



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 6, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-25217 - APPLICANT/OWNER: NEVADA POWER COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. Conformance to all minimum requirements under LVMC Title 19.04.010 for Utility Transmission Lines use.
2. Conformance to the conditions for Rezoning (Z-0062-60), if approved.
3. 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.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a 138/260 kilovolt overhead Electrical Utility Transmission Line. Per the Conditional Use Regulations listed in Table 2 of Title 19.04.010, the applicant must secure approval from the Planning Commission for any Electrical Utility Transmission Line over 15,000 volts. The Electrical Utility Transmission Line originates from an Electric Utility Substation located at 2500 Highland Drive on 4.6 acres adjacent to the north side of the Union Pacific railroad.

Staff has no objection to this proposal and recommends approval if this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/03/60	The City Council approved a Rezoning of this site to M (Industrial) as part of a larger overall request (Z-62-60).
5/17/06	The City Council approved a General Plan Amendment (GPA-9219) to change the Future Land Use designation to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no recorded Building Permits or Business Licenses for this location.	
<i>Pre-Application Meeting</i>	
9/19/07	A pre-application meeting was held with staff to discuss the requirements for submitting a Special Use Permit to allow Utility Transmission Lines that exceed the 15,000 volt limit.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held, nor was one required.	
<i>Field Check</i>	
10/26/07	A field check was performed by staff with the following observations: <ul style="list-style-type: none"> • There are 150-foot tall Utility Transmission Lines alongside Sahara Avenue running to the existing substation. • The proposed route of the proposed Utility Transmission Line are located along the Union Pacific Rail Road and have access limited by security fencing.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.6 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Electric Substation	LI/R (Light Industrial/Retail)	M (Industrial)
North	ROW Sahara Avenue	ROW Sahara Avenue	ROW Sahara Avenue
South	Auto Repair	LI/R (Light Industrial/Retail)	M (Industrial)
East	Clark County/ Rail Road	Clark County/ Rail Road	Clark County/ Rail Road
West	Undeveloped/ R.V. Sales & Parking	C (Commercial)/ LI/R (Light Industrial/Retail)	M (Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

Redevelopment Plan Area

The proposed Utility Transmission Lines and the four related 150-foot tall utility poles are not expected to adversely impact the Redevelopment Plan Area as the proposal is located within an industrial area, adjacent to the Union Pacific Rail Road.

ANALYSIS

•Land Use and Zoning

The three proposed 150-foot tall Utility Transmission Lines are located on land maintaining the PF (Public Facilities) Master Plan Land Use Designation and located within the M (Industrial) Zoning District. A Utility Transmission Line use is conditional use in all land use designations if the are less than 15,000 volts. This

MH

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proposal consists of an overhead transmission lines consisting of a 260/138 kilovolt transmission line; therefore, this proposal requires the location being approved by the Planning Commission prior to installation.

•**Use**

Title 19.04.010 describes the Utility Transmission Lines use as the utility infrastructure providing electrical power, telephone, or cable television which is installed, operated and maintained by a municipality or a franchised utility company.

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Utility Transmission Line use nor are there parking standards required by Title 19.04.010 for the Utility Transmission Line.

•**Conditional Use Regulations**

Per Table 2 of section 19.04.010, the location of routes which are 15,000 volts or above must first be approved by the Planning Commission.

FINDINGS

The following findings must be made for a Special Use Permit:

- 1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The site for the Utility Transmission Line is an existing Electric Utility Substation that is located on industrially-zoned property next the Union Pacific Rail Road to the southeast with industrial property surrounding the remaining property. Staff finds that the proposed 150-foot tall Utility Transmission Lines are compatible with the existing and future surrounding land uses.

- 2. The subject site is physically suitable for the type and intensity of land use proposed.**

The subject site is of adequate size to meet the requirements for the Utility Transmission Lines and the intensity of the proposal is greatly reduced with the locations of the 150-foot tall Utility poles being oriented along the Union Pacific Rail Road.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

Site access is provided off of Sutter Avenue, a 50-foot wide local street. Although entry may be limited to the existing substation, there are little anticipated access requirements for the Utility Transmission Lines once they have been installed.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

The industrial location of the proposed Utility Transmission Lines, next to the Union Pacific Rail Road greatly reduces the risk to the public health as access to the site is restricted. In addition, the Utility Transmission lines will not compromise the public health, safety or welfare as they are subject to the International Building Code during permit review and installation.

5. The use meets all of the applicable conditions per Title 19.04.

This proposal exceeds the minimum allowable limit of 15,000 volts for a Utility Transmission Line as the applicant proposes to carry 230/138,000 volts over the proposed lines. The applicant must secure prior approval from the Planning Commission for the location of the line routes.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

ASSEMBLY DISTRICT 10

SENATE DISTRICT 7

NOTICES MAILED 81

APPROVALS 0

PROTESTS 0