



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 16, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-36460 EXTENSION OF TIME SITE DEVELOPMENT

PLAN REVIEW APPLICANT: NEVADA POWER COMPANY DBA NV ENERGY

OWNER: BUREAU OF LAND MANAGEMENT

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-22509) shall expire on November 7, 2013 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-22509) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject property is undeveloped land with a previously approved Site Development Plan Review (SDR-22509) for an Electric Utility substation. The applicant has not made any progress on the proposed project, as lack of development in the surrounding area has not required the additional load requirements for a new substation. No building permits have been issued nor has a plan check been submitted for review. The applicant is requesting a four-year Extension of Time to allow the surrounding area time to develop and warrant the Utility Substation. Staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/07/07	The City Council approved a request for a Petition to Annex (ANX-12215) approximately 207.83 acres of property generally located north of Centennial Parkway between Shaumber Road and Fort Apache Road, including Centennial High School on the west side of Hualapai Way with an effective date of 02/16/07. The Planning Commission recommended approval on 07/13/06.
09/05/07	The City Council approved a request to amend Map 11 of the Centennial Hills Sector Plan (GPA-22505) to add an Electric Utility Substation on the south side of Darling Road, approximately 370 feet east of Hualapai Way, removal of an Electric Utility Substation between Hualapai Way and CC 215; and to add Utility Transmission Lines along the jurisdictions northwest boundary. The Planning Commission recommended approval on 07/26/07.
11/07/07	The City Council approved a request for a Special Use Permit (SUP-23886) for a proposed Electric Utility Substation approximately 370 feet east of the corner of Hualapai Way and Darling Road. The Planning Commission recommended approval on 09/27/07.
	The City Council approved a related request for a Site Development Plan Review (SDR-22509) for a proposed Electric Utility Substation.
<i>Related Building Permits/Business Licenses</i>	
No building permits or business licenses have been issued for the proposed use.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application, nor was one held.	
<i>Details of Application Request</i>	

<i>Site Area</i>	
Gross Acres	10.00

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Land- Proposed Electric Utility Substation on a portion of the land	PF (Public Facilities)	U (Undeveloped) [PF (Public Facilities) General Plan Designation]
North	Undeveloped Land	R (Rural Density Residential)	U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
South	Undeveloped Land- Clark County	RNP (Rural Neighborhood Preservation)- Clark County	R-E (Rural Estates Residential)- Clark County
East	Undeveloped Land	R (Rural Density Residential)	U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
West	Undeveloped Land- Clark County	R-L (Residential Low)- Clark County	R-E (Rural Estates Residential)- Clark County

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

ANALYSIS

This is a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-22509) for a proposed Electric Utility Substation approximately 370 feet east of the corner of Hualapai Way and Darling Road. No building permits have been issued nor has plans been submitted for review. The area surrounding the subject site is undeveloped with no proposed uses.

Title 19.18.050 deems a Site Development Plan Review exercised upon the issuance of a building permit for the principal structure on site, unless otherwise specified in connection with its approval.

FINDINGS

The Site Development Plan Review (SDR-22509) has not met the requirements outlined in Title 19.18.050 as no permits have been issued for the proposed project. The applicant is requesting an Extension of Time to allow the surrounding neighborhoods to develop and warrant the additional Utility Substation. Staff is recommending approval with a four-year time limit. Conformance to the conditions of approval of the Site Development Plan Review (SDR-22509) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

ASSEMBLY DISTRICT

SENATE DISTRICT

NOTICES MAILED

APPROVALS 0

PROTESTS 0