



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 16, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-36462 EXTENSION OF TIME SPECIAL USE PERMIT -

APPLICANT/OWNER: NEVADA POWER COMPANY DBA NV ENERGY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit (U-0119-98) shall expire on November 23, 2013 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Special Use Permit (U-0119-98) 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 site is undeveloped land with a previously approved Special Use Permit (U-0119-98) for two proposed Electric Utility Substations. One substation at the 215 Beltway along with the transmission lines has been completed. No building permits or plans have been submitted for the second substation at Far Hills Avenue. The applicant is requesting an extension of time to construct the second utility substation to allow development in the surrounding area to warrant the additional load requirements for the substation. Staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/19/96	The City Council approved a request for a Petition to Annex (A-0020-96) property located on the west side of the proposed west leg of the Beltway between Charleston Boulevard and Cheyenne Avenue containing approximately 8,318 acres with an effective date of 02/28/97.
01/27/97	The City Council approved a request to amend the Southwest Sector of the General Plan (GPA-0052-96) to add property generally located along the west side of the proposed west leg of the Beltway between Charleston Boulevard and Cheyenne Avenue to R (Rural Density Residential), ML (Medium-Low Density Residential), M (Medium Density Residential), SC (Service Commercial), GC (General Commercial), TC (Tourist Commercial), P (Parks/Recreation/Open Space), S (School) and PF (Public Facilities). The Planning Commission recommended approval on 01/09/97.
	The City Council approved a related request for Rezoning (Z-0119-96) from N-U (Non-Urban) to PC (Planned Community).
11/23/98	The City Council approved a request for a Special Use Permit (U-0119-98) for two Electric Substations and overhead Transmission Lines on property located at the northwest corner of the western Beltway and Far Hills Way. The Planning Commission recommended approval on 10/22/98.
08/16/00	The City Council approved a request for a Reinstatement and Extension of Time [U-0119-98(1)] of a previously approved Special Use Permit (U-0119-98) for two Electric Substations and overhead Transmission Lines on the north side of Far Hills Avenue, west of the western Beltway.
12/21/05	The City Council approved a request for an Extension of Time (EOT-10227) for a previously approved Special Use Permit (U-0119-98) for two Electric Substations and overhead Transmission Lines adjacent to the north side of far Hills Avenue, approximately 4,580 feet west of the Las Vegas Beltway.
<i>Related Building Permits/Business Licenses</i>	
No building permits or business licenses have been issued for the second utility substation.	
<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 2.40

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Land- Proposed Electric Utility Substation	PC (Planned Community)	P-C (Planned Community) [PF (Public Facilities) Summerlin Special Use Land Designation]
North	Las Vegas Valley Water Pump	PC (Planned Community)	P-C (Planned Community) [PF (Public Facilities) Summerlin Special Use Land Designation]
South	Undeveloped Land	PC (Planned Community)	P-C (Planned Community) [MF2 (Medium Density Multi -Family) Summerlin Special Land Use Designation]
East	Undeveloped Land	PC (Planned Community)	P-C (Planned Community) [PF (Public Facilities) Summerlin Special Land Use Designation]
	Single Family Residences	PC (Planned Community)	P-C (Planned Community) [SF3 (Single Family Detached) Summerlin Special Land Use Designation]
West	Undeveloped Land	PC (Planned Community)	U (Undeveloped) [PC (Planned Community) Summerlin Special Land Use Designation]

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Summerlin	X		Y
<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 the third request for an Extension of Time of a previously approved Special Use Permit (U-0119-98) for two Electric Utility Substations. The first electric substation (Beltway Station) was completed in 2003 approximately 0.7 miles to the east of the subject site. Construction on the second station (Far Hills Station) has not yet begun as development in the surrounding areas has not materialized as anticipated, thereby not warranting the increased load requirements to constitute the building of the second station.

FINDINGS

The Special Use Permit (U-0119-98) has not met the requirements outlined in Title 19.18.060 to exercise the entitlement for the second substation. The applicant is requesting an extension of time to allow the surrounding areas to develop to warrant the need for the second substation. Staff is recommending approval of this request with a four-year time limit. Conformance to the conditions of approval of the Special Use Permit (U-0119-98) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

