

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 24, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ANX-27030 APPLICANT/OWNER: NEVADA POWER
COMPANY & BUREAU OF LAND MANAGEMENT**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is intended to annex six (6) parcels of land, generally located on the south side of Moccasin Avenue alignment, 660 feet west of the Larry McBryde Street alignment, containing approximately 33.66 acres (APNs: 126-01-101-002; 003; 004; 007; 015; 016).

BACKGROUND INFORMATION

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	33.66

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Properties	Nevada Power Substation & Undeveloped	PCD (Planned Community Development)	R-U (Rural Open Land) - Clark County Designation
North	Undeveloped	N/A (Not Available)	R-U (Rural Open Land) - Clark County Designation
South	Undeveloped	PCD (Planned Community Development)	U(PCD) (Undeveloped (Planned Community Development))- City of Las Vegas Designation
East	Undeveloped	PCD (Planned Community Development)	U(PCD) (Undeveloped (Planned Community Development))- City of Las Vegas Designation
West	Undeveloped	PCD (Planned Community Development)	U(PCD) (Undeveloped (Planned Community Development))- City of Las Vegas Designation

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ANALYSIS

Two (2) subject properties are primarily undeveloped, with the exception of four (4) parcels which are currently developed with a Nevada Power Substation, which can be seen in *Table 1* listed below.

<i>Table 1.</i>		
Parcel Numbers	Acreage	Existing Land Use
126-01-101-002	4.84	Nevada Power Substation
126-01-101-003	1.86	Nevada Power Substation
126-01-101-004	2.20	Nevada Power Substation
126-01-101-007	4.89	Undeveloped
126-01-101-015	4.87	140 foot high transmission line pole
126-01-101-016	15.00	Nevada Power Substation (BLM)
TOTAL ACREAGE = 33.66		

The applicant has indicated the request for annexation is to obtain city services for future development. The Centennial Hills Sector Plan has designated the subject parcels as PCD (Planned Community Development). Of the six (6) parcels, one (1) is publicly held by the Bureau of Land Management, five (5) parcels are privately owned by the Nevada Power Company.

This annexation is being processed under the provisions of NRS 268.580, commonly referred to as the long form annexation. In accordance with this, the applicant has included applications signed by more than 75% of the owners of the privately held land. A letter from the Bureau of Land Management has also been submitted stating their concurrence with the annexation of the publicly held land.

Prior to submittal of this item to City Council for adoption as an ordinance, a report will be presented in a public hearing outlining the provision of services to the area. Maps depicting the current locations of those services have been included in this submittal.

These parcels are in an area of the city considered to be appropriate for annexation in that they meet the requirements of NRS 268.580 No. 2 (b), which states, Not less than one-eighth of the aggregate external boundaries must be contiguous with the boundaries of the annexing city. Approximately three-fourths of the perimeter of this area is contiguous.

The subject properties are currently developed with facilities which are utilized by the existing Nevada Power Substation. The current county zoning on the properties is R-U (Rural Open Land). The citys zoning equivalent is C-V (Civic), with a PF (Public Facility) General Plan Designation.

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Upon development appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required.

FINDINGS

On July 3, 1991 a Special Use permit (UC-165-91) was approved by the Clark County Planning Commission to construct and maintain an electrical power substation with structures and poles at overall heights of 50 and 140 feet (APN 126-01-101-003; 004; 016). In addition a Variance (VC-338-91) was also approved to enclose the substation with a 9 foot high chain link fence including barbed wire with the future construction of an eight foot high block fence plus one foot of barbed wire on top for an overall height of nine feet within required front and rear yards where a maximum of 4 feet high of four feet high with the top two feet 50% open (front yard) and six feet high (rear yard) is permitted respectively. The Variance also permitted 8, 50 foot and 140 foot high poles at the front and side street property lines where 50 foot and 25 foot setbacks are required respectively. The Variance also waived on-site paving requirements, a wall enclosed trash area and six foot depth landscaping required along all street frontages. However, this Variance had a five year time limit to review which was never completed and the Variance expired.

A Special Use permit (UC-1779-97), was approved by the Planning Commission in December 1997 to allow a telecommunications facility. Also Special Use permit (UC-1584-99) was approved by the Planning Commission in November 1999 for power lines and power line corridors. In November 2001, the Planning Commission approved Special Use permit (UC-1343-01) for power lines and power line corridors, they also approved Special Use permit (UC-1158-01) to expand the existing substation into parcel (APN 126-01-101-002). On December 2001, the Planning Commission approved a Waiver of Development Standards (WS-1408-01) in conjunction with Special Use permit (UC-1158-01) to waive landscaping, trash enclosure and on-site paving requirements previously approved by Variance (VC-338-91). The first extension of time (WS-1408-01(ET-0336-04)) and (UC-1158-01(ET-0337-04)) ran concurrently and were approved December 2004. A second extension of time was filed for (WS-1408-01(ET-0342-07) and (UC-1158-01(ET-0341-07)) which also ran concurrently and was approved November 2007.

In addition, a Special Use Permit (UC-0865-98) was approved on July 23, 1998 for parcel (APN 126-01-101-015). This permit allowed the construction of a 140 foot high transmission line pole to be constructed in the northwest corner of this parcel. The pole will be utilized to route two, 230kV transmission lines from the Nevada Power Company (NPC) Harry-Allen substation to the NPC northwest substation which is located on property directly west of this parcel.

In the event the annexation is approved the applicant will need to submit applications for any future development. Since the subject properties meet NRS requirements pertaining to annexations and are consistent with the land use designations utilized in the city, staff recommends approval.

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