

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 2, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-28125 - EXTENSION OF TIME - SPECIAL USE PERMIT -
APPLICANT: NEVADA POWER COMPANY - OWNER: KYLE ACQUISITION GROUP,
LLC

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit (SUP-13536) shall expire on 07/19/13 unless another Extension of Time is approved.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-13536) and all other subsequent related cases and as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a five-year Extension of Time of an approved Special Use Permit (SUP-13536) for a proposed Electric Utility Substation on 4.09 acres. The subject site is located on 4.09 acres, approximately 560 feet west of Hualapai Way and 890 feet north of Grand Teton Drive.

There is another Extension of Time (EOT-28126) for an associated Site Development Plan Review (SDR-13535) that will be heard with this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/03/01	The City Council approved a petition (A-0019-99) to annex property generally located on the northwest corner of Hualapai Way and Grand Teton Road containing 667 acres of land.
05/19/04	The City Council approved a request to amend a portion of Map 10 of the General Plan (GPA-4044) to realign power line corridors within the Cliffs Edge Master Development Plan area. The realignment placed power lines on the north side of Grand Teton Drive, within the Kyle Canyon area and within the overall subject parcel. The Planning Commission and staff recommended approval on 04/22/04.
12/01/04	The City Council approved a request to amend the Master Plan Recreation and Transportation Trail Elements (GPA-5157) to designate portions of proposed alignments in developed areas as pedestrian paths. The Planning Commission and staff recommended approval on 10/21/04.
01/05/05	The City Council approved a request to adopt the Northwest Open Space Plan as an Element of the 2020 Master Plan (DIR-5543) for property generally located north of Cheyenne Avenue, west of Decatur Boulevard, and east of Puli Drive. The Planning Commission and staff recommended approval on 12/02/04.
01/18/06	The City Council approved a request (GPA-9167) to amend a portion of the Centennial Hills Sector Plan of the Master Plan from SC (Service Commercial), PCD (Planned Community Development) and PF (Public Facilities), to TND (Traditional Neighborhood Development) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road. The Planning Commission and staff recommended approval on 10/20/05.

06/07/06	The City Council approved a request (GPA-12339) to amend Map Eleven of the Centennial Hills Sector Plan to allow the relocation of an approved Electric Utility Substation from the northeast corner of Hualapai Way and Grand Teton Drive to a site north and west of the approved location; and for the addition of transmission lines related to the proposed relocation of the proposed substation. The Planning Commission and staff recommended approval on 04/27/06.
07/19/06	The City Council approved a Special Use Permit (SUP-13536) and Site Development Plan Review (SDR-13535) for a proposed electric Utility Substation on 4.09 acres approximately 560 feet west of Hualapai Way and 890 feet north of Grand Teton Drive. The Planning Commission and staff recommended approval on 06/22/06
09/11/07	A Final Map (FMP-24541) was submitted for technical for a 110-lot Mixed-Use subdivision on 1,712 acres generally located north of Grand Teton Drive, south of the Moccasin Road Alignment, between Shaumber Road on the west and Fort Apache Road on the east. This map has not recorded as there are outstanding issues regarding the map.
05/16/07	The City Council approved a Rezoning (ZON-20543) and Development Agreement (DIR-21605) to adopt the Kyle Canyon Development Standards and Design Guidelines and the Development Agreement for the Kyle Canyon Master Plan area. The Planning Commission and staff recommended approval.
07/18/07	The City Council approved a Review of Condition (ROC-22954) to remove extraneous conditions from a Rezoning (ZON-20543) approval. This rezoning action approved the Kyle Canyon Development Standards and Design Guidelines. Staff recommended approval.
07/05/07	Staff administratively approved a Parcel Map (PMP-22508) technical review for a Merger and Resubdivision of two lots on 80.48 acres on the east side of US-95, approximately 2700 feet south of Kyle Canyon Road. This map recorded on 07/31/07.
08/15/07	The City Council approved a Major Modification (MOD-22589) to amend the Kyle Canyon Development Standards and Design Guidelines to realign a major roadway and clarify street cross sections within the plan area. Further, a Tentative Map (TMP-22586) for a Parent Tentative Map for the Kyle Canyon Master Plan area was approved. The Planning Commission and staff recommended approval.
09/19/07	The City Council approved a General Plan Amendment (GPA-20469) to change the land use designation from PCD (Planned Community Development) and SC (Service Commercial) to TND (Traditional Neighborhood Development); a Rezoning (ZON-22351) to change the zoning from U(Undeveloped) [PCD (Planned Community Development) General Plan Designation], C-1 (Limited Commercial), and C-2 (General Commercial) to T-D (Traditional Development); a Rezoning (ZON-20475) to add 51.38 acres to the G-O (Gaming Enterprise Overlay) District; and a Special Use Permit (SUP-20478) to allow a non-restricted Gaming Establishment. The Planning Commission and staff recommended approval.

12/20/07	The Planning Commission approved a Tentative Map (TMP-25492) for a Parent Tentative Map for the Kyle Canyon Master Plan area. This approval expunged the previous Tentative Map (TMP-22586). The Planning Commission and staff recommended approval.
02/06/08	The City Council approved a Major Modification (MOD-25875) Request for a Major Modification to the Kyle Canyon Development Standards And Design Guidelines to amend various street names and clarify certain street cross section diagrams. The Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
No building permits have been issued in relation to this proposed development.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was on held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was on held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.09 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
North	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) Master Plan Designation]
South	Single-Family Dwellings	PCD (Planned Community Development)	PD (Planned Development)
East	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
West	Undeveloped	RC (Resource Conservation)	Clark County

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Kyle Canyon	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			

T-D Traditional Development District	X		
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Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

Kyle Canyon

The approved Electrical Utility Substation is located within the Kyle Canyon Master Development Plan area. This proposal, as approved, is in compliance with the Kyle Canyon Development Standards and Design Guidelines.

T-D Traditional Development District

The T-D (Traditional Development) Zoning District emphasizes pedestrian-oriented neighborhoods over gated, private streets, cul-de-sacs and perimeter walls along the roadways. It is intended to be organized as a series of pedestrian-oriented neighborhoods with a mixture of housing types, with the uses of daily living within proximity of dwellings.

ANALYSIS

The applicant is requesting a five-year Extension of Time for the approved Utility Substation. The Special Use Permit (SUP-13536) associated with this proposal was approved prior to the adoption of the Kyle Canyon Gateway Development Standards and Design Guidelines for which Electric Utility Substations are allowed as a conditional use on areas that maintain the Community Facility land use designation. If this proposal were submitted today, a Special Use Permit would not be required as it meets the conditions as listed on page 354 in the Kyle Canyon Gateway Development Standards and Design Guidelines.

FINDINGS

Approval of this Extension of Time request will allow additional time for the applicant to complete construction for the proposed substation. Staff recommends approval of a five-year Extension of Time which will expire on 07/19/13, unless another Extension of Time is granted.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0