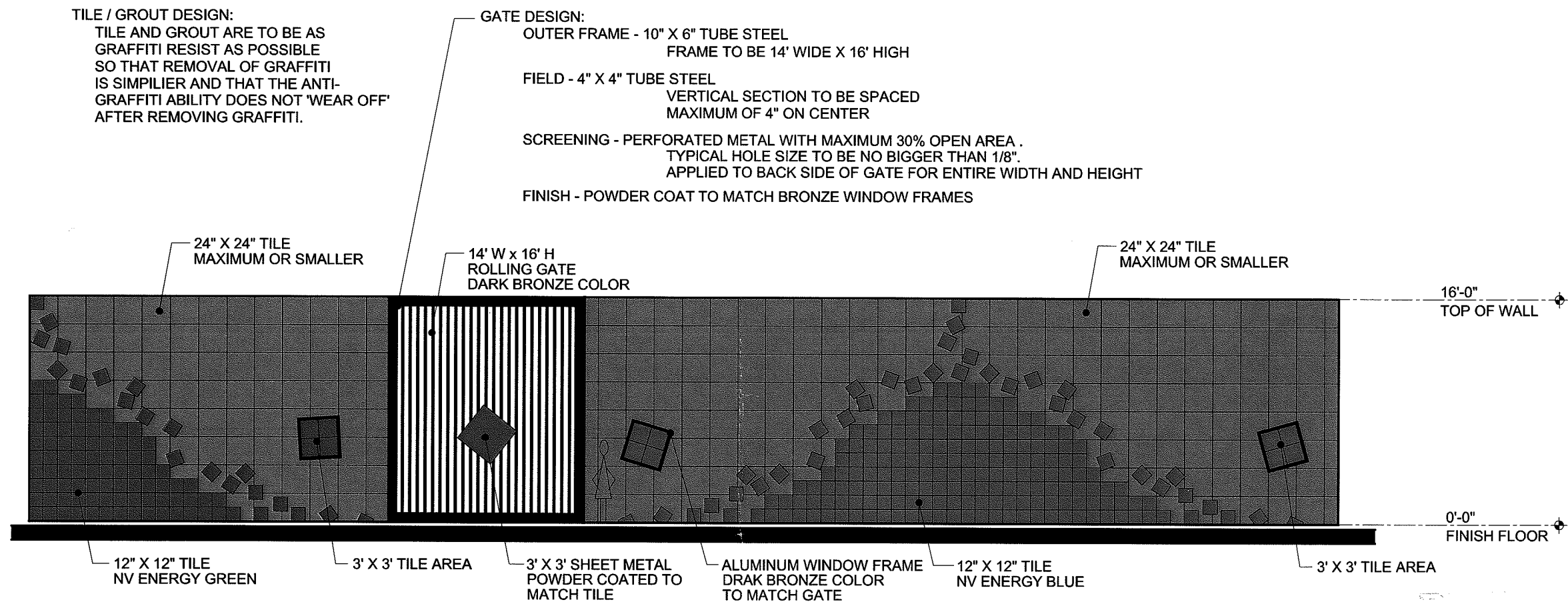


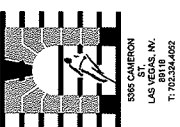


PILE OF TILE

1 ELEVATION - PILE OF TILE
1/4"=1'-0"

GPA-40043 ZON-40044
VAR-40434 SDR-40432
REVISED

Scott L. Baker,
Architect, Inc.

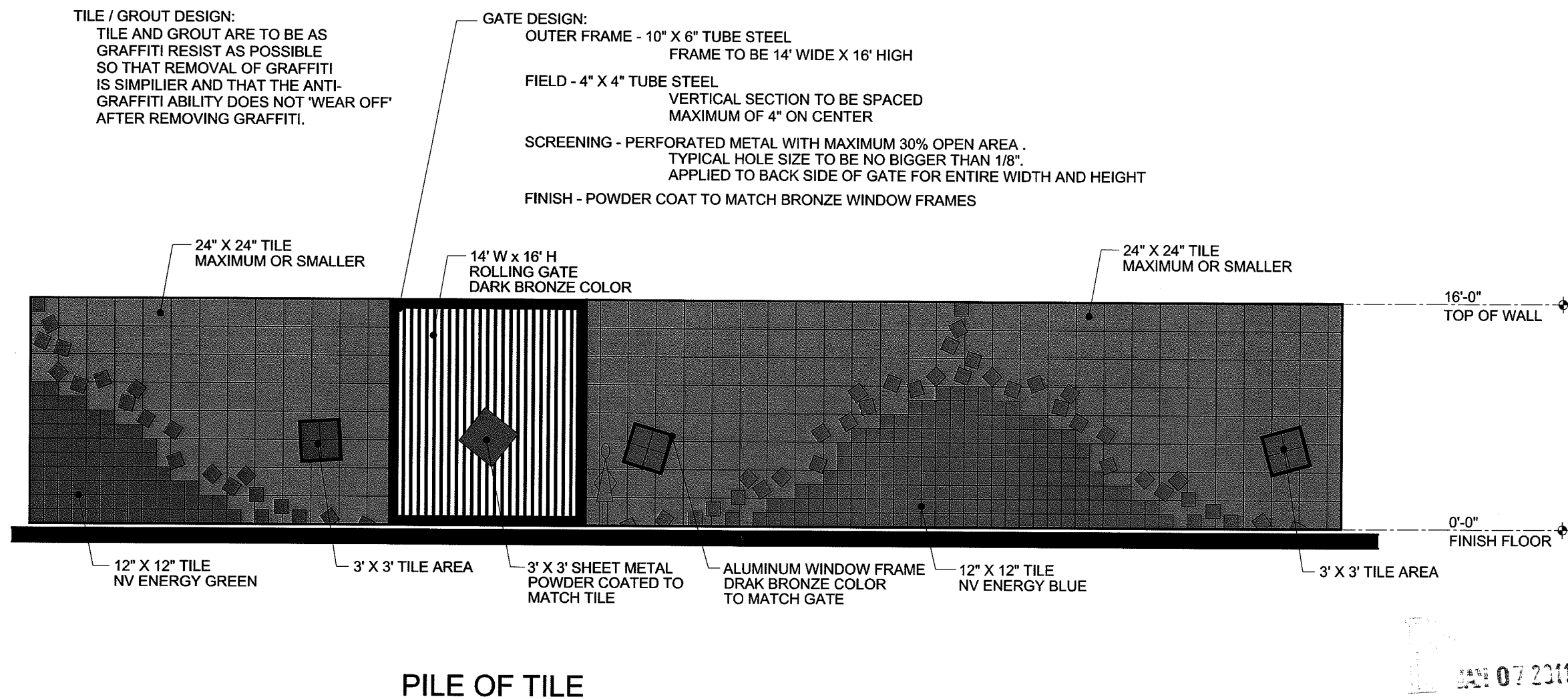


NV ENERGY
COMMERCE SUBSTATION
SCREEN WALL DESIGN

REVISIONS	DATE	DESCRIPTION
1	12/11	CHANGE FROM 12" X 12" TILE TO 24" X 24" TILE

10-125	project number
DECEMBER 7, 2010	date
SLB	drawn
SLB	checked

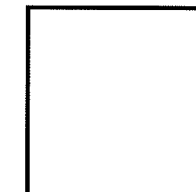
ELEVATION
PILE OF TILE
A2.1



1 ELEVATION - PILE OF TILE
1/4"=1'-0"

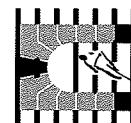
JAN 07 2011

GPA-40043 ZON-40044
VAR-40434 SDR-40432
REVISED



**Scott L. Baker,
Architect, Inc.**

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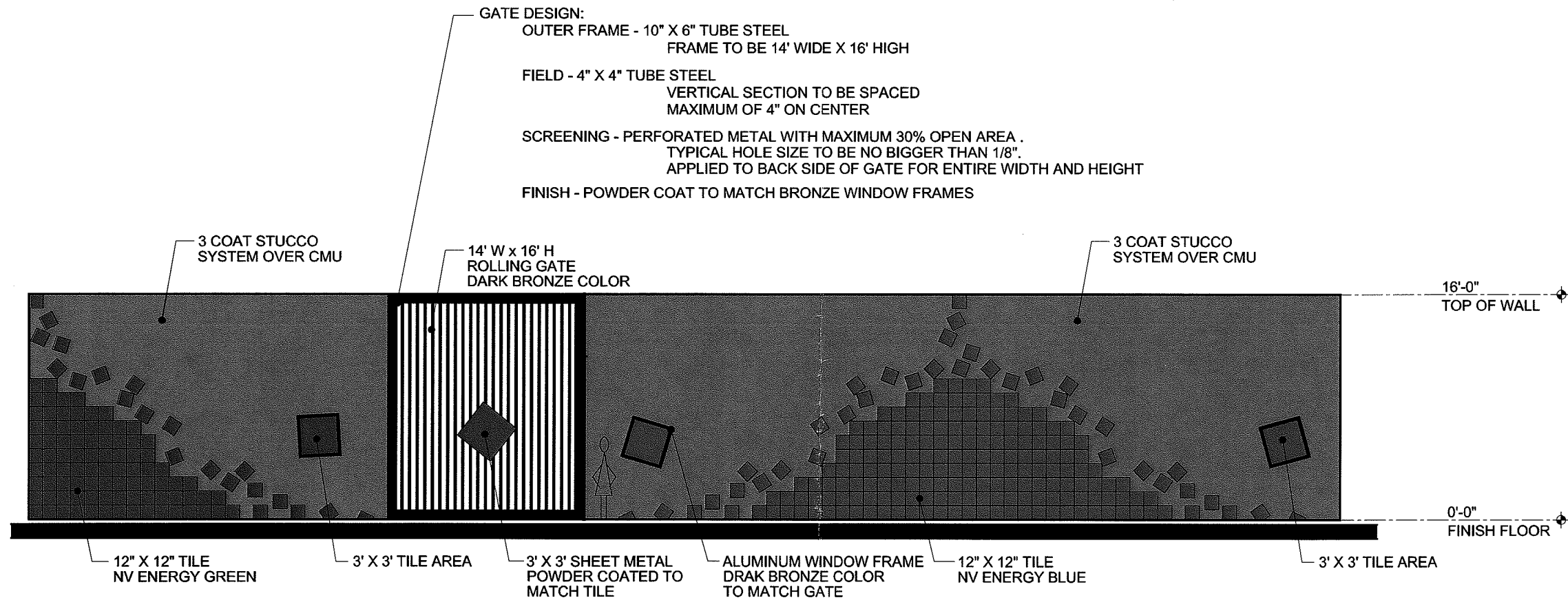


NV ENERGY
COMMERCE SUBSTATION
SCREEN WALL DESIGN

REVISIONS		DESCRIPTION
NO.	DATE	
1	12/11	CHANGE ELEVATION TO TILE

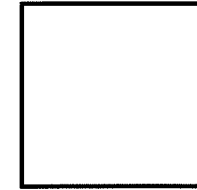
10-125	project number
DECEMBER 7, 2010	DATE
SLB	drawn
SLB	checked

ELEVATION
PILE OF TILE
A2.1



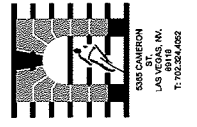
PILE OF TILE

1 ELEVATION - PILE OF TILE
 1/4"=1'-0"



**Scott L. Baker,
 Architect, Inc.**

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NV ENERGY COMMERCE SUBSTATION SCREEN WALL DESIGN

REVISIONS		DESCRIPTION
NUMBER	DATE	
1		

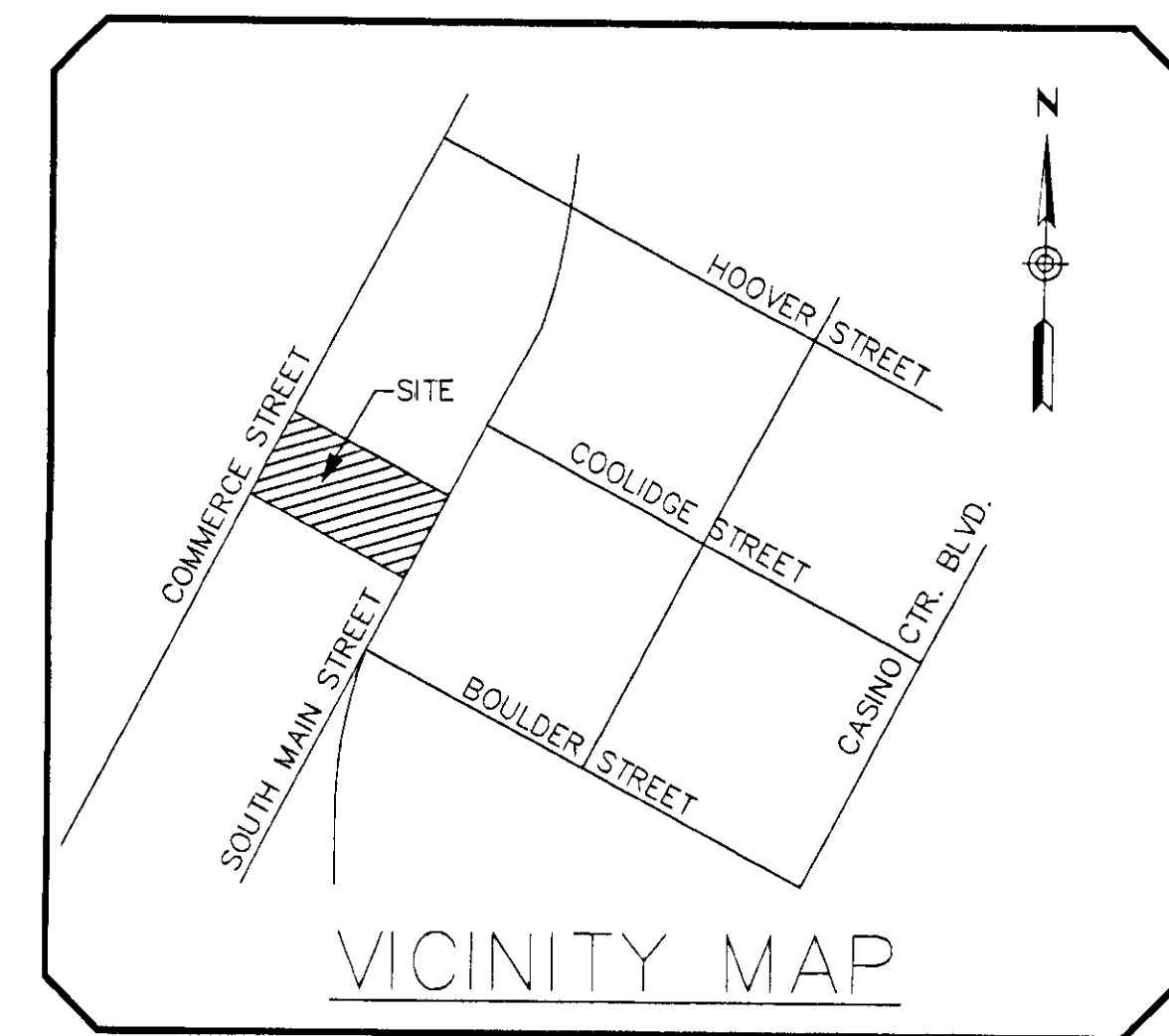
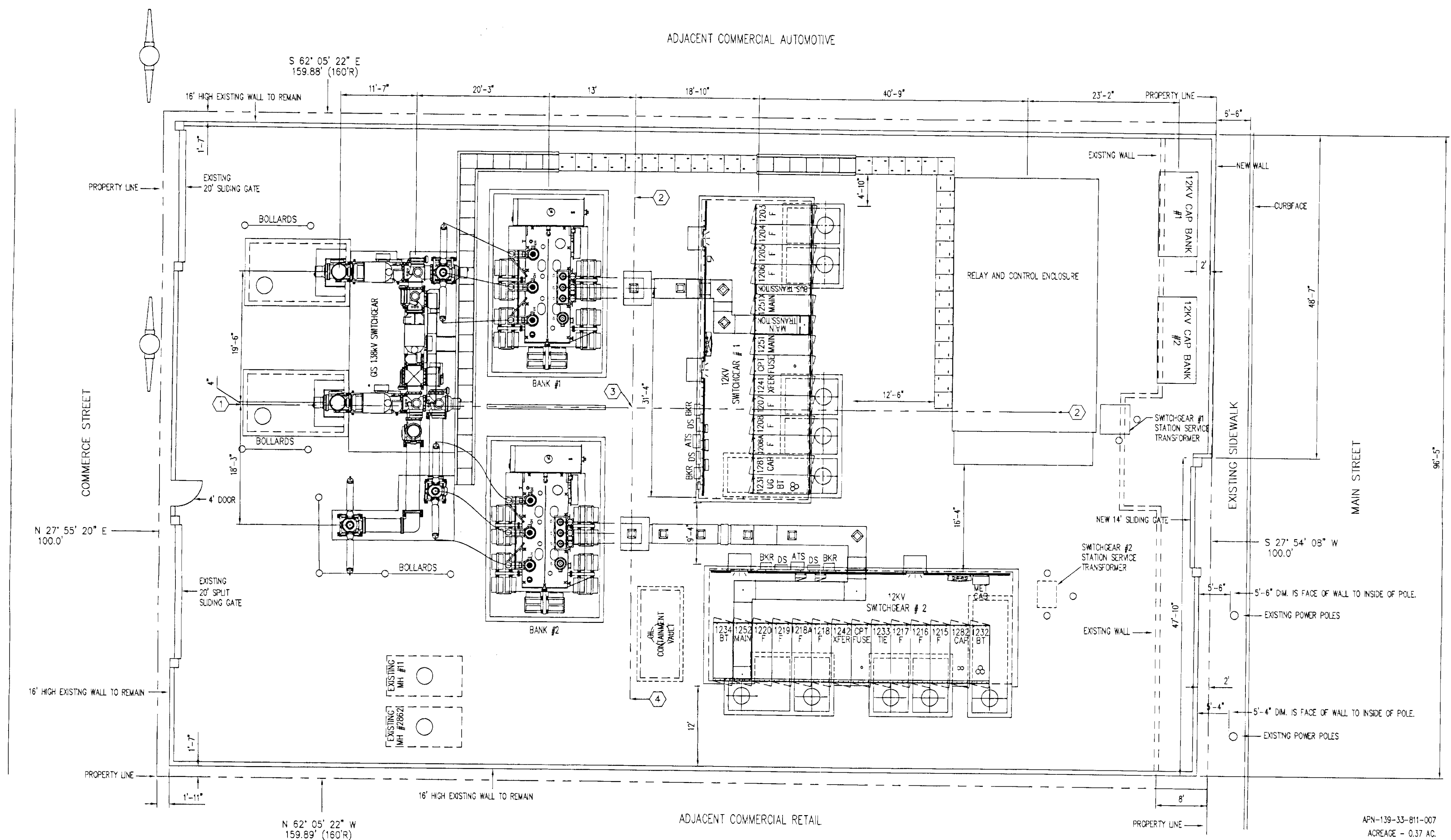
10-125	project number
DECEMBER 7, 2010	date
SLB	drawn
SLB	checked

ELEVATION
 PILE OF TILE

A2.1

**VAR-40434
 SDR-40432**

RECEIVED
 DEC 09 2010
 City of Las Vegas



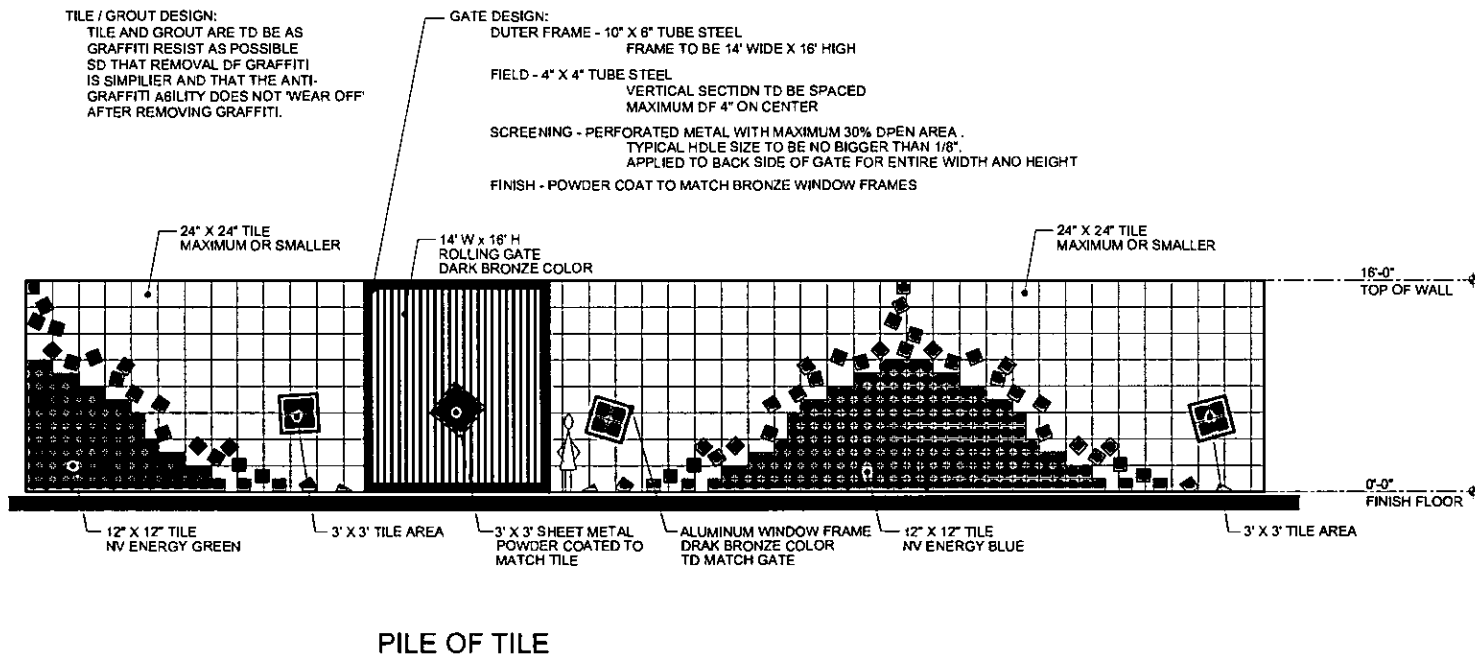
NPC COORDINATE TABLE		
NODE	NORTHING	EASTING
1	622588.37	294270.41
2	622588.50	294337.54
3	622560.66	294322.83
4	622521.96	294302.38
5	622530.57	294379.78

* NOTE: POINTS ARE 10' FROM WALL

APN-139-33-811-007
ACREAGE - 0.37 AC.

RECEIVED
DEC 03 2010
City of Las Vegas

		DRAWN		1/06	KRC	 6226 WEST SAHARA AVE. LAS VEGAS, NEVADA	
		CHECKED		1/06	SBA		
		APP'D			WRE		
		PHASING					
2	DS726XSSUB	R/P 12kV SWGEAR AND BANK 1 & 2 REVISED EAST WALL	DR	11/10	SBA	11/10	<u>COMMERCE 138/12kV SUBSTATION</u> <u>ULTIMATE PLOT PLAN</u> SDR-40432
1	DS588COCU	ADDED BANK #2 TRANSFORMER	TOR	12/07		1/08	
NO.	W.O.	REV'D BY	DATE	CHK'D BY	DATE	APP'D BY	DATE
REVISION RECORD							DWG. NO. 431.155 E14-2 SHT. NO. 1 OF 1 W.O. NO. 0000063151 107.362 SCALE: 1"=10'-0"



1 ELEVATION - PILE OF TILE
1/4"=1'-0"



**Scott L. Baker,
Architect, Inc.**



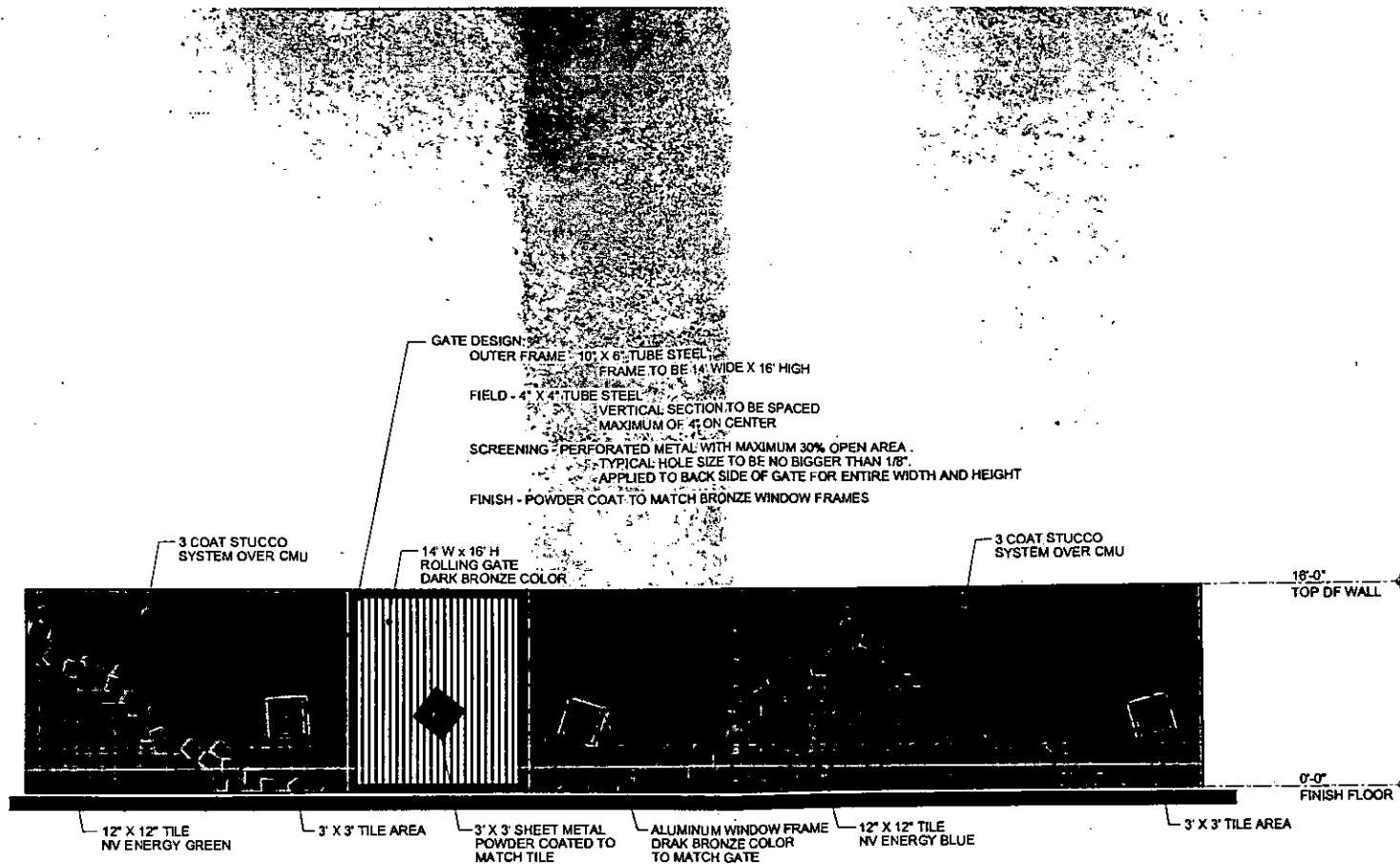
**NV ENERGY
COMMERCE SUBSTATION
SCREEN WALL DESIGN**

PROJECT NO.	10-125
DATE	DECEMBER 7, 2010
BY	SLB
CHECKED	SLB
APPROVED	

PROJECT NO.	10-125
DATE	DECEMBER 7, 2010
BY	SLB
CHECKED	SLB
APPROVED	

ELEVATION
PILE OF TILE
A2.1

**GPA-40043 ZON-40044
VAR-40434 SDR-40432
REVISED**



PILE OF TILE

1 ELEVATION - PILE OF TILE
14'-0" x 16'-0"

Scott L. Baker,
Architect, Inc.



NV ENERGY
COMMERCE SUBSTATION
SCREEN WALL DESIGN

NO. 105	DATE	12/10/10
PROJECT	COMMERCE SUBSTATION	
DESCRIPTION	SCREEN WALL DESIGN	
BY	SLB	
CHECKED	SLB	

NO. 105	DATE	12/10/10
PROJECT	COMMERCE SUBSTATION	
DESCRIPTION	SCREEN WALL DESIGN	
BY	SLB	
CHECKED	SLB	

ELEVATION - PILE OF TILE
A2.1

AMERICAN SOCIETY OF MECHANICAL ENGINEERS
1801 L STREET, N.W.
WASHINGTON, D.C. 20036

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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10-125
DECEMBER 7, 2010
\$1.00
\$1.00
\$1.00

ELEVATION
PILE OF TILE

A2.1



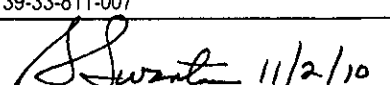
① ELEVATION - PILE OF TILE

DEC 09 2010

City of Las Vegas

SDR-40432

A2.1

Pre-Application Conference Item Required YES NO		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST					
APPLICATION PACKET							
☒	☐	Application signed and notarized by all property owners or authorized agent(s)			NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." -> "Apply for -> Planning Applications")		
☒	☐	Grant deed and legal description					
☒	☐	Detailed justification letter					
☒	☐	Original meeting notes and checklist(s) signed by planner					
☒	☐	Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 1030 Total					
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)					
☐	☒	Development Impact Notice and Assessment (DINA)					
☐	☒	Project of Regional Significance (PRS)					
☐	☒	Color & Materials Board per Site Development Plan Review Submittal Requirements					
☐	☒	Copy of Business License(s)					
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)							
SITE PLAN							
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 6		
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1		
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 B/W): 1		
☒	☐	All building setbacks labeled			NOTES:		
☒	☐	All adjacent existing land uses and street names labeled					
☒	☐	All points of ingress and egress shown					
☐	☒	ADA accessibility requirements shown/labeled					
☐	☒	Parking standard(s) utilized: N/A					
☐	☒	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total					
☐	☒	All free-standing sign locations shown and heights and sizes noted					
LANDSCAPE PLAN							
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0		
☐	☒	North arrow, scale, and vicinity map			Colored, Rolled Plans: 0		
☐	☒	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 B/W): 0		
☐	☒	All required perimeter landscape planters shown			NOTES: landscape/streetscape may be incorporated w/ site plan, if applicable.		
☐	☒	All required parking lot fingers/islands shown					
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover					
BUILDING ELEVATIONS							
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0		
☒	☐	Scale and building dimensions labeled			Colored, Rolled Plans: 0		
☒	☐	North, south, east, and west elevations of all buildings			Reduced Copy (8-1/2x11 B/W): 0		
☒	☐	All building materials and colors noted			NOTES: Please provide elevations for the proposed wall and vehicle entry.		
☒	☐	8" x 10" photo of original color and material board					
☐	☒	All wall sign locations shown and sizes noted					
FLOOR PLANS							
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0		
☐	☒	Scale and building dimensions labeled			Rolled Plans: 0		
☐	☒	All building entrances/exits shown			Reduced Copy (8-1/2x11 B/W): 0		
☐	☒	Use of all rooms noted/labeled			NOTES: N/A		
☐	☒	Maximum Occupancy (per I.B.C.)					
☐	☒	Seating Capacity					
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.							
Owner / Applicant:		Nevada Power/ NV Energy		Application Type:		Site Development Plan Review	
Representative:		NV Energy - Thomas Dombroski		Application Purpose:		Site Development Plan Review / <u>rebuild Electric</u>	
APN:		139-33-811-007		Site Location:		1004 South Main Street <u>Substation</u>	
Planner's Signature:		 11/2/10		Pre-App. Meeting Date:		11/02/10	
Planner:		Steve Swanton, Senior Planner - 229-4714 Mike Howe, Planner I - 229-6821		Submittal Deadline:		12/14/10 no later than 2:00 pm	
				Earliest PC / CC Meeting Dates:		01/27/11 PC - 03/02/11 CC - Cycle 11	

12/9/10 1/25/11 3/7/11



CITY OF LAS VEGAS

- ☒ **Meeting**
☐ **Conversation Record**
☐ **Telephone**

Page: 1 of 1
Date: 11/02/10
Time: 2:00 p.m.

Project Name: NV Energy Substation - Wall & Entry Relocation

Conversation between CLV P&D Representative: Mike Howe, Planner I (229-6821 Office / 385-7268 Fax / mphowe@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Steve Swanton	CLV - Planning and Development	229-4714	385-7268	
2.				
3.				
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☐ NO
If yes, please address how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered by the City of Las Vegas.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: N/A

Meeting Notes:

1. Applicant proposes to relocate a perimeter wall of an undisclosed height to the front property line and to provide a vehicle gate within 10 feet of the property line. An 8-foot high screen wall is permissible per 19.12.075(B)(2).
2. The Electric Utility Substation is a legal, non-conforming use as the facility is located within the Downtown Centennial Plan – 18b The Las Vegas Arts District, which does not specifically allow such uses.
3. The Development Standards for the Arts District do not require setbacks; however, extended, solid walls are discouraged at the street level and require exterior materials that contribute to the artistic character and quality of life of the district.
4. Streetscape requirements for Main Street (North-South) are as follows: A 5-foot wide amenity zone adjacent to the street, featuring 36-inch box shade trees (Southern Live Oak, Shoestring Acacia, African Sumac, Ash, or Pistache, or other drought-tolerant shade trees as approved by staff) planted at intervals of 15 to 20 feet, with a clear 10-foot wide sidewalk.
5. The requested modifications to the site will require a Site Development Plan Review, as the applicant will require a Waiver to the Downtown Centennial Plan Streetscape Standards. Other Waivers may apply for wall appearance and materials (barbed-wire?)
6. This proposal may run concurrently with the proposed General Plan Amendment (GPA-40043) and Rezoning (ZON-40044) that will modify the land use to PF (Public Facilities) and rezone to the C-V (Civic) Special Purpose Overlay District. Approval of these requests will eliminate the legal, non-conforming status.

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us *no later than 15 days prior* to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

****Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions****



PLANNING & DEVELOPMENT DEPARTMENT

PLANNER'S NOTES FOR PRE-APPLICATION CONFERENCE

NV Energy Substation - Wall & Entry Relocation

APN:	139-33-811-007	Pre-app Date:	11/02/10
Location:	1004 South Main Street	Meeting Location:	DSC 1st Floor Conference Room - 1B
Acres:	.36	Ward #:	3 - Reese
Time:	2:00 p.m.		

Ownership Info:	Nevada Power Company	Phone:	(702)-402-2620
		Fax:	(702)-
		Email:	
Applicant Info:	NV Energy	Phone:	(702)-
		Fax:	(702)-
		Email:	
Representative Info:		Phone:	(702)-
		Fax:	(702)-
		Email:	

Cases:	Permits / Licenses:
1. GPA-40043 & ZON-40044: Request to amend land use from C (Commercial) to PF (Public Facilities) and rezone from C-M (Commercial/Industrial) to C-V (Civic), to be heard at the 1/27/2011 Planning Commission.	1.

Proposed Use:	Redevelop Electric Utility Substation				
General Plan:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Existing:</td> <td>C (Commercial)</td> </tr> <tr> <td>Proposed:</td> <td>PF (Public Facilities) [GPA-40043 - 1/27/2011 PC]</td> </tr> </table>	Existing:	C (Commercial)	Proposed:	PF (Public Facilities) [GPA-40043 - 1/27/2011 PC]
Existing:	C (Commercial)				
Proposed:	PF (Public Facilities) [GPA-40043 - 1/27/2011 PC]				
Zoning:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Existing:</td> <td>C-M (Commercial/Industrial)</td> </tr> <tr> <td>Proposed:</td> <td>C-V (Civic) [ZON-40044 - 1/27/2011 PC]</td> </tr> </table>	Existing:	C-M (Commercial/Industrial)	Proposed:	C-V (Civic) [ZON-40044 - 1/27/2011 PC]
Existing:	C-M (Commercial/Industrial)				
Proposed:	C-V (Civic) [ZON-40044 - 1/27/2011 PC]				

Special Area, Master Plans, and / or Overlay Districts that Apply:	Downtown Centennial Plan - 18b The Las Vegas Arts District Special Land Use Designation (per plan): N/A
---	--

Questions / Comments:	1. GPA-40043 & ZON-40044 may proceed concurrently with this application request.
------------------------------	--

3.21.11

ADMINISTRATIVE AMENDMENT – SDR-40432/VAR-40434

FOR CIVIL IMPROVEMENT PLAN (L-CIVIL 41179)

BUILDING ELEVATIONS

Subsequent to approval of the SDR-40432 and VAR-40434, the project elevations were revised to address 18b Arts District requirements to incorporate the district logo into the wall front elevation design. The revised elevation now includes three 5 feet by 5 feet tile signs that identify display the 18b Arts District logo. All other project characteristics remain the same and in conformance with the Downtown Centennial Plan.

-Alabado

A handwritten signature in black ink, appearing to be 'Alabado', written over the typed name.



3/17/11

City of Las Vegas
Building Department
333 N. Rancho Drive
Las Vegas, NV.

Attention: John Alabado

RE: NV Energy's Rebuilding of our Commerce Substation located at 1004 S. Main Street
(APN-139-33-811-007)

Dear John:

On February 16, 2011, the City Council approved SDR-40432 & VAR-40434 for the rebuilding of our Commerce substation. That approval included a new Façade for the Main Street side of the substation, and for your convenience I've enclosed a PDF of that approved Façade.

During our presentation to the City Council for these items, we mentioned that we were working with the 18b Arts District to incorporate their logo into this Façade design. The City Council was pleased to hear that we were working with the Arts District to incorporate their logo, and understood that we would be submitting a Façade "update" once we finalized the design.

We recently received the Arts District approval for the incorporation of the 18b Arts District logo into the Façade and a colored version of this "update" is enclosed for your use. We request that the Project File be updated with this current design. Our Planner for this project was Yorgo Kafagas.

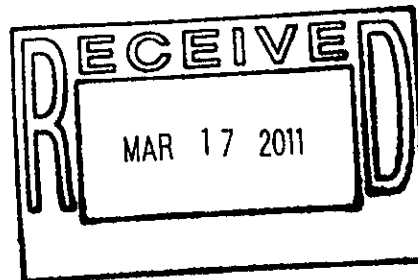
While you're in receipt of the recently submitted Wall Improvement Plans for this substation, shortly you'll receive the Architectural Façade Improvement plans for your review.

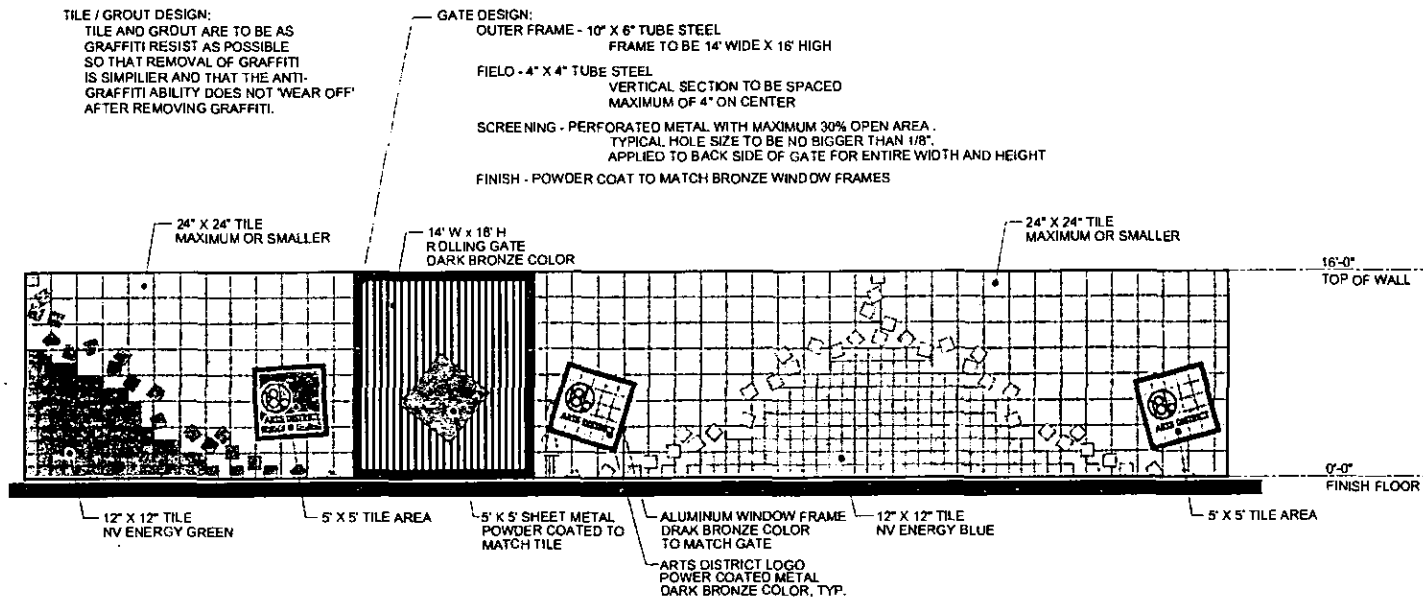
Due do the time constraints we have to get this substation back in service, we really appreciate the prompt attention that you're giving this project. Should you have any questions, please call me at 402-2620.

Thank you,

A handwritten signature in black ink, appearing to read "Thomas Dombrowski".

Thomas Dombrowski
Sr. Land Use Consultant
NV Energy

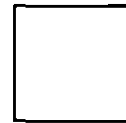
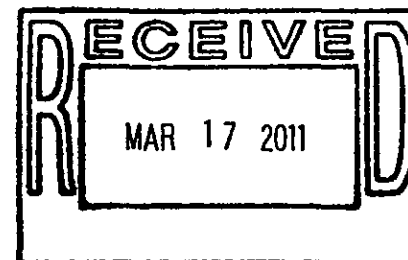




PILE OF TILE

1 ELEVATION - PILE OF TILE - TILTED LOGO - OPTION C - ENLARGED LOGO TILE

APPROVED
REMOVED W/AN ELIADAN
3-21-11
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS



Scott L. Baker,
Architect, Inc.

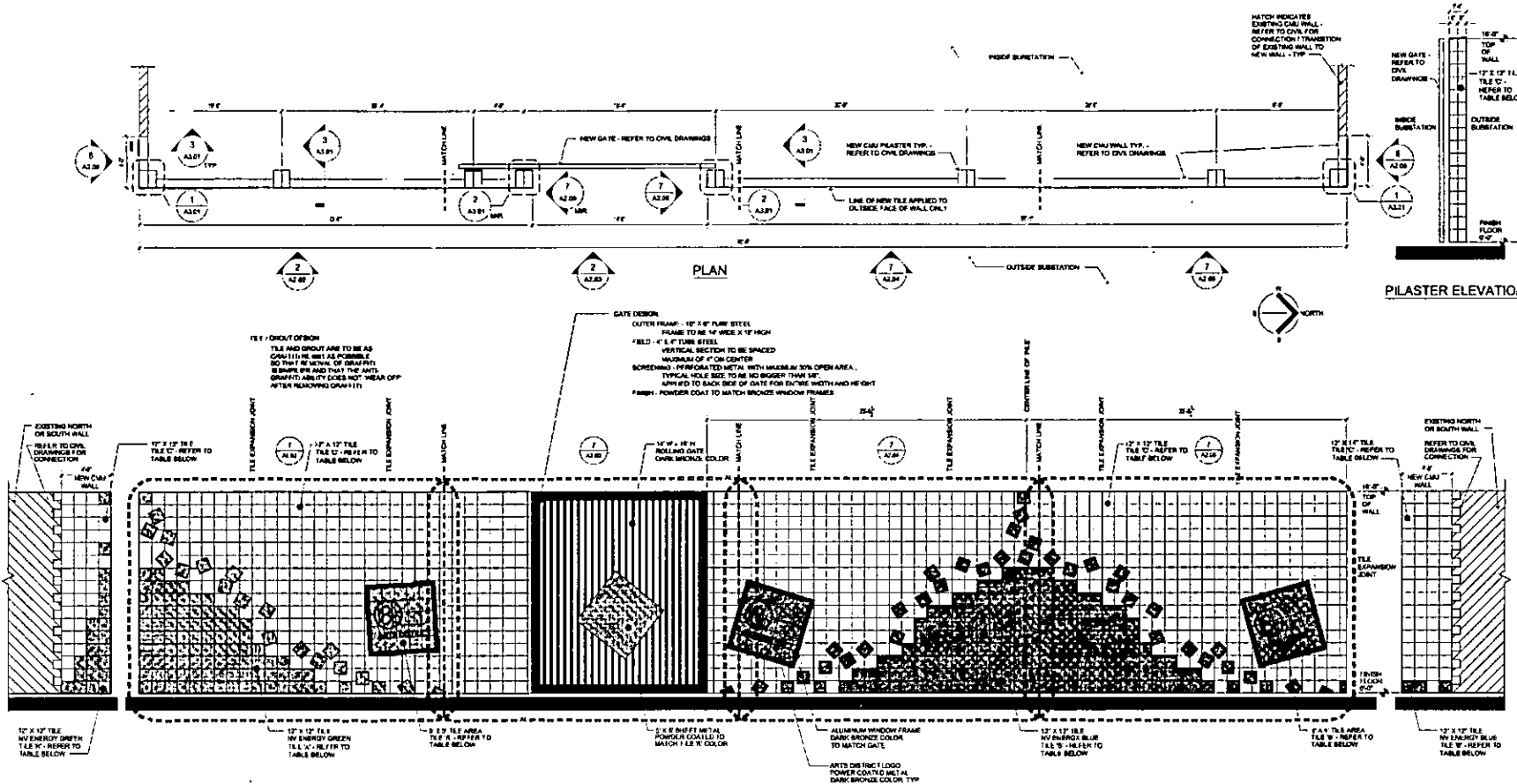


NV ENERGY
COMMERCE SUBSTATION
SCREEN WALL DESIGN

NO.	DESCRIPTION	DATE	BY	CHKD
1	REVISION			

15175	12/17/10	12/17/10	12/17/10
12/17/10	12/17/10	12/17/10	12/17/10

ELEVATION
PILE OF TILE
TILTED LOGO
OPTION C
ENLARGED LOGO
A2.1C



Scott L. Baker, Architect, Inc.
 1000 S. RAMPART BLVD., SUITE 100
 LAS VEGAS, NV 89102
 (702) 735-1111
 FAX (702) 735-1112
 www.scottlbaker.com

NV Energy
 Commerce Street Substation Screen Wall
 4802 FRANK SINATRA DRIVE
 LAS VEGAS, NEVADA

SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

APPROVED
 BY *Pamela Hill*
 3-21-11
 CURRENT PLANNING DIVISION
 CITY OF LAS VEGAS

NOTES

1. ALL TILES AND GROUT ARE TO BE THE BEST MATERIALS AVAILABLE WITH THE DESIGN AND COLOR INTENT.

GROUT

GROUT: JOINT WIDTH - 1/8"
 GROUT TYPE - LATCHET
 GROUT COLOR - 78 STERLING SILVER

TILE

TILE	BRAND	TYPE	COLOR
1	6000	12" x 12" CERAMIC TILE	JAZZ 4036
2	6000	12" x 12" CERAMIC TILE	NEAL 4036
3	6000	12" x 12" CERAMIC TILE	MELON 7 0108

RECEIVED
 MAR 17 2011

7 ELEVATION - PILE OF TILE - TILTED LOGO - OPTION C - ENLARGED WALL PLAN & ELEVATION
 1/4" = 1'-0"

OVERALL WALL PLAN & ELEVATION
A2.01



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-00

February 17, 2011

Mr. Tom Dombrowski
NV Energy
PO Box 98910
Las Vegas, Nevada 89193

**RE: SDR-40432 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-40043, ZON-40044, AND VAR-40434
CITY COUNCIL MEETING OF FEBRUARY 16, 2011**

Dear Mr. Dombrowski:

The City Council at a regular meeting held February 16, 2011, APPROVED the request for a Site Development Plan Review FOR A PROPOSED ELECTRIC UTILITY SUBSTATION WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETScape REQUIREMENTS on 0.36 acres at 1004 South Main Street (APN 139-33-811-007), C-M (Commercial/Industrial) Zone [PROPOSED: C-V (Civic)]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 17, 2011.

Planning and Development

1. Conformance to the Conditions of Approval for Variance (VAR-40434), except as amended herein.
2. 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.
3. All development shall be in conformance with the site plan date stamped 01/25/11 and building elevations, date stamped 12/09/10, except as amended by conditions herein.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
5. Waivers of the Downtown Centennial Plan Streetscape Standards and to allow no landscape amenity zone are approved.

Mr. Tom Dombrowski
SDR-40432 – Page Two
February 17, 2011

6. Exceptions to allow zero landscape buffers and zero perimeter trees are approved.
7. These Conditions of Approval shall be affixed to the cover sheet of the plan set submitted for building permit.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Dedicate an additional five feet of right-of-way on Main Street adjacent to this site. This dedication requirement may be modified by the City Engineer if it can be demonstrated that such a dedication is infeasible.
10. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replaced with new improvements meeting current City Standards concurrent with development of this site except as amended by conditions herein. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
11. Landscape and maintain all unimproved rights-of-way on Main Street and Commerce Street adjacent to this site. 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.
12. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Main Street and Commerce Street public rights-of-way adjacent to this site prior to occupancy of this site. The installation and maintenance of said landscaping in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
13. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Main Street-Commerce Street One Way Couplet" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Peter Lowenstein
City of Las Vegas Planning and Development Department
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89107



January 26, 2011

Mr. Tom Dombrowski
NV Energy
PO Box 98910
Las Vegas, Nevada 89193

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

**RE: SDR-40432 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
GPA-40043, ZON-40044, AND VAR-40434
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

Dear Mr. Dombrowski:

Your request for a Site Development Plan Review FOR A PROPOSED ELECTRIC UTILITY SUBSTATION WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETScape REQUIREMENTS on 0.36 acres at 1004 South Main Street (APN 139-33-811-007), C-M (Commercial/Industrial) Zone [PROPOSED: C-V (Civic)], Ward 3 (Reese), was considered by the Planning Commission on January 25, 2011.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Conformance to the Conditions of Approval for Variance (VAR-40434), except as amended herein.
2. 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.
3. All development shall be in conformance with the site plan date stamped 01/25/11 and building elevations, date stamped 12/09/10, except as amended by conditions herein.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

Printed with environmentally friendly soy ink.

5. Waivers of the Downtown Centennial Plan Streetscape Standards and to allow no landscape amenity zone are approved.
6. Exceptions to allow zero landscape buffers and zero perimeter trees are approved.
7. These Conditions of Approval shall be affixed to the cover sheet of the plan set submitted for building permit.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Dedicate an additional five feet of right-of-way on Main Street adjacent to this site. This dedication requirement may be modified by the City Engineer if it can be demonstrated that such a dedication is infeasible.
10. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replaced with new improvements meeting current City Standards concurrent with development of this site except as amended by conditions herein. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
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Mr. Tom Dombrowski
SDR-40432 - Page Three
January 26, 2011

13. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Main Street-Commerce Street One Way Couplet" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

This item will be considered by the City Council on February 16, 2011, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb



January 13, 2011

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

**RE: SDR-40432 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
GPA-40043, ZON-40044, AND VAR-40434
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

Dear Mr. Dombrowski:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **January 25, 2011** 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 **Wednesday, January 19, 2011** 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,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

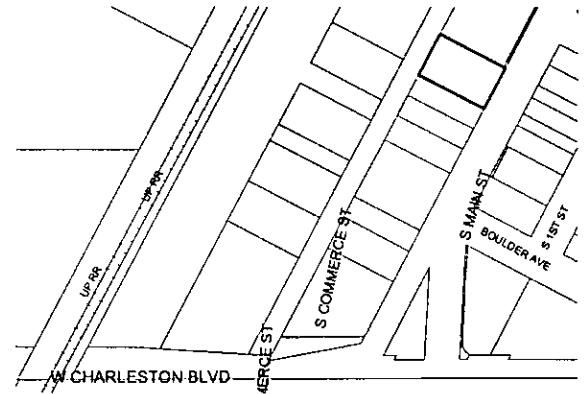
Application Information

VAR-40434 - VARIANCE RELATED TO GPA-40043 AND ZON-40044 - PUBLIC HEARING - APPLICANT: NV ENERGY - OWNER: NEVADA POWER COMPANY - Request for a Variance TO ALLOW A 16-FOOT HIGH PERIMETER WALL WHERE EIGHT FEET IS THE MAXIMUM ALLOWED on 0.36 acres at 1004 South Main Street (APN 139-33-811-007), C-M (Commercial/Industrial) Zone [PROPOSED: C-V (Civic)], Ward 3 (Reese).

SDR-40432 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-40043, ZON-40044 AND VAR-40434 - PUBLIC HEARING - APPLICANT: NEVADA POWER COMPANY - OWNER: NV ENERGY - Request for a Site Development Plan Review FOR A PROPOSED ELECTRIC UTILITY SUBSTATION WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE REQUIREMENTS on 0.36 acres at 1004 South Main Street (APN 139-33-811-007), C-M (Commercial/Industrial) Zone [PROPOSED: C-V (Civic)], Ward 3 Reese.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: January 25, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

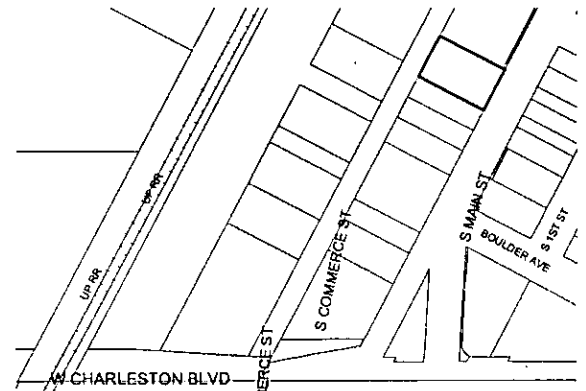
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Application Location



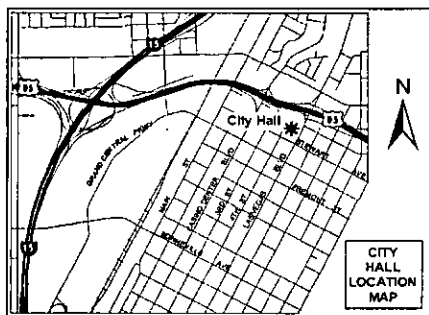
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: January 25, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT
this Request

☐ I OPPOSE
this Request

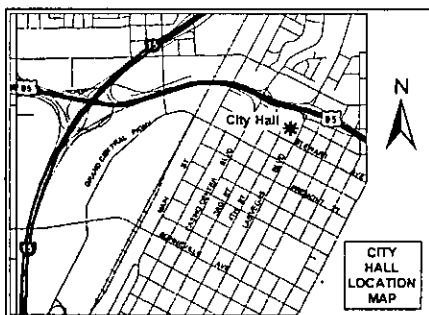
Please use available blank space on card for your comments.

VAR-40434 & SDR-40432

Planning Commission Meeting of 1/25/2011

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT
this Request

☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-40434 & SDR-40432

Planning Commission Meeting of 1/25/2011

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 Riekkilä, Survey (FM, PM, & A's only)
Date: January 5, 2011
Re: **SDR-40432** NV Energy 1004 S. Main St.
Request for a Site Development Plan Review for a proposed electrical substation with a waiver of the Downtown Centennial Standards

COMMENTS:

Due to the limitations of the site and the proposed onsite appurtenances required to bring the power station back in to operation the Department of Public Works has no objection to the Waiver of Downtown Centennial Standards in regards to the sidewalk width and the continued use of overhead power lines at this time. The City has a project, the "Main Street-Commerce Street One Way Couplet" project, and will need to coordinate the design of Main Street with this project.

CONDITIONS OF APPROVAL:

1. Dedicate an additional five feet of right-of-way on Main Street adjacent to this site. This dedication requirement may be modified by the City Engineer if it can be demonstrated that such a dedication is infeasible.
2. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replaced with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
3. Landscape and maintain all unimproved rights-of-way on Main Street and Commerce Street adjacent to this site. 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.
4. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Main Street and Commerce Street public rights-of-way adjacent to this site prior to occupancy of this site. The installation and maintenance of said landscaping in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
5. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Main Street-Commerce Street One Way Couplet" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

Development Notification

PC Meeting: January 25, 2011.

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:

SDR-40432

18b The Las Vegas Arts District

Beverly Green NA

Downtown Business Operators Council

Fremont Street Experience Business Association

Gateway Neighborhood Association

Glen Heather Estates NA

Horizon Studio Apartments

Huntridge Park NA

John S. Park NA

L'Octaine Apartments Resident Council

Newport Lofts

Orleans Square NA

Rancho Manor NA

Rancho Oakey NA

Sahara - Southridge Association of Business

Saratoga Meadows NA

Scotch Eighty Owners' Association

Southridge NA

Towne Terrace Apartments

Village Paseo HOA

West Huntridge NA

Carman Burney

From: Doa.Gregory@lvvwd.com
Sent: Monday, January 03, 2011 10:22 AM
To: Carman Burney
Subject: 01/25/11 PC Submittal Materials -- LVVWD Comments

Hi Carman,

Below are the comments from LVVWD.

Thank you,
Doa

SDR-40432 -- If the proposed project requires any water to serve the site, for fire or domestic, civil plans will need to be submitted to LVVWD as there is no existing water service to this property.

SDR-40093 -- The lots on "D" Street all have existing domestic meters, but do not have any backflow prevention assemblies. The lots on "E" Street don't have any meters or backflow prevention assemblies serving them. Civil plans are required to be submitted to LVVWD.

SDR-40441 -- The two lots are currently individually served by small domestic meters with backflow prevention assemblies. If the proposed project is to construct a larger commercial development, a potential abandonment of one service, and an upsize/modification to the other may be required. Civil plans are required to be submitted to LVVWD.

SDR-40451 -- The two residential lots are currently individually served by small domestic meters and without backflow prevention assemblies. If the proposed project is to construct a larger commercial development, or to convert a residential development to a commercial/church/nonresidential, a potential abandonment of services, and an upsize/modification to the other(s), with the addition of backflow prevention assemblies, may be required. Civil plans are required to be submitted to LVVWD.

SUP-40256 -- The existing site is currently without a backflow prevention assembly and the proposed development requires a backflow prevention assembly, and potentially an upsize to the meter. Civil plans are required to be submitted to LVVWD.

SUP-40433 -- The proposed development will require an upsized meter and backflow prevention assembly, which does not currently exist. Civil plans are required to be submitted to LVVWD.

SDR-40435 -- There is an existing small domestic meter with a small backflow prevention assembly. If the proposed project will have a fire protection system installed (sprinklers) then a larger meter and different type of backflow prevention assembly may be required. Civil plans are required to be submitted to LVVWD.

SDR-40392 -- Civil plans were submitted to LVVWD for review on 02/04/10 but have not yet been approved. Additional services are required for this development.

SDR-4037 -- This site has an existing meter, but no backflow prevention assembly, which is required for the proposed use. Civil plans are required to be submitted to LVVWD.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-40432

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

ROUTED ELECTRONICALLY / US 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	2900 RONEUMS
*STREETS & SANITATION (DPW)	JERRY WALKER	2875 RONEUMS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2875 RONEUMS
*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
12/09/2010

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

VAR-40434 - VARIANCE RELATED TO GPA-40043 AND ZON-40044 - PUBLIC HEARING - OWNER: NV ENERGY - Request for a Variance TO ALLOW A 16-FOOT HIGH PERIMETER WALL WHERE EIGHT FEET IS REQUIRED on 0.36 acre at 1004 South Main Street (APN 139-33-811-007), C-M (Commercial/Industrial) Zone [PROPOSED: C-V (Civic)], Ward 3 (Reese).

SDR-40432 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-40043, ZON-40044 AND VAR-40434 - PUBLIC HEARING - OWNER: NV ENERGY - Request for a Site Development Plan Review FOR A PROPOSED ELECTRIC UTILITY SUBSTATION WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE REQUIREMENTS on 0.36 acres at 1004 South Main Street (APN 139-33-811-007), C-M (Commercial/Industrial) Zone [PROPOSED: C-V (Civic)], Ward 3 Reese.

PLANNING COMMISSION: JANUARY 25, 2011

CITY COUNCIL: FEBRUARY 16, 2011

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: DECEMBER 22, 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:

Romeo 1/25/11 PH

Report Date 12/09/2010 03:55 PM

Submitted By

Page 1

A/P # 40432 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/09/2010 12:32	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

SDR-40432 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-40043, ZON-4044 AND VAR-40434 - PUBLIC HEARING - OWNER: NV ENERGY - Request for a Site Development Plan Review FOR A PROPOSED ELECTRIC UTILITY SUBSTATION on 0.36 acre at 1004 South Main Street (APN 139-33-811-007), C-M (Commercial/Industrial) Zone [PROPOSED: C-V (Civic) Zone], Ward 3 Reese.

Parent A/P #

Project # 40432 Project/Phase Name NV ENERGY ELECTRIC UTILITY SUB Phase #
Size/Area 0.36 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13933811007

Location

Owner/Tenant

Contact ID AC475351 Name NEVADA POWER COMPANY
Mailing Address 6226 W SAHARA Organization
City LAS VEGAS State/Province NV
ZIP/PC 89146 Country
Day Phone (702)227-2421 x Evening Phone
Fax (702)402-5064 Mobile # ☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1004 S MAIN ST
LAS VEGAS, 89106-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13933811007

Report Date 12/09/2010 03:55 PM

Submitted By

Page 2

Applicants/Contacts

Primary Y Capacity OWNER Contact ID AC475351 ☐ Foreign
Effective Expire
Name NEVADA POWER COMPANY
Day Phone (702)227-2421 x Eve Phone Organization
Pager PIN # Position
Fax (702)402-5064 Mobile Profession
E-Mail
Address 6226 W SAHARA
LAS VEGAS, NV 89146
Seasonal Addr
Valid From To
Comments Thomas Dombrowski - 402-2620

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
422273 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
422271 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
422282 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
422274 FLOOD #1 (FLOOD CONTROL)	Incomplete
422281 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
422272 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
422275 ROW #1 (RIGHT-OF-WAY)	Incomplete
422280 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
422279 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
422278 SURVEY #1 (SURVEY)	Incomplete
422277 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
422276 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(PT-ENTER THE # OF LABELS)	
(ASSIGN CASE TO A PLANNER)	
(AT-COMPLETE DRT PROCESS)	
(PT-NOTIFICATION MAP DATE)	
(AT-ROUTE PLANS FOR REVIEW)	
(AT-SEND PUB HEARING NOTICE)	
(AT-SEND TO REVIEW JOURNAL)	
(PT-SIZE OF NOTIFICATION AREA)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees

Status

Paid Date

Amount

NOTIFICATION & ADVERTISING FEE	P	12/09/2010 12:52	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	12/09/2010 12:52	30.00
PROCESSING FEE	P	12/09/2010 12:52	500.00
Total Unpaid		0.00	Total Paid 1030.00

Report Date 12/09/2010 03:55 PM

Submitted By

Page 3

Inspections

There are no Inspections for this Report

Review Activities
Review #
Comments

Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
DEVCD	1	Incomplete	☐	12/09/2010 15:55			
NEIGH P&S	1	Incomplete	☐	12/09/2010 15:55			
B&S PLAN	1	Incomplete	☐	12/09/2010 15:55			
FLOOD	1	Incomplete	☐	12/09/2010 15:55			
ROW	1	Incomplete	☐	12/09/2010 15:55			
TRAFFIC	1	Incomplete	☐	12/09/2010 15:55			
TEFO	1	Incomplete	☐	12/09/2010 15:55			
SURVEY	1	Incomplete	☐	12/09/2010 15:55			
SID	1	Incomplete	☐	12/09/2010 15:55			
SEWER	1	Incomplete	☐	12/09/2010 15:55			
LAND DEV	1	Incomplete	☐	12/09/2010 15:55			
FIRE ENG	1	Incomplete	☐	12/09/2010 15:55			

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR)

Modified By FSOLIS

Modified Date/Time 12/09/2010 12:32

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plans (6 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	N Landscape Plan (1 Folded, 1 Rolled Color)
Y Deed and Legal Description	Y Building Elevations (1 Folded, 1 Rolled Color)
Y Justification Letter	N Floor Plan (1 Folded, 1 Rolled)
Y Color and Material Board	Y Laser Print Site Plan
N DINA (Not Always Required)	N Laser Print Floor Plan
Y Statement of Financial Interest	Y Laser Print Elevation

N Business Licensing Requirements Met

Y Business License Exempt

Report Date 12/09/2010 03:55 PM

Submitted By

Page 4

Check Conditions Condition Supervisor Required	Approval Required	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
--	----------------------	-------------------------	---------------	------------	--------------	----------

Z-LEGAL N				983052	12/09/2010 12:32	
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Project#	A/P Type	Status	Stage	Relation
----------	----------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

N Parent Project link required?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

Hearing Type

If yes, when does it need to be reviewed?

Public, Non-Public, AdminPUBLC

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
--	--------------------------	-------------------------------	---------------	-----------	----------	-------------

01/25/2011	PC	SCHEDULED		0	0	0
FSOLIS	12/09/2010					

Template Type	AP #	A/P Type	Status	Stage
---------------	------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	12/09/2010 12:54		0.00
TOM DOMBROWSKI, 702.402.2620, NEVADA POWER CO RECORDING ACCOUNT CK 1307, 702.402.5000					

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Design Review (includes 3 Waivers)

Project Address (Location) 1004 S. Main Street

Project Name Commerce Electrical Substation Proposed Use Public Facility

Assessor's Parcel #(s) 139-33-811-007 Ward # 3 --- Gary Reese

General Plan: existing C proposed PF Zoning: existing C-M proposed C-V

Commercial Square Footage 15,212 sf. = 0.349 ac Floor Area Ratio N/A

Gross Acres 0.367 ac. Lots/Units N/A Density N/A

Additional Information Rebuilding and relocating the electrical substation perimeter wall on the Main Street side of the substation, which was destroyed this past summer.

PROPERTY OWNER NV Energy Contact Thomas Dombrowski

Address 6226 W. 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 Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

REPRESENTATIVE SAME Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

Property Owner Signature*

* 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 9th day of December, 20 10

James R. Saavedra Yolanda M. Benito

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-40432</u>
Meeting Date:	<u>1-25-11</u>
Total Fee:	<u>1030</u>
Date Received:*	<u>12-9-10</u>
Received By:	<u>F.S.</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.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40432** APN: 139-33-811-007

Name of Property Owner: Nevada Power Company (d.b.a. NV Energy)

Name of Applicant: Nevada Power Company (d.b.a. 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: _____

Partner(s): _____

APN: _____

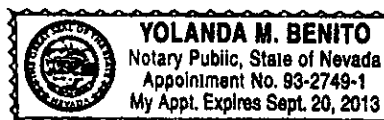
Signature of Property Owner: _____

Print Name: James R. Saavedra

Subscribed and sworn before me

This 9th day of December, 20 10

Yolanda M. Benito
Notary Public in and for said County and State



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City of Las Vegas

NV ENERGY

Officers

April 14, 2009

President and Chief Executive Officer	Michael W. Yackira
Vice President and Chief Accounting Officer	E. Kevin Bethel
Corporate Senior Vice President Service Delivery and Operations	Jeffrey L. Ceccarelli
Corporate Senior Vice President Energy Supply	Roberto R. Denis
Vice President Renewable Energy	Thomas R. Fair
Vice President Generation	Kevin C. Geraghty
Corporate Senior Vice President General Counsel & Secretary	Paul J. Kaleta
Vice President Internal Audit	Gary L. Lavey
Corporate Senior Vice President, Chief Financial Officer and Corporate Treasurer	William D. Rogers
Vice President, External Affairs	Mary O. Simmons
Corporate Senior Vice President Public Policy & External Affairs	Tony F. Sanchez III
Vice President, Marketing	Robert E. Stewart

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DEC 09 2010

City of Las Vegas



Date: December 7, 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, appearing to read "Thomas Dombrowski".

Thomas Dombrowski
SR. Land Use Consultant
NV Energy

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DEC 09 2010

City of Las Vegas

SDR-40432



December 9, 2010

City of Las Vegas
Planning & Development
731 South Fourth Street
Las Vegas, NV 89101

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DEC 09 2010

City of Las Vegas

Re: Justification Letter – Rebuilding NV Energy's Commerce Electrical Substation
(APN-139-33-811-007)
Site Development Plan Review (including 3 Waivers), and a Variance

To Whom It May Concern:

NV Energy is rebuilding its Commerce substation, located at 1004 S. Main Street, and upon reactivating this substation it will continue to serve the immediate area, including the Golden Nugget Hotel & Casino and the World Market Center, and it will also serve the future Union Park area. Obtaining all the necessary approvals for this rebuilding, as readily as possible, places us in the position to reactivate the substation prior to the summer loads. This will also put us in a position to deactivate the temporary mobile substation and retain it for future emergency usage.

We're requesting a Site Development Plan Review, inclusive of three (3) Waivers to the Downtown Centennial Plan Streetscape Standards, and a Variance for wall height.

- The Waivers are for: (1) reducing the code required sidewalk width from 10' to 6'-6", (2) to elimination the code required the 5' wide landscape requirement, and (3) to allow the electrical distribution lines to remain above ground.
- The Variance is to increase the perimeter screen wall height, on the S. Main Street side of the property from the code required 8' height, as identified in Title 19.12.075 - Wall Standards, to a height of 16'.

The first two of the waiver requests are in reference to our request to rebuild the wall along S. Main Street in a relocated position and add a vehicle gate. Half of the new wall location (northern 48'-7" portion) is proposed to be on the S. Main Street right-of-way (R/W) line (zero setback), and the remaining half (southern 47'-10" portion), inclusive of the gate would have a 2' setback onto our property from the S. Main Street R/W line. As a result of the relocated wall position, the sidewalk width would be reduced and the landscape requirements would need to be eliminated.

- *To support these two waivers; after assessing the damaged electrical equipment, we have concluded that providing a different equipment layout within this substation is necessary in order to utilize existing equipment we have on hand because ordering the replacement of the exact equipment would take many months, well beyond the timetable needed to energize the substation to meet the summer loads. Two pieces of equipment included in*

SDR-40432

this arrangement are the two cap banks on the east side of the relay and control enclosure, which must be placed in a position to meet an access clearance of 10' from the enclosure, thus requiring the proposed location of the perimeter wall in that area. Another piece of equipment is the 12kV switchgear #2 and its transformer, which must be aligned running west to east in order to fit into the substation. The vehicle access from proposed gate and perimeter wall location in this area to the transformer bollard is only 18', which is the minimum turning radius required.

- Additionally, in order to install the 1,000kcmil 12kV underground cables at the substation, the following equipment will be mobilized to the east side (S. Main Street side) of the substation: truck with tracker/trailer 63' in length, a crew truck 28' in length, and a truck with trailer 50' in length (see photos enclosed). Trucks have a boom radius of 50' for pulling wire'. Therefore an area of at least 50' long must be available adjacent to the cable vaults inside the substation.*
- Additionally, the new equipment layout will prevent vehicle access to all of the equipment and the relay and control enclosure from the existing gates located on the Commerce Street side of the substation. Thus, we need to have a vehicle entry gate on the S. Main Street side of the substation giving us access to the equipment on that side. This entry gate access would only be used during construction of the substation rebuild and for emergencies. With this vital but limited need, we don't see a need to have a curb cut at this location.*

The third waiver request is for a Utility Waiver to allow the distribution lines, which come in and out of the substation, to remain above ground.

- To support this waiver, these distribution lines existed above ground prior to the unfortunate need to rebuild this electrical substation. Due to the nature of our use, that being an electrical substation, as opposed to a normal commercial use where power is simply supplied to it via one overhead distribution line, it would be a tremendous undertaking to underground the lines associated with this use.*
- The power lines and poles are already in franchise and the poles not part of the substation, nor are they on the substation property.*

The Variance request is to allow a 16' high perimeter wall along S. Main Street. This is the only wall that will be rebuilt, as the other three (3) existing walls, all of which are 16' high walls, will remain in their current locations.

- To support this request, the original wall, prior to being damaged, was 16' in height, which provided substantially more screening of electrical equipment than an 8' high wall would. We believe the variance would be an aesthetic benefit to the community.*
- We believe the variance will not be a detriment to the public good, and will not impair the intent and purpose of any ordinance or resolution.*

The existing substation wall on S. Main Street included a facade to emulate a "business front" in an effort to make it aesthetically compatible with the surrounding developments. To meet the current architectural design standards of the Las Vegas Arts District in the Downtown Centennial Plan, we have chosen a facade design for the proposed substation wall, included in this application, which we believe meets the goals of the standards and today's Arts District theme. On a parallel path, we will approach Mr. Dick Geyer, from the local neighborhood association, which includes members of the Arts District, to show him our desired facade design.

These applications will run concurrently with the General Plan Amendment (GPA-40043) and Rezoning (ZON-40044) that will modify the land use of this property to PF (Public Facilities) and rezone it to the C-V (Civic) Special Purpose Overlay district. Approval of these requests will eliminate the legal, non-conforming status.

Should you need any further information, please feel free to contact me at 702-402-2620.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas Dombrowski".

Thomas Dombrowski
Sr. Land Use Consultant
NV Energy
TDombrowski@nvenergy.com

SDR-40432

Corporation Grant Deed

HAWKINS LAND & WATER COMPANY

a corporation organized and existing under the laws of the State of Nevada, and having its principal place of business at Las Vegas, Nevada,

In consideration of Ten Dollars,
does hereby Grant, Bargain, Sell and Convey to SOUTHERN NEVADA POWER CO., a corporation
organized under the laws of the State of Nevada,

all that real property in the City of Las Vegas, County of Clark
State of Nevada, bounded and described as follows:

All of Lot --M-- of the South Addition to the City of
Las Vegas, as per map on file in Book 1 of Plats, page 51,
Clark County, Nevada, records.

Parcel 4



1940

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City of Las Vegas

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF said Grantor Corporation has caused its corporate name and seal to be affixed hereto

by its vice- President and Secretary thereunto duly authorized, this 22nd

day of January, 1940. XXXX

HAWKINS LAND & WATER COMPANY

By Stella Martine Its Vice-President

By Leo H. Dume Secretary

LEGAL DESCRIPTION FOR SOUTH MAIN SUBSTATION

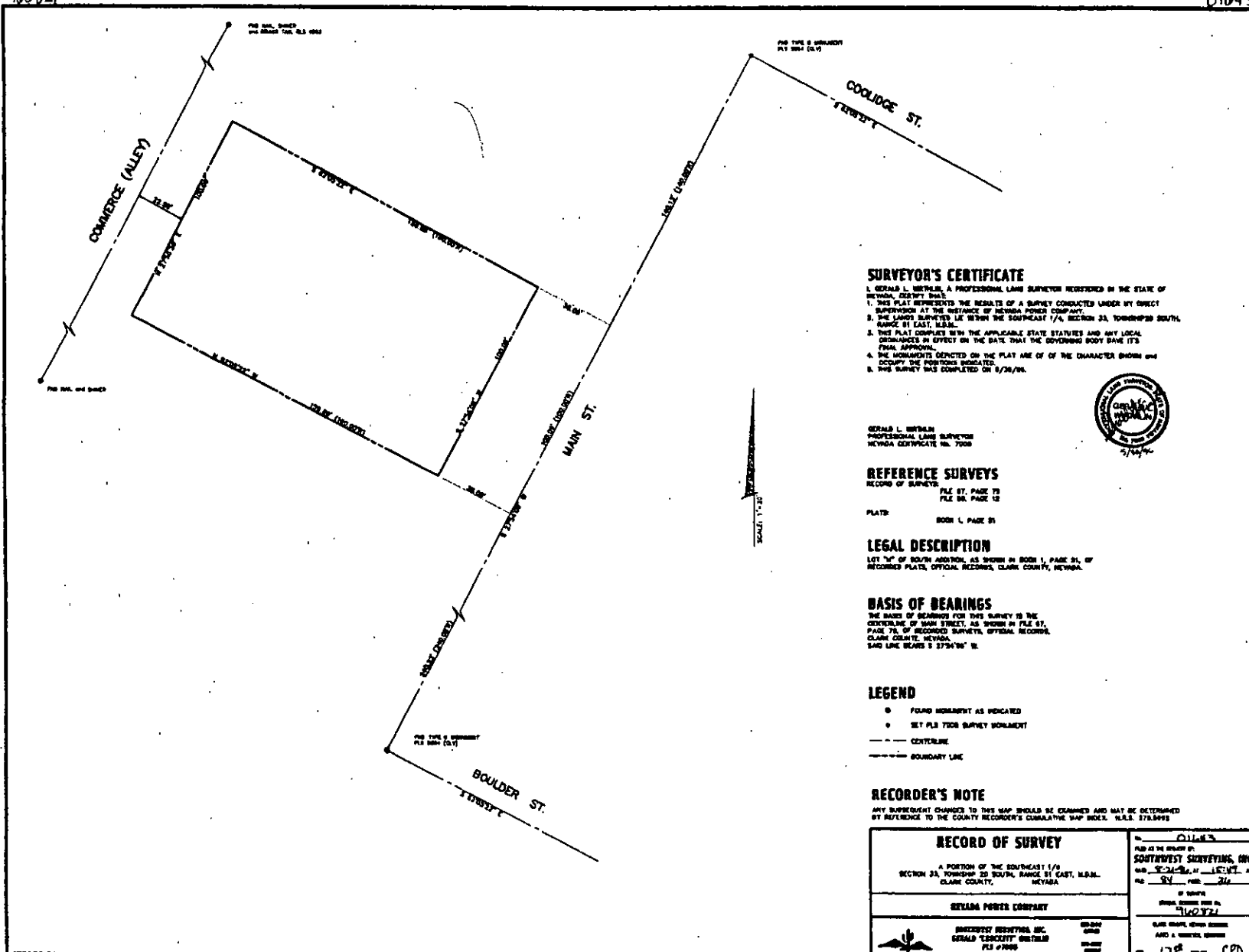
Situate in the City of Las Vegas, County of Clark, State of Nevada, in the Southeast Quarter (SE1/4) of Section 33, Township 20 South, Range 61 East, M.D.M., Nevada, described as follows:

Lot M of SOUTH ADDITION, as shown by map thereof on File in Book 1 of Plats, Page 51, Clark County, Nevada Records Office.

APN 139-33-811-007

9/00821

01043

**SURVEYOR'S CERTIFICATE**

I, GERALD L. WITHELM, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCES OF SEYAMA POWER COMPANY.
2. THE LANDS SURVEYED ARE WITHIN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 81 EAST, N.M.S.
3. THIS PLAT COMPLETES THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS SHOWN ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.
5. THIS SURVEY WAS COMPLETED ON 8/26/76.



GERALD L. WITHELM
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 7000

REFERENCE SURVEYS

RECORD OF SURVEYS
FILE 87, PAGE 73
FILE 88, PAGE 12

PLAT
BOOK 1, PAGE 31

LEGAL DESCRIPTION

LOT 14 OF SOUTH ADDITION, AS SHOWN IN BOOK 1, PAGE 31, OF RECORDED PLATS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MAIN STREET, AS SHOWN IN FILE 87, PAGE 73, OF RECORDED SURVEYS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.
SAND LINE BEARS S 37°34'30" E.

LEGEND

- FOUND MONUMENT AS INDICATED
- SET PLAT 7000 SURVEY MONUMENT
- CENTERLINE
- BOUNDARY LINE

RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX, N.M.S. 27A-5495.

RECORD OF SURVEY A PORTION OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 81 EAST, N.M.S. CLARK COUNTY, NEVADA		FILED AS THE RESULT OF SOUTHWEST SURVEYING, INC. MAP NO. 17000, AT 17000, A FILE NO. 17000, PAGE 17
SEYAMA POWER COMPANY INCORPORATED IN NEVADA GERALD L. WITHELM, INC. GERALD L. WITHELM, SURVEYOR FILE #7000		IF WITHELM GERALD L. WITHELM, SURVEYOR AND A MEMBER, MEMBER FILE #17000, MAP #17000

FILE BY PAGE 30