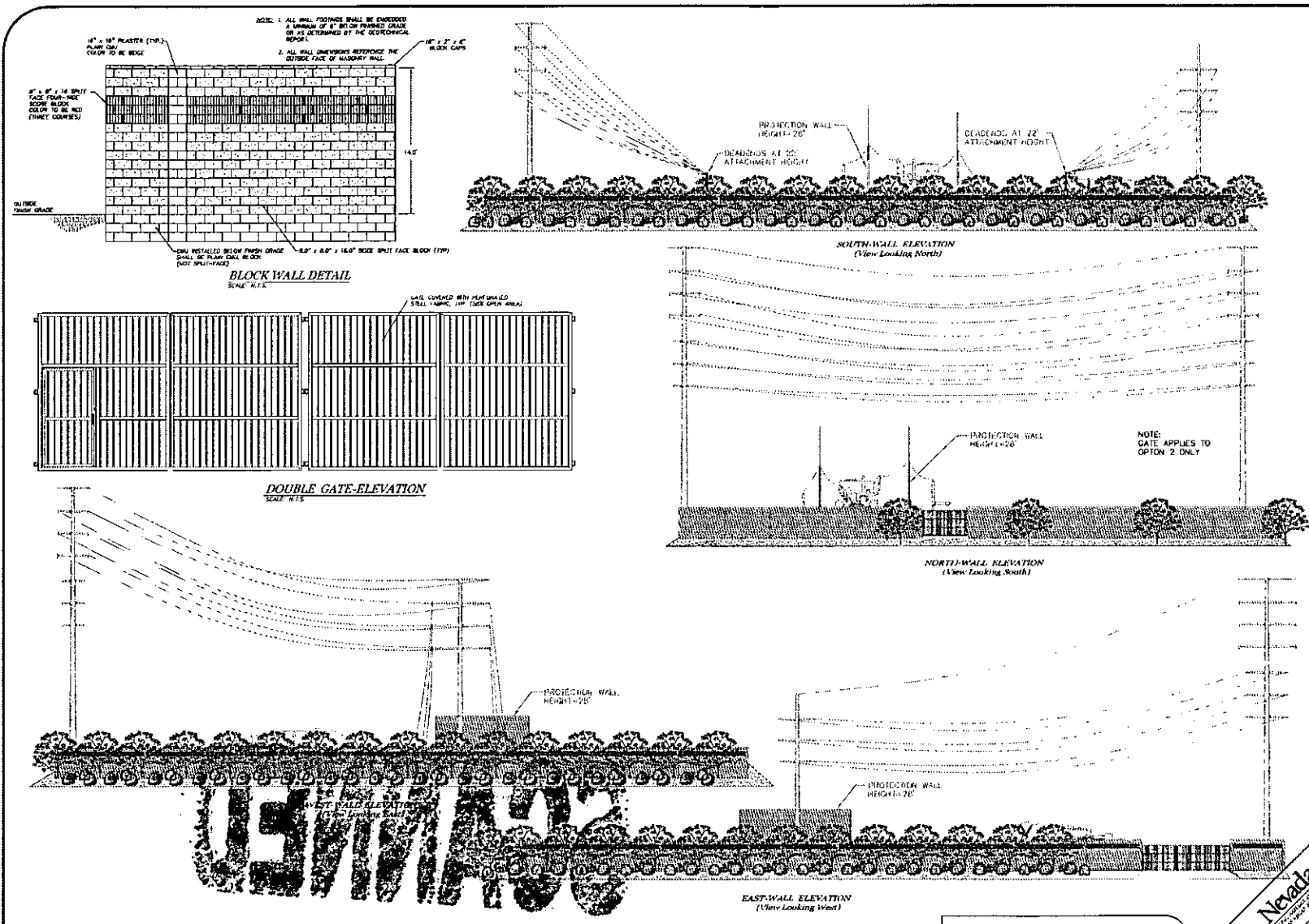
SEC:33 T:20 S R:81 E
SURVEYOR:GE/DW
DRAWN BY: RH
CHECKED BY:JE

DATE: 10-16-07
PROJECT ID:
LF157JNLF1

Plans (PMT)



Separator Sheet



NO.	DATE	BY	CHKD	DESCRIPTION
1				PREP

DN-1 SUBSTATION
USE PERMIT - ELEVATION (OPTION 2)

Nevada Power
DESIGN & CONSTRUCTION
11111 Las Vegas Blvd. S., Suite 100
Las Vegas, NV 89123
702.735.1234
www.nvenergy.com

FIG. 2
2

RECEIVED
JUN 01 2010
City of Las Vegas

NOTES:
1. THESE DRAWINGS ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A CONTRACT. THE CITY OF LAS VEGAS SHALL BE RESPONSIBLE FOR THE FINAL DESIGN AND CONSTRUCTION OF THE PROJECT. THE CITY OF LAS VEGAS SHALL BE RESPONSIBLE FOR THE FINAL DESIGN AND CONSTRUCTION OF THE PROJECT.